

Enquiry Phone: Customer Service (07) 3412 5269
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Please Quote: MCUI/47/2023
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21 September 2023

Supreme Renovators Pty Ltd
C/- Place Design Group
Level 3
109 Edward St
BRISBANE CITY QLD 4000

ATT: Angus Green and Loic Morgan

Dear Sirs

INFORMATION REQUEST

APPLICATION NO: MCUI/47/2023
PROPERTY ADDRESS: 2-4, 6-8, 10-12 AND 14-16 ATLANTIC DRIVE, LOGANHOLME QLD 4129
PROPERTY DESCRIPTION: LOT 144 SP 317156, LOT 143 SP 317156, LOT 142 RP 112172, LOT 141 RP 112172

APPLICATION DESCRIPTION:

• MATERIAL CHANGE OF USE IMPACT - CARETAKER'S ACCOMMODATION, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, LOW IMPACT INDUSTRY AND SHOP

In accordance with Part 3 (Information Request) of the Development Assessment Rules, Council in the role of the Assessment Manager, requests the following further information to be submitted for the assessment of the abovementioned development application.

1. PLANNING ASSESSMENT

Land use – Low impact industry

- 1.1. Council officers have critical concerns over the proposed Low impact industry component of the development and recommend its removal from the subject application, otherwise a refusal is likely to be given for this component of the application.

Advice note:

The proposed establishment of a Low impact industry use in a predominantly residential area will result in adverse amenity impacts on the existing and future residential uses in the locality. Further, the proposed land use is inconsistent with the land uses envisaged by the Logan Planning Scheme 2015 to occur in the local area. As a result, Council officers believe that the proposed establishment of the Low impact industry use will result in a conflict with the Purpose of the Loganholme Local Plan code (s7.2.6.3 of the Logan Planning Scheme 2015), specifically the following requirements, whereby the proposed development should:

- d) provide levels of privacy, safety and amenity reasonably expected in a predominantly residential environment;*

e) enhance and develop the identity and distinctive character of the Loganholme local plan area and its precincts.

Similarly, the proposed establishment of an industrial land use in a predominantly residential area is considered to result in a non compliance with Overall outcomes (OO) 3 b) and 3 d) of the Low density residential zone code, which requires that the proposed development:

b) protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area;

d) ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided.

Important: - *The applicant is requested to note Council officer concerns with the proposed Low impact industry land use, when responding to the remaining items of this Information Request as they relate to the Low impact industry use.*

Built form

- 1.2. Provide justification on how the built form of the proposed Shop and Food and drink outlet complies with the built form requirements of PO27 and OO3 h) iii of the Loganholme Local Plan code.

Advice note:

PO27 and OO3 h) iii of the Loganholme Local Plan code requires the built form within the Large lot residential precinct to be consistent with a low density residential built form, characterised by Dwelling houses in an urban landscape setting. Based on the plans provided, the proposed Shop and Food and drink outlet appear to be inconsistent with the intended built form for the area, based on building bulk and façade finishes, as well as presentation to the street.

Economic need and impacts

- 1.3. Provide an Economic needs statement/report which confirms there is a demonstrated need for local residents for the proposed Health care service, Shop and Food and drink outlet land uses to be located at the site.
- 1.4. Provide an Economic impact statement/report which confirms that the scale of the proposed Health care service, Shop and Food and drink outlet will not compromise or undermine the economic viability of any nearby centres and the City's centre hierarchy.

Advice note:

The proposed Health care service has a GFA of 504m² which does not meet OO 3 h) of the Loganholme Local Plan which only permits a small scale Health care service. A small scale commercial use under the Loganholme Local Plan is determined to have a GFA of 200m². The requested Economic needs/impact report for the Health care service will need to provide an assessment of the against the Specific outcomes (3.5.8.1) of the New and expanded centres and centre activities Element of the Strategic framework and confirm compliance.

- 1.5. Provide evidence that the proposed Shop is not located within 800 metres of another Shop to confirm the development's compliance with AO25 of the Loganholme Local Plan code. Should the proposed Shop be located within 800 metres of an existing Shop, provide justification on how the development complies with PO25 of the code.

- 1.6. Provide an economic and land use analysis as to why this site is preferred for the establishment of the proposed commercial land uses, rather than sites located in the Bismark Street neighbourhood centre precinct or the Bryants Road local centre precinct, where the Loganholme Local Plan envisages Health care service, Shop and Food and drink outlet land uses to occur. The analysis should provide evidence that the establishment of the proposed commercial uses will not undermine, detract from or compromise the Local Plan's intent for the establishment of commercial uses within the identified precincts.

Advice note:

OO 3 h) of the Loganholme Local Plan envisages small scale Food and drink outlets, Shops and Health care service in the Large lot residential precinct where there is a demonstrated need; and the scale of the use does not undermine the viability of a nearby centre or the centre hierarchy.

In terms of scale, the Loganholme Local Plan nominates a 200m² GFA as a suitable scale for a Food and drink outlets or a Shop located in the Large lot residential precinct.

In addition to existing centres, the Loganholme Local Plan envisages that land within the Bismark Street neighbourhood centre precinct and along Bryants Road will continue to be used and intensified for neighbourhood centres and local centres uses.

Operation of the proposed uses

- 1.7. Provide the following information for each of the proposed land uses:
- 1.7.1. Maximum Staff numbers on site.
 - 1.7.2. Days and hours of operation.
 - 1.7.3. Average numbers of customers and the numbers likely during peak periods.
 - 1.7.4. Maximum number of patients on site (Health care service).
 - 1.7.5. Number and duration of appointments/consultation (Health care service).
 - 1.7.6. Whether any small group classes will be conducted on site (Health care service). If proposed, confirm the number of classes per day/week, days of the week to be held, the duration of the class and how many participants.
 - 1.7.7. Whether a delivery service will operate as part of the Food and drink outlet. If proposed, confirm the anticipated number of drivers and deliveries per hour.
 - 1.7.8. Whether any indoor and outdoor dining areas are proposed for the Food and drink outlet.
 - 1.7.8.1. Where proposed, amend the Site and Floor plans for the Food and drink outlet use, to illustrate the location and size of the dining areas.
- 1.8. Provide a car parking analysis of each proposed land use based on the intensity of the various land uses as identified in response to Item 1.5. The analysis is to confirm that car parking spaces have been provided for all proposed uses in accordance with Part 9 Development Codes 9.4.7 Servicing, access and parking code, Table 9.4.7.3.2 Vehicle parking and servicing. If the proposal cannot provide sufficient car parking in accordance with the Code, the applicant is required to provide a car parking assessment report in accordance with Part 2 of Planning scheme policy (PSP) 5 - Infrastructure. The report should demonstrate how the proposed number of car parking spaces to be located on site will be sufficient to cater to the anticipated demand and not have to rely on car parking within the street to meet this demand.

Advice note:

It is noted that a reliance on on-street parking will extend the traffic and amenity impacts of the proposed land use into the predominantly residential area immediately surrounding the subject site and is unlikely to be supported by Council officers.

2. AMENITY

Acoustic Information

Health care services and Caretaker's accommodation

- 2.1. Provide to Council a noise assessment report to demonstrate that the proposed Health care services and Caretaker's accommodation complies with:
- 2.1.1. AO/PO5 of the Low density residential zone code; and
 - 2.1.2. AO/PO6 of the Low density residential zone code.

The report must include:

- 2.1.3. Measured background noise levels of the surrounding area in accordance with the EPA Noise Measurement Manual 2020. The background noise levels require measurement during the expected hours of operation (a minimum 72-hour period which must be calibrated/correlated with appropriate on-site noise monitoring observations/samples and include separate weekend monitoring if the proposed use is to be over this period);
- 2.1.4. Detailed information on the potential noise impacts and sources associated with the proposed development (eg. proposed operating hours, noise from vehicle movements (including any heavy vehicles), car park use, noise from plant, equipment etc). Include details of anticipated noise levels and when applicable, the adjustments for tonality and/or impulsiveness. Include all calculations in the report; and
- 2.1.5. The site layout and how noise impacts can be addressed through site design. Include any noise attenuation measures to eliminate and/or minimize noise impacts. Provide details of the location, type and height of any acoustic fencing required to mitigate any acoustic impacts of the proposal.

Advice Note:

As per the current Logan Planning Scheme 2015 (i.e. Version 9) a Caretaker's accommodation and a Health care service have been defined as sensitive land uses and the subject sites are located within 100 metres of government supported transport infrastructure (i.e. Beenleigh Redland Bay Road). Therefore, it is required to demonstrate compliance with AO/PO6 of the Low density residential zone code. Moreover, the proposed non-residential uses are required to comply with AO/PO5 of the Low density residential zone code.

Food and drink outlet, Low impact industry and Shop

- 2.2. Provide to Council a noise assessment report to demonstrate that the proposed Food and drink outlet, Low impact industry and Shop comply with Planning scheme policy (PSP) 3— Environmental management, section 3.2 Emission and immission standards. The report must include:
- 2.2.1. Measured background noise levels of the surrounding area in accordance with the EPA Noise Measurement Manual 2020. The background noise levels require measurement during the expected hours of operation (a minimum 72-hour period which must be calibrated/correlated with appropriate on-site noise monitoring observations/samples and include separate weekend monitoring if the proposed use is to be over this period); and

- 2.2.2. Detailed information on the potential noise impacts and sources associated with the proposed development (eg. proposed operating hours, noise from vehicle movements (including any heavy vehicles), car park use, noise from plant, equipment etc). Include details of anticipated noise levels and when applicable, the adjustments for tonality and/or impulsiveness. Include all calculations in the report;
- 2.2.3. The site layout and how noise impacts can be addressed through site design. Include any noise attenuation measures to eliminate and/or minimize noise impacts. Provide details of the location, type and height of any acoustic fencing required to mitigate any acoustic impacts of the proposal.

Advice Note

If it is intended to keep the four (4) lots separate and the land uses independent of each other then, four (4) separate and independent noise impact assessments are required in support of each proposed use (Healthcare service, Food and drink outlet, Low impact industry, and Shop). As per the requirements of PSP3, all impacts are to be considered at the boundary of the site.

Air Quality Assessment

- 2.3. Provide a contextual analysis within the Town Planning Report to demonstrate that each proposed use complies with AO/PO5 of the Low-density residential zone code. To ensure that analysis addresses all matters relevant to the use, it must include details of the proposal including, but not limited, to details regarding:
- Types of odour being emitted;
 - Waste storage;
 - Hours of operation; and
 - Mitigation Strategies including air filter types etc.

Advice Note

A detailed contextual analysis within the Town Planning Report is required to demonstrate that the proposed development will not create any odour impact on the surrounding premises. An odour report may be required where the detailed contextual analysis is found to be not sufficient.

If it is intended to keep the four (4) lots separate and the land uses independent of each other then, four (4) separate and independent analyses must be done in support of each proposed use (Healthcare service, Food and drink outlet, Low impact industry, and Shop). As per the requirements of PSP3, all impacts are to be considered at the boundary of the site.

Landscape

- 2.4. Provide a landscape site analysis and concept landscape plan prepared in accordance with Section 2.3 of Council's Planning scheme policy – PSP5 Infrastructure. The report must be prepared by a person who satisfies section 2.1(1)(a) of PSP5. The plan should identify existing and proposed new work areas.

Traffic/Transport

- 2.5. A Traffic Impact Assessment (TIA) is required to show the traffic generation of the proposal and its impact on the road network. The TIA should include all traffic generation from these areas.

- 2.5.1. Provide a Traffic Impact Assessment (TIA) to show the traffic generation of the proposal and its impact on the road network from the year of opening and 10 years after the year opening of the final stage of development.
- 2.5.2. The TIA must provide details of all traffic works required to ensure the safe and efficient movement of all road users both at the site entrance(s), and where the development impact exceeds 5% of the background traffic at nearby intersections.
- 2.5.3. For the purposes of determining existing site conditions, recent traffic surveys should be used with a minimum background growth rate of 2.5% per annum, unless more accurate growth rates are available.
- 2.5.4. The TIA must provide information on all modes of people and goods movement, including, but not limited to, cars, pedestrians, bicycles, service vehicles and public transport.
- 2.5.5. The TIA must also detail the parking requirements (according to the LPS 2015 requirements) within the development and include turning templates for the largest vehicle movements into, out of and within the site. All vehicles must enter and exit the site in the forward direction. Servicing includes waste removal and furniture and goods loading/unloading, and the TIA needs to demonstrate how such servicing is undertaken.
- 2.5.6. The TIA must also provide a turn warrant assessment for all proposed driveway accesses to the development and include turning templates for the design vehicle movements within the development. The TIA should also detail the sight distance provided at the site entrance(s) in accordance with AS2890.1 – Off Street Parking and Austroads Guide to Road Design – Part 4A – Unsignalised and Signalised Intersections.

Advice note:

- *The traffic impact assessment report submitted to Council must be certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) specialising in traffic engineering.*
- *Refer to Austroads Guide to Traffic Management Part 12: Traffic Impacts of development (2016).*
- *Traffic survey(s) should be conducted during the busiest periods of the week to ensure the best possible recommendations are provided by the consultant.*
- *Logan City Council prefers traffic survey(s) to be conducted on Thursdays and Saturdays during am/pm peak hour traffic.*
- *Peak periods are typically from 6am to 9:30am and 3pm to 6:30pm on weekdays.*

3. ENGINEERING

Stormwater Quality

- 3.1. As the proposed development involves a material change of use on a premises greater than 2500m², the Stormwater quality management design objective must be achieved (refer to PSP5, section 3.6.1.4). Provide a Conceptual site based stormwater management plan or deemed to comply solution in accordance with PSP5 to demonstrate how the proposed development will achieve the stormwater quality design objective.

Advice note:

If it is intended to keep the four (4) lots separate and the land uses independent of each other then, four (4) separate and independent Conceptual site based stormwater management

plans or deemed to comply solutions are required in support of each proposed use (Healthcare service, Food and drink outlet, Low impact industry, and Shop).

Or:

- 3.2. Alternatively, provide a monetary contribution for stormwater quality in lieu of on-site treatment to comply with the stormwater quality design objective. A monetary contribution for this will be delivered via an Infrastructure Agreement. Should the applicant want to provide a monetary contribution, it will need to be requested via the Assessment Manager and an Infrastructure Agreement will be provided. For expediency, this can be requested prior to the formal Information Response.

Access and Manoeuvring

- 3.3. Provide drawings with swept path diagrams showing the design vehicle entering and exiting the site of each proposed land use in a forward motion gear as per Table 9.4.7.3.5 of the Servicing, access and parking code.

4. FLOODING

- 4.1. Confirm the current use of all sheds.

Advice note:

If the sheds are used to store and distribute food, the 0.5% AEP flood level must be considered for the relevant site. Refer to Table 8.2.5.3.3 in the Flood hazard overlay code.

- 4.2. Provide the finished floor levels for all buildings.

Advice note:

The finished floor levels have not been provided for buildings on 10-12 Atlantic Drive. All floor elevations are required to be at or above the Defined Flood Elevation (DFE) relative to the proposed use of each building.

- 4.3. Provide a Flood Study Certified by an RPEQ specialised in flooding with the following information:

- 4.3.1. Depth, velocity and afflux mapping for all events up to and including the 1% AEP flood event.
- 4.3.2. Confirm the volume of flood plain storage lost due to the uses and perform compensatory cut, equivalent to this volume.

- 4.4. Amend the proposed plans of development to reflect the above.

Advice note:

A draft temporary local planning instrument for flooding (TLPI) has been endorsed by Council and is currently with the State government for review. Once approved by the State government, the TLPI will be adopted by Council and will result in the new modelling applying in full to all development applications.

5. WATER AND SEWERAGE

Water

- 5.1. Provide a water concept schematic plan demonstrating the intended servicing for all allotments within the proposed development, including the following information:

- 5.1.1. Nominated connection point;

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- 5.1.2. The accurate location of all existing Council water supply infrastructure including water meters;
 - 5.1.3. Any infrastructure to be relocated or removed;
 - 5.1.4. The required location of any new fire hydrants required in accordance with the SEQ WS&S D&C Code; and
 - 5.1.5. Replace the section of existing Asbestos Cement water main under the proposed commercial driveway/crossover with a hydraulically equivalent Ductile Iron Cement Lined water main.

Sewer

- 5.2. Provide a sewerage concept schematic plan demonstrating the intended servicing for all allotments within the proposed development making provision for the following:
 - 5.2.1. Nominated connection point;
 - 5.2.2. The accurate location of any existing sewerage infrastructure relevant to the site;
 - 5.2.3. Any sewerage infrastructure to be decommissioned or relocated to service the development;
 - 5.2.4. Any sewerage infrastructure external to the development site required to provide connection to the existing sewerage network; and
 - 5.2.5. Any easements required over any sewerage infrastructure within private property in accordance with the SEQ WS&S D&C Code.

Advice note:

For enquiries in relation to the water and wastewater items above, please contact Water Development Services on 07 3412 4004. Alternatively, you may send an email enquiry to waterda@logan.qld.gov.au. In order to facilitate efficient customer service please quote the application number and address of the property concerned to the customer service officer or within the subject line of the email. Water Development Services will respond to your enquiry within 48 hours.

6. REQUEST FOR FURTHER ADVICE

In accordance with section 35 of the Development Assessment Rules, Council in the role of the Assessment Manager may, at any time before the application is decided, give further advice about the application to the applicant.

7. RESPONDING TO THIS INFORMATION REQUEST

This Information Request may be responded to by giving Council:

- (a) All of the information requested; or
- (b) Part of the information requested; or
- (c) A notice stating that none of the information will be provided.

Please indicate within your response if you have provided: all, part of or none of the required information.

If an Information Response is not provided within three (3) months of receiving this Information Request or such further period agreed with the Council, Council's assessment will continue without the benefit of this information.

8. COPIES OF RESPONSES TO REFERRAL AGENCIES

Please also note that any referral agency for the application may make a separate Information Request. If responding to a referral agency Information Request, a copy of that response must also be given to Council in accordance with Part 3 of the Development Assessment Rules.

For further information about this application please contact Council on (07) 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully

Jessica Binch
Acting Planning Assessment Coordinator
Growth, Economy and Sustainability