



Enquiry Phone: Customer Service (07) 3412 5269
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Please Quote: MCUI/49/2023
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6 October 2023

Maclean Bridge Industrial Unit Trust
C/- Wolter Consulting Group
Level 9, 1 Corporate Ct
BUNDALL, QLD 4217

Dear Sir,

INFORMATION REQUEST

APPLICATION NO: MCUI/49/2023
PROPERTY ADDRESS: 4696-4754 MOUNT LINDESAY HIGHWAY, NORTH MACLEAN, QLD 4280
PROPERTY DESCRIPTION: LOT 1 RP 218191
APPLICATION DESCRIPTION: MATERIAL CHANGE OF USE – TRANSPORT DEPOT

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

Preamble – Critical Concerns

Council officers have critical concerns with the intensity of the land use proposed considering the significant conflict with the intent of the Rural zone code and Strategic Framework of the Logan Planning Scheme 2015 (v9). There is significant conflict between the submitted site plan and current activities conducted on site. Therefore, officers have concerns that the use as proposed does not reflect on-ground conditions and seek further information as to how this will be controlled in accordance with the submitted plan of development.

It is therefore requested that further information is provided regarding the transition of the use to reflect the proposed site plan, particularly the number of vehicle trips proposed and the number of heavy and light vehicles to be parked on-site at any one time.

The following information request items are provided for completeness; however, the above concerns are required to be provided to achieve a positive development application outcome;

Land use scale – Transport depot

- 1.1. Provide details and a dimensioned site plan demonstrating the amount of outdoor space in m² associated with the Transport Depot.

Advice note: On review of existing on-site activity, Council Officers consider that as over 1,500m² of outdoor area is identified for the purposes of a Transport Depot. Please identify these areas and advise how they are to be utilised on the site moving forward.

2. ENGINEERING

Parking and Manoeuvring

- 2.1. Provide amended proposed plans of development showing the location, number and dimensions of proposed light vehicle parking spaces and proposed truck loading bays / parking spaces.
- 2.2. Provide the maximum number of non-driver employees that will be on site, to assist in assessing compliance against the Servicing, Access and Parking Code.
- 2.3. Provide swept path diagrams showing how an Articulated Vehicle can access any proposed truck parking spaces.
- 2.4. Provide an amended swept path diagram, or an amended proposed plan of development, which demonstrates Articulated Vehicles can circulate through the site.

Advice note: The swept path diagram in Drawing 24-075-001 appended to the Traffic Engineering Assessment shows AVs manoeuvring through an area described on proposed plans as "Landscape", which currently includes a concrete wall and grassed batter.

3. TECHNICAL SERVICES

Acoustic Information

- 3.1. Amend the SoundPLAN 9.0 computer noise model to include noise emissions from all the onsite activities.

Advice note: Based on the Nearthmap images and the observations conducted during the recent site visit on 03/10/2022, it was understood that the noise model established to assess the potential noise impacts on the surrounding noise receivers does not represent the existing onsite operations. Therefore, it is required to include all the potential noise sources in the noise model and demonstrate that the proposed/existing development complies with the council's noise limits.

Figure 1: Nearthmaps Aerial Image (Dated 11 April 2023)



Landscape – Shade Trees

- 3.2. Demonstrate how the proposed development will provide appropriate shade within car parking areas.

Advice Note: *Shade can be provided using structures or landscaped vegetation. If using shade trees, they are to be provided at a rate of at least one (1) medium shade tree per 2.5 uncovered car parking spaces. Shade solutions can be demonstrated on a concept landscape plan or on design plans.*

Hazardous Material

- 3.3. Advise if any hazardous material is stored on site at any time and demonstrate compliance with AO5(f) of the Rural Zone Code.

Advice note: *On review of the site operators website, dangerous goods and oil and gas are advertised to be transported by the company. AO5(f) of the Rural Zone Code prescribes that a Transport Depot does not include vehicles that store Hazardous Material.*

Stormwater Quality

- 3.4. Provide a Conceptual site-based stormwater management plan or deemed to comply solution in accordance with Section 6.2.5 Planning scheme policy 5 – Infrastructure to demonstrate how the proposed development will achieve the stormwater quality design objective and the waterway stability design objective.
- 3.5. Note the frequent flow management design objective is not required to be complied with. Also note that a monetary contribution for stormwater quality in lieu of on-site treatment is not applicable for this site as the waterway stability design objective applies (see 2.4.1 (4) of PSP 5).

Bushfire Hazard Area

- 3.6. The proposed development is located in a mapped Bushfire Hazard Area as identified on overlay map OM-03.00 of the Logan Planning Scheme 2015. Provide a bushfire hazard assessment in accordance with Planning Scheme Policy 6 Management of Bushfire Hazard to determine the actual level of bushfire hazard.
- 3.7. Should the assessment of the category of bushfire threat be identified greater than 'Low', submit to Council for approval a bushfire management plan in accordance Planning Scheme Policy 6 Management of Bushfire Hazard of the Logan Planning Scheme 2015.
- 3.8. Clarify if storage and handling of flammable and combustible liquids is proposed as part of the development; and
- 3.9. If flammable and combustible liquids will be stored on site, demonstrate how storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.

4. WATER DEVELOPMENT SERVICES

Water Consumption

- 4.1. Please provide proposed daily water consumption or Equivalent Person for the proposed development.

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.

5. 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.

6. 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.

7. 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's Will Hardy on (07) 3412 5919 or via email on development@logan.qld.gov.au.

Yours faithfully

Tonia Plail
Senior Planning Officer
Planning Assessment & Technical Services