



Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 288644
Document Number: 15494787
Please Quote: MCUI/5/2022
File Number: 1265369-1

28 February 2022

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The Sangam Association of Queensland Inc
C/- Matt Doolan Town Planner
474 Moore Rd
KURWONGBAH QLD 4503

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/5/2022
PROPERTY ADDRESS: 1 CASUARINA ROAD, SOUTH MACLEAN QLD 4280
PROPERTY DESCRIPTION: LOT 422 WD 5684
APPLICATION DESCRIPTION:
• MATERIAL CHANGE OF USE IMPACT - MATERIAL CHANGE OF USE (PLACE OF WORSHIP)

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.

Council officers have critical concerns with the proposal in its current form based upon the information received to date. It is recommended the Applicant doesn't seek to address the technical items raised, until the Relevant Matters been resolved.

1. GENERAL INFORMATION

Planning General

- 1.1. The development is identified within the Regional landscape and rural production area of the Shaping SEQ South East Queensland Regional Plan 2017. Specific outcome 3.3.5.1.(1) of the Strategic Framework states:

The Regional landscape and rural production area has non-urban character defined by:

- a. rural, rural residential, tourism, environmental and outdoor recreation uses;*
- b. the predominance of natural landscape over buildings and structures;*
- c. limited, dispersed buildings and structures that are integrated with the natural landscape.*

A Place of Worship is not identified as a Rural activity and therefore, compliance with the Strategic Framework cannot be achieved. The proposal therefore conflicts with the Planning Scheme as a whole and as such Relevant Matters would need to be demonstrated. The applicant would need to demonstrate any relevant matter excluding a person's personal

circumstances, financial or otherwise. Examples of relevant matters include but are not limited to:

- a planning need
- the current relevance of the assessment benchmarks in the light of changed circumstances
- whether assessment benchmarks or other prescribed matters were based on material errors

The demonstration of sufficient relevant matters will be critical to supporting the proposal for a land use/planning perspective.

- 1.2. Please provide elevations and plans for the “Existing Enclosed Shed with Pergola Extension” and existing dwelling house showing dimensions to scale. This should be marked on the site plan and identifying the proposed building used as a “Temple” and the area of GFA for the building.

Further advice: The current plan identifies a building as an existing enclosed shed which is identified as a class 10a structure only.

2. FLOODING GENERAL

- 2.1. Submit scaled earthworks and civil works plans clearly displaying proposed cut and fill or infrastructure below the defined flood event;

Disclaimer:

Flood Hazard Information Advice

Logan City Council is currently in the process of re-modelling flood hazard across the city. The purpose of re-modelling flood hazard enables Council to get a better understanding of flood risk to the community, Council infrastructure and for disaster preparedness. Council will also apply State policies and National standards on flooding to the modelling. The extent of the flood hazard overlay shown on the Logan Planning Scheme Flood hazard overlay map OM-05.00 is likely to change substantially as a result of this re-modelling, namely additional areas that are not currently mapped as affected by flood hazard will be mapped as affected by flood hazard, and areas currently mapped as being subject to flood hazard may be the subject of greater flood hazard. Once endorsed Council will use this new flood modelling to update the Logan Planning Scheme flood hazard overlay and update the Defined Flood Levels for development. In the meantime, all persons planning to undertake development in the city are strongly encouraged to contact Council’s Rivers and Catchment Engineering Program (phone 07 3412 3412) to establish the status of the re-modelling and to determine how it may impact their land.

- 2.2. Provide a Flood Study in accordance with Planning Scheme Policy 5 s2.6, demonstrating the proposed development complies with the Flood Hazard Overlay Code.

- 2.2.1. The flood study must investigate the warning time available during the defined flood event for any car parking or other areas proposed to be actively used during operation that are subject to flooding.

Further advice:

Proposed car parking and other areas subject to flooding will not be supported if there is insufficient warning time prior to or during any event up to the defined flood event. Alternatively, the site active usage area and car parking can be amended so that during the defined flood event the maximum depth of water is 500mm with a depth velocity product less than 0.4.

- 2.3. Engineering structures to prevent the movement of any vehicles or equipment off site during flooding must also be investigated.
- 2.4. Earthworks and infrastructure proposed below the defined flood level must be demonstrated to not result in worsening on adjoining property.
- 2.5. Provide a Flood Emergency Management Plan (FEMP). The FEMP shall provide for the following:
 - 2.5.1. The procedures to be employed in the case of prolonged rainfall events likely to cause rising flood waters at relevant river height gauges, which will be utilised to forecast peak flood levels.
 - 2.5.2. The evacuation procedures including the triggers for cessation of the use and vacating the premises by all staff and patrons.
 - 2.5.3. Provide a copy of the agreement with the Sri Lankan Hindu Temple providing flood free access to the greater road network.
 - 2.5.4. Details of the principal egress routes to safe refuge to be employed when the premises are evacuated.
 - 2.5.5. Evidence that the plan has addressed the whole of the site and local area.
 - 2.5.6. Identification of the location and severity of all flood risks, such as landforms and flood history, including consideration of local catchment (with a short notification timeframe).
 - 2.5.7. To scale maps of the property, proposed development and its surrounds and extent and depth of flooding.
 - 2.5.8. Flood monitoring and emergency services contacts, which will provide and/or confirm forecasted floodwater levels at those relevant river height gauges.
 - 2.5.9. Evidence of consultation with stakeholders (eg emergency services, land managers);
 - 2.5.10. Provide management, staff and patrons with flood emergency preparedness and awareness by promoting prompt closures and voluntary early evacuation.
 - 2.5.11. Regular flood management drills (similar to fire drills), which must include awareness education of the flood hazard and the flood management plan and a role exercise.
 - 2.5.12. Nomination of purchase and maintenance schedule of any necessary safety and monitoring equipment (including computer and internet equipment, portable transistor radios with rechargeable batteries, waterproof torches, first aid equipment and fire extinguishers).
 - 2.5.13. The nomination for each occupier of a person or group of people responsible to review the FEMP on an annual basis.
 - 2.5.14. Detail measures that will ensure no additional burden is created for SES and council's emergency services during major flood events.
 - 2.5.15. As the premises will become inundated during the defined flood event (DFE), a policy that requires closure of the facility and the voluntary early evacuation of all patrons and staff via a nominated route to flood-free land.
 - 2.5.16. Flood warning signage and markers.
 - 2.5.17. Monitoring procedure by the operator of the facility of the weather forecasts, bureau of meteorology and SES reports in relation to possible Logan river flooding and/or adjacent Slacks Creek flooding, and provision of timely and adequate advice of such reports to all occupants.

- 2.5.18. Recommendations that the river heights at the nearby Maclean Bridge gauge are frequently monitored and actions to be taken when the river rises to specific levels.
- 2.5.19. Certification by a RPEQ specialising in Flood Engineering and Floodplain Management.

3. ENVIRONMENTAL

Biodiversity areas overlay

- 3.1. The proposed development is located within a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02, demonstrate how the development is designed and located to:
 - 3.1.1.1. provide for habitat links;
 - 3.1.1.2. facilitate safe wildlife movement;
 - 3.1.1.3. facilitate wildlife refuge;
 - 3.1.1.4. enhance habitat values; and
 - 3.1.1.5. rehabilitate degraded areas with native vegetation.

Waterways

- 3.2. The proposed plans of development show a car parking area and earthworks will be undertaken within the River Waterway area. Provide information which demonstrates the additional impervious area and works can address the Waterway Corridors and Wetlands overlay code with key consideration given to AO/PO2.

Concept Landscape Plan

- 3.3. Provide a concept landscape plan prepared in accordance with Section 2.2 of Council's Planning scheme policy – PSP5 (Infrastructure). The report must be prepared by a person who satisfies section 1.7(1)(b) of PSP5.

Light Emissions

- 3.4. Provide to Council a lighting assessment report to demonstrate compliance with Planning scheme policy 3 (PSP3)—Environmental management 3.2 Emission and immission standards Logan Planning Scheme 2015.

Acoustic Information

- 3.5. The acoustic report provided is out of date (dated 2012) and was provided for a different scale of use. The acoustic report did not model the proposed use against the Logan Planning Scheme 2015 PSP 3 noise criteria. Not all of the noise sources have been modelled, for example, singing, car park conversation, group congregation noise and festival noise is missing from the report. The report also only modelled after 7.00am, however 6.00am is the proposed starting time. Rather than amend the report, it is recommended to commission a new acoustic report. The report must include:
 - 3.5.1. Measured background noise levels of the surrounding area in accordance with the Noise Measurement Manual (QLD State Government: 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 Sunday monitoring if the proposed use is to be over this period); and
 - 3.5.2. Detailed information on the potential noise impacts and sources associated with the proposed development (e.g. proposed operating hours, noise from vehicle movements (including any heavy vehicles), car park use including conversation noise, festival noise, noise from mechanical plant, compressors 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

Further Advice:

All activities including festivals are to be modelled with the expected number of patrons to ensure the report reflects the intended use.

- 3.5.3. 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

4. ENGINEERING

Earthworks

- 4.1. Provide an earthwork layout plan showing cut/fill areas within the proposed car parking area and earthwork cross sections showing the details of the proposed batters/retaining walls, existing and design levels etc.

Access and parking

- 4.2. The proposed land use requires SRV design vehicle loading bay, pick-up set-down areas and turning areas within the site. The submitted development plan does not show adequate details and the applicant has provided only the previously approved BWAP plans. Provide a SRV design vehicle loading bay, pick-up set-down areas and swept path diagram to demonstrate turning movements of the design vehicle within the site.
- 4.3. Provide a fully dimensioned car park layout prepared to comply with AS2890.1. The car park and the manoeuvring areas should be sealed, paved and drained.

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 Tonnia Plail on (07) 3412 5552 or via email on development@logan.qld.gov.au.

Yours faithfully

Lisa Heanue
Senior Planning Officer
Planning Assessment and Technical Services