



Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0117-036364  
Council reference: MCUI/50/2016

13 January 2017

Glenlogan Park Pty Ltd  
c/- TJ Kelly Surveys  
PO Box 221  
BEAUDESERT QLD 4285

Dear Sir/Madam

**Information request—concurrence agency**

Mount Lindesay Highway, Woodhill QLD 4285 – Lot 1 on RP202928  
(Given under section 276 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application was received by the Department of Infrastructure, Local Government and Planning (the department) under section 272 of the *Sustainable Planning Act 2009* (the Act) on 13 January 2017.

During the assessment of the submitted information, the department has identified outstanding issues as follows:

Traffic Impacts

The application materials include a Traffic Engineering Report (TER), prepared by TTM, dated 7 December 2016, reference 16GCT0151. The report contains minor discrepancies that require rectification in order to properly assess traffic impacts for the proposed development.

The TER identifies traffic generation rates for a percentage of 'pass-by' traffic, however the pass-by traffic has been removed from the development traffic movements ingress/egress of the site within the SIDRA analysis. Although the pass-by traffic referred to in the TER is in relation to existing users on the road and can be discounted from the impacts of the development on the wider road network, they are still required to turn in and out of the subject site and should therefore be included within the turning volumes at the access. Furthermore, the Department of Transport and Main Roads have indicated that a 3% growth rate based on strategic modelling for the Mount Lindesay Highway should be used in the sensitivity analysis with respect to the ten year design horizon provided in the TER.

### Stormwater/ Hydraulics

The Stormwater Management Plan (SMP) prepared by Motus Consulting, reference:MC288\_R001\_1 recommends stormwater detention measures required for stage one.

The SMP and Conceptual Drainage Plan identifies the diversion of clean water from the upstream area around stage one of the development, one portion directed to the upstream area of the swale drain within the Mount Lindesay Highway. Previously water from this area is received generally as overland flow along the swale, regularly towards its end adjacent to the under road culvert.

The Hydraulic Impact Assessment (HIA) also prepared by Motus Consulting, reference:MC288 indicates that water flow is predicted within this swale drain, which is attributed to the aforementioned diversion. Additional calculations should be undertaken to determine the additional flow directed into this swale drain, and identify any upgrading of the swale drain required to accommodate the total flow. These calculations should also be used to determine the size of culvert required under the access driveway which has not been specified.

Flood modelling has identified the time of concentration of the catchment as approximately 20 minutes and recognised the critical storm duration for flood storage as having a 60 minute duration. The short duration high intensity storm (30 minutes) will generate higher in channel velocities and should be reported in more detail, particularly in the lower reaches where significant catchment diversions are proposed with flow concentrations as this will result in significantly higher channel stresses with high potential for scouring and sediment movement and likely to result in increased maintenance of the Mt Lindesay Highway culverts.

In accordance with section 276 of the act, the following additional information is requested to complete the assessment of the application:

Item	Information requested
<b>Traffic impacts</b>	
1.	<p>To demonstrate compliance with PO3 of Module 19.1 of the State Development Assessment Provisions (SDAP), the applicant is requested to submit an amended TER which is to include the following:</p> <ul style="list-style-type: none"> <li>• Turning movements at the access to include passer by traffic, and</li> <li>• An amended sensitivity analysis using a 3% growth rate.</li> </ul>

Stormwater/ Hydraulic impacts	
2.	To demonstrate compliance with PO1 of Module 18.2 of the (SDAP), the applicant is requested to submit an amended SMP or HIA which is to include calculations and drawings demonstrating how the diversion of clean water upstream of the stage one area will be managed to ensure there is no increase in water level within the Mount Lindesay Highway swale drain. In addition more hydraulic modelling analysis with flow rates and velocities is required in the HIA in relation to the short duration (less than half an hour) high intensity storm.

Under section 278 of the Act, when responding to this request you must advise whether you are supplying all of the information requested, part of the information requested, or none of the information requested. If you are supplying part or none of the information requested, you are also required to provide written notice asking the department to proceed with the assessment of the application.

The due date for receipt of this information is 6 months after the day you receive this request. If necessary you may request an extension to this period. Unless a response to this request for further information has been received from you within this period or any extension during this period, your application will lapse.

A pro forma is attached to this notice to assist you in providing an information request response which complies with the requirements of the Act.

Please be advised that the application will be assessed on the basis of the information provided. It is therefore recommended that you respond to all of the information requested by the department. Further details regarding the information request response period and the lapsing of development applications are set out in sections 279 and 280 of the Act.

Your response to the information request must be submitted to the department through MyDAS or alternatively emailed to [GCSARA@dilgp.qld.gov.au](mailto:GCSARA@dilgp.qld.gov.au).

As the department is a concurrence agency, you must also give a copy of the information request response to the assessment manager under section 278(2) of the Act.

If you require any further information, please contact Trent Stanton, Planning Officer, on 5644 3230, or via email [GCSARA@dilgp.qld.gov.au](mailto:GCSARA@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Kim Kirstein  
Manager – Planning and Development Services – SEQ South

cc: Gold Coast City Council, [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au)

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Attn: Trent Stanton

**Response to information request—concurrence agency**

Mount Lindesay Highway, Woodhill QLD 4285 – Lot 1 on RP202928  
(Given under section 278 of the *Sustainable Planning Act 2009*)

**Assessment manager reference:** MCUI/50/2016  
**Local government area:** Logan City Council

As the applicant of the above development application, I am responding to your information request by:

- Enclosing all of the information requested.
- Enclosing part of the information requested and asking that the requesting authority proceed with the assessment of the application.
- Advising that I do not intend to supply any of the information requested and asking that the requesting authority proceed with the assessment of the application.

**Name of applicant:** Glenlogan Park Pty Ltd c/- TJ Kelly Surveys

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**Signature of applicant:**

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**Date:**

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