

Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 233336
Document Number: 12516444/hardwii:hardwii
File Number: 1118116-1



150 Wembley Road
Logan Central QLD 4114
PO Box 3226 Logan City DC QLD 4114

Council enquiries **07 3412 3412**
Email council@logan.qld.gov.au
Web www.logan.qld.gov.au
ABN 21 627 796 435

4 January 2019

1301010000221321122132310301030113

N Newman
C/O LOCALITY PLANNING AND CONSULTING
PO Box 481
MOFFAT BEACH QLD 4551

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: MCUI/50/2018
PROPERTY ADDRESS: 891 KINGSTON ROAD, WATERFORD WEST QLD 4133
PROPERTY DESCRIPTION: LOT 9 RP 889224
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE IMPACT - CHILD CARE CENTRE**

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

- 1.1. Amend the proposed Overall Site Plan as follows:
 - 1.1.1. Change carparking spaces 18 and 19 to visitor car parks to be in accordance with the car parking table.

2. ENGINEERING

Access and Parking

- 2.1. Submit the written consent from the Department of Transport and Main Roads for the proposed access location and configuration (including width).
- 2.2. Amend the drawing entitled 'Proposed Site Plan' dated 01/11/2018 as follows:
 - 2.2.1. Clearly notate the service vehicle loading area for a Small Rigid Vehicle.
 - 2.2.2. Display turning manoeuvres for the Small Rigid Vehicle demonstrating the vehicle can enter and exit the site in a forward direction and access the loading area.
 - 2.2.3. Display turning manoeuvres for the Heavy Rigid Vehicle (refuse collection) demonstrating the vehicle can enter and exit the site in a forward direction and

access the loading area. Alternatively, demonstrate the proposal to transport bulk bin to the kerb can be serviced at the kerb.

- 2.2.4. Clarify how the proposed tandem parking spaces will be managed for daily access.
- 2.2.5. Demonstrate queue lengths for vehicles entering the site comply with Table 9.4.7.3.2–Vehicle parking and servicing and Table 9.4.7.3.3–Queuing spaces.

Stormwater

- 2.3. Amend the Engineering Services Report (Section 4 Stormwater Management) in accordance with the Queensland Urban Drainage Manual and Australian Rainfall and Runoff (ARR), except as modified by Section 3.6 (Stormwater infrastructure standards) of Council's Planning scheme policy – PSP5 (Infrastructure) to include the following:
 - 2.3.1. The report estimates an increase in sheet flow height of 7mm across a 10m section, and that detention is not required. However the surrounding area and properties are flood affected, and there is a pedestrian footpath within Tygum Park between the subject site and Tygum Park lagoon, and therefore there should be no change in the runoff flow regime. Submit an estimate of the stormwater detention volume to achieve no worsening for stormwater runoff events up to and including 100 years ARI.
 - 2.3.2. Submit scaled plan view and cross section(s) of the detention system based on site constraints and not generic drawings, to include pipe connection to the detention system (from car parking areas and roofs), inlet and outlet details, plus erosion protection measures. If the detention system is not an enclosed tank then the batters must be 1(V):4(H) maximum and the drawing should also include detention overflow weir details.
 - 2.3.3. Demonstrate the post development runoff will not concentrate runoff to Tygum Park and the pedestrian footpath.

Earthworks

- 2.4. Amend Drawing Number SK01/A as follows:
 - 2.4.1. Include finished levels around the proposed child care building and demonstrate appropriate changes in levels between the car parking area and child care building.
 - 2.4.2. Include typical scaled cross sections through the earthworks in the east-west and north-south directions displaying existing levels and finished levels, and batter slopes 1(V):4(H) maximum.
 - 2.4.3. Include a typical scaled cross section of the retaining walls displaying the existing topography, proposed finished levels, maximum height of the retaining walls, batter slopes, clearances to services, property boundaries, and demonstrating the retaining walls and footing are contained wholly within the subject site.
 - 2.4.4. Display the defined flood line for regional flood plains.

3. ENVIRONMENT

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 Section 6.2.5 Planning scheme policy 5-Infrastructure 3.6.1.4). 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.

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).

4. LOGAN WATER ADVICE

The following two (2) requirements above will be conditioned at the time of the approval of the application.

Water

A removable structural slab designed by an RPEQ engineer over the existing water main along the extent of the proposed driveway to Kingston Road, and in accordance with SEQ code requirements will be required. This is to ensure the protection of the infrastructure from traffic loading.

Sewer

The existing sewer connection point is to be upgraded to a 150mm diameter connection as per SEQ code requirements.

For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 3412 4468. 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. 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.

When submitting your response to the Information Request to Council, **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.

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

Ingrid Hardwick
Senior Planning Officer