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Document Number: 17946074
Please Quote: MCUI/54/2024
File Number: 1399345-1



9 October 2024

Ruby Property Development Pty Ltd
C/- Somerville Consultants Pty Ltd
PO Box 1198
SPRINGWOOD QLD 4127

Attn: Tom Sandmann

Dear Sir

INFORMATION REQUEST

APPLICATION NO: MCUI/54/2024
PROPERTY ADDRESS: 210 PARK RIDGE ROAD, PARK RIDGE QLD 4125
PROPERTY DESCRIPTION: LOT 9 RP 97339
APPLICATION DESCRIPTION:
• **MATERIAL CHANGE OF USE - VARIATION REQUEST**

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

Site Suitability

- 1.1. Provide further justification to demonstrate that the conversion of the subject site to the Mixed use zone (Warehouse and Place of worship) will not impact on the City's strategic intent to ensure that sufficient land is provided for open space and recreation uses and facilities to meet the needs of the community.

Advice Note:

The site's inclusion in the Recreation and open space zone was previously consistent with the site's designation in the Local Government Infrastructure Plan (LGIP) as a trunk District recreation park, which is no longer the case under version 1.3 of the LGIP. Despite this, the Overall outcomes for development in the Recreation parks precinct of the Recreation and open space zone code intends that land use comprise Indoor sport and recreation or Outdoor sport or recreation and that premises are used for passive and active recreation facilities with a predominantly landscape character.

A key relevant matter for the proposal will be whether the site is appropriately zoned, and if not, what the appropriate zone should be. Council officers recommend that an analysis be undertaken of the need for the site's inclusion in the Recreation parks precinct of the Recreation and open space zone to determine whether loss of this land, along with the future uses anticipated in this zone (such as indoor sport and recreation), adversely impacts the

ability to provide for the long-term recreational needs of the surrounding emerging residential and mixed use community.

- 1.2. Justify the adequacy of separation distance/buffers between the existing residential development to the west and future Emerging community zoned land to the south to determine whether conversion of part of the site to the Mixed use zone will result in adverse amenity impacts on nearby existing and emerging residential uses.

Advice Note:

The Variation Request as currently proposed does not adequately resolve the variety of land use planning issues to warrant a departure from the current Recreation and open space zone under the Logan Planning Scheme 2015.

Overall outcome 3(a)(vii) of the Mixed use code requires that development protects amenity consistent with its location in the Mixed use zone and the surrounding area. This is reflected in 3.11.3 of the Strategic framework, which requires that Residential amenity is protected by ensuring uses that generate emissions are designed and located to avoid environmental harm or environmental nuisance to established or planned land in the residential zone category.

The proposed site area (1.318 hectares) has potential to accommodate a large-scale Place of worship or Warehouse use/s at the premises, which could result in adverse impacts on the amenity of surrounding existing and future residents.

To inform potential amenity impacts and the site's suitability for the future uses (Warehouse and/or Place of worship) as proposed, Council officers recommend that the following be provided to support the proposal to intensify the use of the land from the Recreation and open space zone to an intensity expected in accordance with the Mixed use zone:

- *an acoustic assessment that models the future intended use of the site for Warehouse and/or Place of worship and provides recommendations to mitigate potential impacts. Whilst it is acknowledged that the ultimate built form and capacity is unknown at this stage, a development scenario which determines the likely capacity/gross floor area for future development of the site is possible using the indicative development concept/lot layout provided in response to the other items listed in this request; and*
- *anticipated traffic generation (number of vehicle trips during peak hours) based on the highest potential development capacity of the site for Warehouse and/or Place of worship uses.*

The above information is also required to allow for an assessment of whether the environmental values and character of future development on the site is compatible with the density, scale and form anticipated in the Mixed use zone. It is noted that consideration may need to be given to limiting the capacity of future uses to ensure that adverse amenity impacts can be mitigated to an acceptable level consistent with that reasonably expected in the Mixed use zone which is within proximity to existing and future residential uses.

Structure Plan

- 1.3. Submit a Structure Plan (SP) demonstrating how the proposal will integrate with the existing and intended strategic intent for the surrounding area.

Advice Note:

Section 3.3.3 (1) of the Strategic framework states that Park Ridge is to be developed in accordance with the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.3–Park Ridge. Further, AO2(k) of the Infrastructure code requires that

development be consistent with the general planning layouts (GPL) in part 7.2 of Planning Scheme Policy 5 – Infrastructure. This is reflected in PO2 and Overall outcomes 2(a) and 2(c), where development is required to protect and integrate with the existing and planned infrastructure networks.

The subject site is identified on Figure 7.2.1.4 – Park Ridge GPL. Variations to the GPL would only be considered where it can be demonstrated that the variation will result in a superior outcome and not compromise the ability of an adjoining property to be developed to meet the objectives of the planning layout.

The SP shall include at least the following information:

- boundary of SP is to be based on relevant catchments for the full range of infrastructure networks (stormwater, water supply, wastewater, parks, roads);
- preferred land uses. This includes, a context plan showing key land uses, particularly residential (including densities and yield), indicative retail locations, employment opportunities, community facilities etc.;
- consideration of the detailed land use and infrastructure planning undertaken as well as how adjoining lots will develop in accordance with their envisioned land use;
- movement network and proposals for the overall road network hierarchy including indicative roads as well as key links for walking and cycling. This can be similar to the current format and level of detail in General Planning Layouts. The minimum width for a pedestrian pathway is 10 metres;
- specific regard should be had to the road layout of existing applications, and the immediate adjoining sites. The structure plan will need to demonstrate a cohesive and connected road layout can be provided within the locality of the subject site; and
- environmental constraints and how key environmental areas should be protected and managed.

Further, through the above structure planning it is necessary to demonstrate that the adjoining lots to the subject site will be able to develop to their full potential, the proposal will not impact on the general intent of the Park Ridge GPL and that the proposed development does not shift unreasonable costs of infrastructure onto adjoining premises.

Council officers have concerns in relation to the proposed Variation Request, as there is a need for wider structure planning to be undertaken given the uncertainty regarding site constraints, provision of infrastructure and suitability of the land uses proposed. Without a SP, it is difficult to demonstrate compliance with the Strategic framework and that the proposal warrants approval despite its inconsistency with the current zoning provisions under the planning scheme. The structure plan should clearly show how the north-south urban access road shown along the eastern boundary of the site under the GPL will be accommodated as part of the proposed development.

Road Planning

- 1.4. Provide detailed road design plans which illustrate that the Park Ridge Road and new access road intersection is designed in accordance with Planning Scheme Policy 5 – Infrastructure and Austroads Guide to Road Design.

Advice Note:

A proposal that seeks to deviate from the general intent of the Park Ridge GPL and the preliminary Park Ridge Road plans would not be supported by Council officers, without the

support of detailed road design plans that would need to be further considered by Council's Road Infrastructure Delivery Team. Under the specific outcomes of Element 3.12.2 of the Strategic framework 'Development in the urban footprint is designed to provide a movement network that is accessible to the whole community...'. Further to this, a proposal is required to ensure any future proposed lot/s gain access from an internal road network, as no direct lot access will be permitted to Park Ridge Road.

- 1.5. Demonstrate that the 1.318 hectare parcel, which is proposed to be developed in accordance with the Mixed use zone, is sufficient to accommodate the road planning and access needs for the site, as well meeting the minimum area and frontage requirements of Table 9.4.6.3.2 of the Reconfiguring a lot code to ensure that future lot/s are appropriate for and able to accommodate the intended uses.

Advice Note:

The current plan of development submitted with the Variation Request application shows the 1.318 hectare parcel proposed to be developed in accordance with the Mixed use zone has an average width of approximately 50m. It does not show how a future access road through this parcel of land or intersection (including road widening requirements at the site's frontage to Park Ridge Road) may impact on the developable area and whether the resulting land remains suitable for development of Warehouse and Place of worship uses as proposed. It is requested that an indicative lot and road layout concept be provided to illustrate that the minimum area and frontage requirements of Table 9.4.6.3.2 of the Reconfiguring a lot code can still be achieved after consideration is given to the extent of land required for road planning and connectivity purposes. This plan should also reflect the road planning and Biodiversity corridor considerations identified in section 2 below.

2. BIODIVERSITY AREAS

- 2.1. Provide an amended plan of development that shows an increased and consistent width of the Environmental management and conservation area zone and Biodiversity corridor, along the west of the proposed Mixed use zone area.

Advice Note:

Restricting the Biodiversity corridor and proposed Environmental management and conservation zone to existing vegetated areas in the southern extent of the site does not recognise the strategic intent of the Biodiversity corridor and does not allow for rehabilitation of degraded areas to enhance overall corridor function. Further to this, the current proposed width in the southern half of the site is not considered sufficient to provide the required strategic corridor function for the species that have been confirmed and likely to occur on site. Additionally, at the current proposed width in the southern extent of the site, when edge effects associated with future surrounding uses are considered, this will result in unacceptable impacts to corridor values within the Environmental management and conservation area zone, to the extent that this area will be unable to sufficiently facilitate wildlife refuge and wildlife movement, or the enhancement of habitat values.

Amended plans are required which increase the proposed width of the Environmental management and conservation area zone and remove the tapering of the proposed Mixed use zone to ensure that an adequate biodiversity corridor with a uniform width will be able to be achieved across the subject site and the adjoining site, being Lot 1 RP 213676 (192-200 Park Ridge Road, Park Ridge). A proposed width less than the proposed northern boundary of the Mixed use zone area will not be supported.

- 2.2. Provide a structure plan and proposed road layout that includes a road reserve wholly within the western extent of the proposed Mixed use zone area, at the interface of the proposed Mixed use zone area and Environmental management and conservation area zoned areas.

Advice Note:

A road along the west of the Mixed use zone will ensure separation between future lots and vegetated habitat areas. This will aid in mitigating edge effects to the Biodiversity corridor, as detailed in Item 2.1. above.

- 2.3. Provide a concept Site Based Rehabilitation Plan that shows the Biodiversity corridor between the proposed Mixed use zone area and the waterway will be rehabilitated to ensure degraded areas will be rehabilitated with native vegetation in accordance with PO1 of the Biodiversity areas overlay code.

Advice Note:

Any future reconfiguration of a lot or operational works applications will be required to provide rehabilitation to degraded areas within the Biodiversity corridor area outside of the proposed Mixed use zone area.

- 2.4. Provide an amended Offset Report to be consistent with any changes to the proposed plan of development required in response to all Information Request items.

Advice Note:

The current Ecological Offset Report has stated that a financial offset is requested. The applicant is advised that PO1 of the Biodiversity areas overlay code requires degraded areas to be rehabilitated with native vegetation. It is recommended that restoration offsets are considered to be provided within the Biodiversity corridor, which will help in demonstrating compliance with PO1.

3. WATER DEVELOPMENT SERVICES

Water

- 3.1. Submit a water supply analysis report to ensure that the proposed internal water reticulation for future development will meet Council's Desired Standards of Service (DSOS) and will not disadvantage existing customers. The water analysis report shall include a water reticulation schematic plan demonstrating how the future development is to connect to Council's water supply network making provision for the following:
- 3.1.1 Nominated connection point;
 - 3.1.2 The accurate location of all existing Council water supply infrastructure including water meters;
 - 3.1.3 Any water supply infrastructure to be decommissioned or relocated to service the development;
 - 3.1.4 Provision for the future connection of any adjacent properties; and
 - 3.1.5 The required location of any new fire hydrants required in accordance with the SEQ WS&S D&C Code.

Sewer

- 3.2. Submit a sewerage analysis report to ensure that the proposed internal sewerage reticulation for future development will meet Council's Desired Standards of Service (DSS) and to demonstrate whether Council's downstream sewerage network has sufficient capacity to

accommodate the proposed development. The sewerage analysis report must include a sewer schematic plan detailing sizes of proposed sewerage reticulation and demonstrate the future development is to connect to Council's sewerage network via gravity solution, making provision for the following:

- 3.2.1 Nominated connection point;
- 3.2.2 The accurate location of any existing sewerage infrastructure relevant to the site;
- 3.2.3 Any sewerage infrastructure to be decommissioned or relocated to service the Development;
- 3.2.4 Any sewerage infrastructure external to the development site required to provide;
- 3.2.5 Connection to the existing sewerage network;
- 3.2.6 The provision of suitable points of connection for any upstream and/or adjacent properties;
- 3.2.7 Any easements required over any sewerage infrastructure within private property in accordance with the SEQ WS&S D&C Code;
- 3.2.8 Ensuring all lot servicing requirements are met; and
- 3.2.9 Written consent from any property affected by any external works required to connect the proposed development to Council's sewerage network.

Advice Note:

A trunk sewer extension is planned from the existing DN225 sewer in the Mercantile Drive road extension, which was delivered as part of Pointcorp Stages 5-7 to the north-eastern side of the subject site, to traverse the development site to the southern side of Park Ridge Road and provide connection to all upstream lands. To achieve this purpose, a Sewerage Detailed Planning Report will be required. The applicant may need to liaise with Logan Water for the required scope of the study.

For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 2899 7790. 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.

4. 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.

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.

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.

6. COPIES OF RESPONSES TO REFERRAL AGENCIES

Please 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.

Further advice:

Fees may be payable for the preparation of any required Infrastructure Agreements related to the payment of infrastructure charges, delivery of infrastructure (excluding vegetation clearing and stormwater quality offset infrastructure agreements), and for the amendment of existing Infrastructure Agreements in accordance with Council's Register of Cost-Recovery Fees and Schedule of Commercial and Other Charges.

For further information about this application please contact Keri Grainger on (07) 3412 5773 or via email on KeriGrainger@logan.qld.gov.au.

Yours faithfully

Jessica Binch
Principal Planning Officer
Planning Assessment and Technical Services