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12 November 2024

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Oasis Town Planning Pty Ltd  
505/77 Victoria St  
WEST END QLD 4101

Dear Sir/Madam

### INFORMATION REQUEST

**APPLICATION NO:** MCUI/62/2024  
**PROPERTY ADDRESS:** 85 BRYANTS ROAD, LOGANHOLME QLD 4129  
**PROPERTY DESCRIPTION:** LOT 88 RP 118023  
**APPLICATION DESCRIPTION:**  
• **MATERIAL CHANGE OF USE – MULTIPLE DWELLING (TOWNHOUSES X 8)**

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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

Council officers have critical concerns with the development as currently proposed. The purpose of the Residential core precinct is to provide Multiple dwellings being apartments. This requirement is repeated in Performance Outcome (PO)36, PO39, and Overall Outcome 7.2.6.3(3)(j)(i)(A) of the Loganholme local plan code. Furthermore, the intended character of the Residential core precinct is to provide a built form characterised by medium intensity multi-storey housing (section 7.2.6.3(3)(j)(iii)). The proposed development seeks to establish Multiple dwellings being townhouses with a density of only 40.2 equivalent dwellings per hectare (eD/Ha) in lieu of the maximum 140 eD/Ha prescribed by Acceptable Outcome (AO)41. As such, the proposed development does not constitute medium density housing and therefore does not achieve the Purpose of the Loganholme local plan code which is to:

- a. *Provide residential densities and uses to achieving housing choice within the local plan area;*
- c. *Support urban consolidation to achieve infrastructure efficiency;*
- e. *And enhance and develop the identity and distinctive character of the Loganholme local plan area and its precinct.*

The subject site has been identified within the Loganholme local plan as being suitable for higher density residential development due to its proximity to a Major Centre, good public transport accessibility being the Loganholme bus station, and infrastructure capacity. Council officers consider that the proposal is an underutilisation of the subject site and that a greater density should be provided.

The submitted Town Planning Report states that townhouses are contemplated within the Loganholme local plan area and made reference to MCUI/18/2019, MCUI/38/2017, MCUI/3/2020, MCUI/4/2022,

and MCUI/38/2022 where townhouses were approved despite only apartments being contemplated on the site; however, Council officers note that these aforementioned applications were all located in the Residential frame precinct of the Loganholme local plan area.

The Residential frame precinct is intended to have a lesser density than the Residential core precinct, with a built form characterised by low-medium intensity housing and a maximum density of only 65 eD/Ha. Furthermore, the abovementioned development approvals either generally achieved the prescribed density of the Residential frame precinct or the next precinct, being the Residential choice precinct with a prescribed density of 40 ed/ha.

In comparison, the proposed development does not achieve the intended density of 140 eD/Ha, the intended density of the Low-medium density residential zone – Apartment precinct of 75 eD/Ha, or the intended density of the next precinct being the Residential frame precinct at 65 eD/Ha. Therefore, Council officers do not consider the abovementioned development applications to be comparable to the proposal.

In consideration of the above, the proposed development does not comply with the following strategic outcomes or specific outcomes of the Strategic framework:

- Strategic outcome 3.4.1(1)(a) – Residential
- Strategic outcome 3.4.1(2)(a) – Residential
- Specific outcome 3.4.3.1(2)(a) – Element – Density;
- Specific outcome 3.5.3.1(5) – Element – Major centre;
- Specific outcome 3.11.2.1(1) – Element – Design and place making; and
- Specific outcome 3.11.2.1(2) – Element – Design and place making.

Council officers also have concerns with the proposed built form.

Ensure that the following items are addressed before moving forward with reviewing the other items included in this Information Request.

### **Built Form**

1.1. Provide amended plans that comply with Performance Outcome (PO)6, PO7, PO8 of the Loganholme local plan code and PO13, PO14, PO15, and Acceptable Outcome (AO)16 of the Low-medium density residential zone code. The proposed plans should be amended to include, but not limited to, the following:

1.1.1. Relocate the refuse collection area from the front of the site;

**Advice Note:** Council officers do not support locating the refuse collection area at the front of the site. This location requires pedestrians from the footpath to walk behind the bin enclosure and obscures the entrance to Townhouse 1 which poses a CPTED issue. Furthermore, locating the refuse collection area at the frontage of the site prevents Townhouse 1 from addressing the streetscape and does not provide a high quality built form outcome.

Planning Scheme Policy (PSP) 9 – Waste management also states that the maximum walking distance from any entrance of a residential dwelling to the waste and recycling storage area should not exceed 30 metres. The current location of the refuse collection area is not within 30 metres for townhouses 5-8, with townhouse 8 located approximately 55 metres away.

Relocating the refuse collection area to the middle of the site would aid in demonstrating compliance with the above requirements, including providing the building separation distance prescribed by AO7.2/PO7 of the Loganholme local plan code.

1.1.2. Redesign the northern façade of townhouse 1 be orientated towards Bryants Road, including:

1.1.2.1. Locating the townhouse closer to the road boundary;

- 1.1.2.2. Providing articulation in the floor plan and vertical profile through steps and projections;
- 1.1.2.3. Incorporating façade treatments such as windows and balconies; and
- 1.1.2.4. Providing a statement entrance including a porch, direct pedestrian entrance from the street with a pedestrian gatehouse, and a front door that features design details for visual aesthetics.
- 1.1.3. Provide an articulated built form that includes variation in the form of meaningful steps and projections through the vertical profile, variation in colour, material and finishes, and façade elements such as windows or sun hoods; and
- 1.1.4. Relocate visitor parking space 1 to not be visible from the streetscape.
- 1.2. Provide an assessment of the Strategic Framework and Relevant Matters that demonstrates compliance with the planning scheme, and to the extent the amended plans of development conflict with the planning scheme as a whole, any Relevant Matters that warrant support of the proposal despite these conflicts.

### **Communal Open Space**

- 1.3. Provide further information demonstrating how the proposed communal open space will comply with PO8 of the Multiple dwelling, Rooming accommodation and Short-term accommodation code, including how it will be located and designed to be:
  - 1.3.1. Safe and attractive;
  - 1.3.2. Centrally located;
  - 1.3.3. A combination of passive and active recreation; and
  - 1.3.4. Adequate and useable and designed for climatic comfort.

## **2. ENGINEERING**

### **Refuse Collection**

- 2.1. Provide a waste management plan in accordance with Planning Scheme Policy (PSP) 9 – Waste management.

**Advice Note:** Section 3.1(2) of PSP 9 states that a waste management plan must be provided and approved by Council for all developments with a common waste and recycling storage area.

### **Stormwater**

- 2.2. Submit written consent for stormwater infrastructure and a minimum three (3) metre wide drainage easement over the infrastructure from the property owner of Lot 89 RP118023.
- 2.3. Amend the concept stormwater design in accordance with the requirements outlined in Section 3.6.1.3 of Planning Scheme Policy 5 – Infrastructure (PSP 5) for developments located in the Loganholme local plan area as follows:
  - 2.3.1. Remove the proposed underground detention tank as the site has not been identified as requiring on-site detention;
  - 2.3.2. Provide a minimum three (3) metre wide drainage easement along the full length of the site's rear boundary in accordance with Figure 3.6.1.3.1 in PSP 5 – Infrastructure; and
  - 2.3.3. Collect and convey all fully developed minor storm flows to be discharged into the nominated lawful point of discharge.

**Advice Note:** Discharging minor storm flows into the existing field inlet and conveying them through the existing 150mm stormwater pipe in Lot 286 RP118024 does not comply with the stormwater intent of the Loganholme local plan area, as specified in Section 3.6.1.3 of PSP 5 – Infrastructure.

## **Earthworks**

- 2.4. Relocate the retaining wall footings to be wholly contained within the subject site.
- 2.5. Provide sufficient clearances between the proposed retaining walls and the 1050mm dia. stormwater manhole to comply with QDC MP1.4.

## **Access**

- 2.6. Confirm the proposed crossover width.

**Advice Note:** *The submitted traffic report specifies a width of 6 meters, while other submitted documents indicate a width of 6.5 meters.*

- 2.7. Consult with Telstra regarding the proposed crossover's proximity to their infrastructure and amend the proposed plans accordingly.

**Advice Note:** *Council officers require a copy of written correspondence from Telstra to demonstrate that the above has been achieved.*

## **Servicing**

- 2.8. Amend the proposed plans to depict a loading bay for a Small Rigid Vehicle (SRV) for the proposed development in accordance with Table 9.4.7.3.2 - Vehicle parking and servicing of Servicing, access and parking code.

## **Electricity**

- 2.9. Amend the proposed plans to remove the proposed property pole, as the installation of new property poles for overhead electrical connections does not comply with PSP 5 – Infrastructure.

# **3. WATER DEVELOPMENT SERVICES**

## **General**

- 3.1. Provide structural details for the proposed retaining walls to demonstrate no impact on the water and sewer infrastructure alignment.

## **Water**

- 3.2. Provide an amended concept schematic plan demonstrating the intended servicing for all allotments within the proposed development, including but not limited to:
  - 3.2.1. Nominated connection point;
  - 3.2.2. Sufficient space for water meter configuration where access to the meter for reading, maintenance or replacement purposes is unrestricted at all times, including not being obscured by vehicle movements, and free from overgrown vegetation and all other forms of obstructions and hazards; and
  - 3.2.3. The required location of any new fire hydrants required in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).

## **Sewer**

- 3.3. Provide an amended sewerage concept schematic plan demonstrating the intended servicing for all allotments within the proposed development, including but not limited to:
  - 3.3.1. Nominated connection point, with a separate sewerage property connection to Council's sewerage network;
  - 3.3.2. Any easements required over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code); and
  - 3.3.3. Ensuring all lot servicing requirements are met.

#### **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.

For further information about this application please contact Tara Green on (07) 3412 4405 or via email on [development@logan.qld.gov.au](mailto:development@logan.qld.gov.au).

Yours faithfully

Lisa Heanue  
Principal Planning Officer  
Planning Assessment and Technical Services