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Document Number: 18077280  
Please Quote: MCUI/65/2024  
File Number: 1404262-1



19 November 2024

**Attn: Amber Folker**

BLACKOAK PROPERTY GROUP PTY LTD  
C/- Saunders Havill Group  
9 Thompson St  
BOWEN HILLS QLD 4006

Dear Madam

### **INFORMATION REQUEST**

**APPLICATION NO:** MCUI/65/2024  
**PROPERTY ADDRESS:** 174-176 TYGUM ROAD, WATERFORD WEST QLD 4133  
**PROPERTY DESCRIPTION:** LOT 46 RP 106985  
**APPLICATION DESCRIPTION:**  
• **MATERIAL CHANGE OF USE – WAREHOUSE (SELF STORAGE FACILITY)**

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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. CRITICAL CONCERNS**

Council officers have critical concerns relating to the flood impact on the site. It is crucial that compliance with the assessment benchmarks of the Flood hazard overlay code is achieved, in particular those benchmarks prescribed in Item 3.1 to 3.3 below, before preparing a response to all other items. However, all Items must be responded to in full. Council officers would be open to reviewing and discussing the items below before the Applicant formally responds.

#### **2. PLANNING**

##### **Relevant Matters**

2.1. The proposed Warehouse (Self storage facility) is not a land-use that is contemplated by the Centre zone (Local centre precinct). Demonstrating community and economic need is therefore a crucial component to addressing the Strategic framework and demonstrating that other relevant matters exist despite the non-compliance with the planning scheme. The applicant will also need to demonstrate a lack of suitable sites that can accommodate any identified need. There are also concerns on whether a need actually exists for the proposal in this location and to the extent any need exists, and whether it should be met in a more suitably zoned location. Council officers are currently obtaining an independent peer review of the submitted economic need assessment as there are concerns that no need exists for the proposal. Further information may be requested by Council officers on this basis.

## **Built form and height**

- 2.2. Provide amended plans of the proposed development including, but not limited to, the following changes and/or design considerations:
- 2.2.1. Amend the proposed building height to provide a compliant 12m building height that is measured from ground level, steps down with the sloping topography at the rear and achieves the intended character for the precinct in accordance with PO12 of the Centre zone code.

### Advice Note:

*The proposed building height increases from 12m at the front of the site to approximately 16m measured from ground level towards the rear of the building. The additional height at the rear remains an open undercroft for flood storage and high flow purposes. The proposed building height exceeds the height of the adjacent Coles building and does not provide a suitable height transition from surrounding residential uses or the adjacent childcare centre. The current building height is visually intrusive in relation to surrounding building heights and is not responsive to the topography of the site or the intended character of the Local centre precinct.*

*Specific outcome 3.5.5.1 (b) of the Strategic framework states that Local centre activities are located in the Centre zone (Local centre precinct) and are in accordance with the building height provisions. This is reflected in Overall outcome 6.2.1.2(3)(f)(iii) of the Centre zone code which requires the development in a local centre has a built form that complements the surrounding residential zone category land; (vi) has an urban built form and character that integrates with and complements its surroundings; and (vii) has a height in accordance with the building height provisions. The current building height is not supported given that it conflicts with the Strategic framework and purpose of the Centre zone.*

- 2.2.2. Illustrate on the Elevation plans the 12m maximum building height line measured from ground level to clearly depict any portions of the building that exceed the maximum building height under AO12 of the Centre zone code.
- 2.2.3. Review the proposed building design to incorporate elements that will create a built form and bulk that is more sympathetic and complimentary to the existing and intended character given the site's interface with the Low density residential zone.

### Advice Note:

*PO14 of the Centre zone code requires that buildings contribute to the immediate streetscape character with highly articulated buildings and detailing. This includes providing well-articulated facades and incorporating detailed design measures to improve the visual aesthetics of the building. Council officers consider that the built-to-boundary unarticulated wall along the northern elevation, which forms a backdrop to the child care centre, is visually imposing and inconsistent with the intended character for the area. To alleviate this expanse, it is recommended that material and/or colour variation be incorporated to visually break up this facade.*

*It is noted that building bulk as viewed from the rear and southern side of the site can be partially addressed through reducing the building height as per 1.2.1. However, other design components including providing a greater variation in materials is recommended, in addition to the metal louvres, to visually break up building mass and reduce building bulk. This is reinforced through Specific outcome 3.11.2.1 of the Strategic Framework, which relate to design and place making, and states that development creates a high quality, attractive and functional built environment that is consistent with and reinforces the intended character, is of an appropriate height, bulk, scale and mass and has an appropriate relationship with the road and surrounding area and incorporates detailed design features that create an attractive visual aesthetic.*

### 3. FLOODING

- 3.1. Provide amended proposed plans to reduce the building footprint to be outside the High Flood Risk area to comply with AO/PO1 of the Flood hazard overlay code.

Advice Note:

*As indicated in item 1.1 above, Council officers have critical concerns and would not be able to support the proposed development in its current form. The proposed use is not compatible with Overall Outcome 2.a.i.D. which states that Development in a High flood risk areas does not expose people, property and infrastructure to intolerable flood risk by not increasing the existing lawful building footprint for a use other than an accommodation land use or vulnerable use.*

- 3.2. Provide amended plans to move the building footprint outside of a High Flow area to comply with AO/PO8 of the Flood hazard overlay code.

Advice Note:

*Council has critical concerns about the building footprint within a High Flow area and would not be able to support the proposed development in its current form.*

- 3.3. Provide a Localised Flood Risk Assessment in accordance with Planning Scheme Policy 10 – Flood to address Part D of the Flood hazard overlay code.

Advice Note:

*Council has critical concerns that the proposed development is unable to address AO/PO21 and related overall outcomes (n) and (o).*

- 3.4. Confirm the proposed chain wire fence in the undercroft will not inhibit flows or cause unnecessary buildup of debris during flooding events.

Advice Note:

*Other materials such as balustrades with increased void spaces are recommended to be considered.*

### 4. GENERAL INFORMATION

#### Traffic / Transport

- 4.1. Amend the Traffic Impact Assessment to include the anticipated traffic generation for the proposed use.

Advice Note:

*Traffic generation rates are to be determined in accordance with TMR Guide to Traffic Impact Assessment.*

#### Stormwater Quality

- 5.2. As the proposed development involves a material change of use on a premises greater than 2500m<sup>2</sup> the Stormwater quality management design objective must be achieved (refer to Section 6.2.5 Planning scheme policy 5-Infrastructure 3.6.1.4). Although, the Engineering Services report states that less than 2,500m<sup>2</sup> of the site is disturbed, the conceptual bulk earthworks plan reveals that the whole site will be impacted. 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.

Advice Note:

*As it will be a privately maintained system, a variety of WSUD measures such as rainwater tanks, stormwater harvesting for internal/external reuse and proprietary devices (those currently accepted by Council) etc. can be used as part of the treatment train to comply with*

*the Stormwater Quality Design Objectives. Such measures will need to be included in the Stormwater Quality Management Plan and associated MUSIC model.*

### **Acoustic Information**

- 5.3. The Bureau of Meteorology website reveals that Sunday 19 May 2024 had rainfall. Outline why this data was excluded. If the data has been impacted, then it needs to be removed and new Sunday monitoring would be required for Sunday or public holiday operations.
- 5.4. The report has identified Receiver R4 as residential, however as the dwelling is within the Centre zone, the general amenity criteria is applicable (*Table 3.2.1.2—Noise emission standards for the protection of general amenity*). Amend Table 7 accordingly.
- 5.5. Indicate in Table 5 where impulsiveness and/or tonality corrections have been added.
- 5.6. Reverse beeper noise appears to be low. Justify the noise level adopted or whether particular beepers are required (i.e., broadband, smart beeper etc.).
- 5.7. Provide a breakdown of 'Loading/unloading/rubbish collection' as this appears low if forklift movements are included in this noise source.
- 5.8. In Table 6, 20kph has been used for car and truck movements. As the site is quite constrained, 10kph would be more representative. Amend the modelling accordingly.

## **6. ENVIRONMENT**

### **Biodiversity Management Area**

- 6.1. Demonstrate compliance with Performance Outcome (PO1) of the Biodiversity areas overlay code by provide an amended plan of development that is consistent with the existing development footprint extent within the mapped Biodiversity Corridor on site. Council officers do not support further encroachment of hard infrastructure into the mapped biodiversity corridor.

And

- 6.2. Demonstrate how the development will:
  - 6.2.1. provide for habitat links;
  - 6.2.2. facilitate safe wildlife movement;
  - 6.2.3. facilitate wildlife refuge;
  - 6.2.4. enhance habitat values; and
  - 6.2.5. rehabilitate degraded areas with native vegetation.

#### Advice Note:

*The purpose and strategic intent of the Biodiversity corridor is to provide and facilitate safe wildlife movement and refuge, habitat links and values and to rehabilitate degraded areas. The proposed development will impede existing movement opportunities to the south and does not provide any enhancement of habitat values or rehabilitation of degraded areas.*

- 6.3. Provide fauna friendly fencing along the property boundaries to facilitate fauna movement within the Biodiversity corridor.

#### Advice Note:

*Council officers are not supportive of security fencing within the Biodiversity corridor as this will create a barrier to fauna movement.*

### **Works impacting adjoining site's vegetation**

- 6.4. Provide an arborist assessment (prepared by a minimum AQF Level 5 Arborist in accordance with AS 4970-2009 and Part 2, s2.2.8 of Planning Scheme Policy 5 - Infrastructure) to

demonstrate that trees identified as 12 and 15 on neighbouring property to the south being 170-172 Tygum Road, Waterford West (Lot 47 RP106985) will not be impacted by proposed civil works.

Or;

- 6.5. If proposed works are anticipated to impact Tree Protection Zones on adjoining Lot (170-172 Tygum Road, Waterford West), provide a letter from the landowner giving support.

Advice Note:

*Based on the earthworks plans provided, it appears that the proposed development could result in encroachment into the tree protection zone of trees 12 and 15 nominated for retention.*

### **Waterway/Wetland**

- 6.6. Provide an amended plan of development showing a development footprint located entirely outside the mapped wetland buffer area;

Or

- 6.7. Demonstrate the development will:

- 6.7.1. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
- 6.7.2. protect natural hydrological and geomorphological processes;
- 6.7.3. protect and enhance water quality of a waterway and wetland; and
- 6.7.4. protect and enhance landscape values of a waterway and wetland.

Advice Note:

*The development does not currently demonstrate how it will protect and enhance values of the wetland buffer area. Ways of demonstrating this include but are not limited to providing measures for mitigating impacts due to erosion and sediment runoff and/or providing a vegetated buffer between the development and the rear property boundary.*

## **7. DEVELOPMENT ENGINEERING**

### **Stormwater Quantity**

- 7.1. Submit a conceptual stormwater management plan for the development. Include within the report:
- 5.1.1 Details of how the development will address the principle of 'no worsening' as outlined in Planning Scheme Policy 5 (Infrastructure);
  - 5.1.2 Or alternatively, provide quantification that on-site detention is not required.
- 7.2. Submit an amended stormwater design to include measures to minimise impacts of stormwater flows on the existing concrete pedestrian footpath around the lagoon.

Advice Note:

*It would be anticipated that stormwater flows from the site would be piped under the existing footpath.*

### **Parking**

- 7.3. Amend proposed plans to show a 300mm offset between proposed parking spaces 1 and 2 and any adjacent obstructions, in accordance with Section 2.4.1 of AS2890.1 and Section 2.5.1 of AS2890.6.
- 7.4. Provide details of the number of staff anticipated to be employed on-site generally.

Advice Note:

*Table 9.4.7.3.2 of the Servicing, Access and Parking Code requires one parking space be provided per employee. The Traffic Impact Assessment noted no staff would likely be on site, however architectural plans appear to allow for an employee presence with inclusion of a reception area and staff amenities.*

## **Servicing**

7.5. Provide details of:

- 5.5.1 expected waste generation of the development;
- 5.5.2 proposed bin size/s and number of bins to be utilised for kerbside collection;
- 5.5.3 anticipated frequency of collection.

## **8. WATER DEVELOPMENT SERVICES**

### **Water**

8.1. Replace the section of existing AC water main under the proposed commercial driveway/crossover with a hydraulically equivalent Ductile Iron Cement Lined water main.

### **Sewer**

8.2. Amend the plan to ensure no buildings are to be constructed over or encroach into the sewer easement.

*Note to the applicant: LCC's policy states that no buildings are to be constructed over sewer infrastructure, the sewer easement should remain an empty corridor opened to the sky.*

8.3. Provide a 1m wide access easement along the side boundary for any allotment where maintenance structure is at the rear of the lot at the applicant's cost.

*Advice Note: For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 3412 4004. Alternatively, you may send an email enquiry to [waterda@logan.qld.gov.au](mailto: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.*

## **9. 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.

## **10. 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.

## **11. 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](mailto:KeriGrainger@logan.qld.gov.au).

Yours faithfully

Lisa Heanue  
Principal Planning Officer  
Planning Assessment and Technical Services