

# PRE-LODGEMENT MEETING MINUTES

<b>Meeting Date:</b>	Wednesday 7 October 2015	<b>PLM Number</b>	PLM/214/2015
<b>Meeting Time:</b>	10:15am	<b>Room:</b>	Rooms - E22 - Priestdale

<b>File Number:</b>	970380-1
<b>Doc ID:</b>	9858724/BUTLERTR:butlertr
<b>Property Address:</b>	303-309 Logan Reserve Road, LOGAN RESERVE QLD 4133
<b>Division:</b>	Division Nine
<b>Property Description:</b>	Lot 2 RP 165534
<b>Existing Land Use:</b>	Single Dwelling - Large Site
<b>Overlays:</b>	0101B - ACID SULFATE ABOVE 5-20 METERS AHD0201A (BIODIV) PRIMARY VEGETATION MANAGEMENT AREA0201B (BIODIV) SECONDARY VEGETATION MANAGEMENT AREA0500A (FLOOD) INUNDATION AREAS0901A (REG INF) 110KV POWERLINE CORRIDOR1301D (WCW) MINOR WATERWAY AREA0301D (BH) IMPACT BUFFER BUSHFIRE HAZARD AREA0204A (BIOD MSES) MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE0204B (BIODIV) MATTERS OF LOCAL ENVIRONMENTAL SIGNIFICANCE
<b>Development Applications over the property:</b>  <i>(This is a list of all development applications made over the property extracted from Council's electronic records. Please note that not all of these applications may have been approved or enacted).</i>	There are no Development Applications over the subject site

<b>Chairperson:</b>	Tonnia Plail
<b>Attendees (Council):</b>	Tonnia Plail - Senior Planning Officer & Chairperson Dalia Lucha - Operational Works Development Engineer RIP - Lizel Herholdt RIP - Nardine Bird E&S - Bruce Mackay
<b>Attendees (Applicant):</b>	Eric Constantino – Town Planner

## DESCRIPTION OF PROPOSAL:

Proposed development permit for Material Change of Use for multiple townhouse units

## ADMINISTRATION:

<b>Development Type:</b>	Multiple Dwelling
<b>Level of Assessment:</b>	Impact Assessable
<b>Application Fees:</b>	\$7,590 base fee + \$255 per unit

An application fee discount of 10% may be applicable if the application, reports and supporting documents are lodged on CD with the required information in PDF or word format.

## PLANNING:

<b>Zone:</b>	EC – Emerging Community
<b>Overlays:</b>	Acid Sulfate Primary Vegetation management Area Secondary Vegetation Area Matters of State Environmental Significance Matters of Local Significance Impact buffer Bushfire Hazard Area Inundation Area Powerline Corridor Minor Waterway Area
<b>Site Area:</b>	20230.00m <sup>2</sup>
<b>Density / Lot size:</b>	
<b>Car Parking Rate:</b>	See below.
<b>General Planning Layout:</b>	
<b>Master Plan:</b>	
<b>Referral Agencies:</b>	

## INFRASTRUCTURE CHARGES:

The below infrastructure charge rates are based on the information provided for PLM/214/2015 (970380-1) for a property at 303-309 Logan Reserve Road, Logan Reserve. These rates have been calculated under Council's Adopted Infrastructure Charges Resolution 5 (2015). The proposal is a MCUC for multiple townhouse units.

Defined use	Charging category	Units (Lot/Dwellings)	Total per dwelling
Multiple dwelling (3 or more bedrooms)	Multiple dwelling (3 or more bedrooms)	1	30,145.00

Infrastructure Charges exceed the capped rate of \$28,000.00. Please be aware that water, wastewater, parks, stormwater and roads may condition for further charges not included on an Infrastructure Charges Notice.

**Disclaimer:** These figures, when supplied as part of a prelodgement meeting are indicative only and based on the information provided as part of the application for a prelodgement meeting. These figures are an estimate of the infrastructure charge based on the proposed additional demand and are current as at the above calculation date. NOTE: For residential development, the stormwater component is included in the overall charge per dwelling /bedroom as applicable.

**Gross Floor Area:** GFA is calculated in accordance with the Queensland Planning Provisions definition.

**Impervious area** is used to calculate a charge for non-residential development within Charge Area A1, B1 & C1 towards the Stormwater Network. Impervious areas are all areas of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.

## APPLICANT'S PRIORITY ITEMS FOR DISCUSSION

ITEM (From Pre-Lodgement meeting request form)	COUNCIL ADVICE (Provided with prior preparation)
1 Proposed density	<p>Need to justify the high density ie. have sufficient private and communal open space. Units should address Logan Reserve Road.</p> <p>Small lot precinct is 28.5 equivalent dwellings per hectare. 1 per 350m<sup>2</sup>.</p> <p>Equivalent Dwellings: The number of dwellings calculated and represented by the equivalent dwelling ratio. This ratio is a way to calculate dwelling yield based on an equivalence factor. For the purposes of the planning scheme the following ratios are used: (a) a one bedroom dwelling equals 0.5 equivalent dwellings; (b) a two bedroom dwelling equals 0.7 equivalent dwellings; (c) a dwelling with three or more bedrooms equals 1 equivalent dwelling.</p> <p>Provide communal and private open space in accordance with the planning scheme code.</p> <p>Communal Open Space: A minimum of 10m<sup>2</sup> for each dwelling where private open space is less than 35m<sup>2</sup> for each dwelling.</p> <p>Private Open Space: A minimum of 25m<sup>2</sup> courtyard for each dwelling where</p>

communal open space is provided.  
A minimum of 35m<sup>2</sup> courtyard for each dwelling where no communal open space is provided.

Therefore private open space is insufficient on plan (this should be amended to comply with the LPS2015).

Car parking:

- ☑ 1.5 covered spaces for small (<75m<sup>2</sup>) or 1 bedroom dwellings; plus
- ☑ 2 spaces, including 1 covered space, for 2 bedroom dwellings and above; plus
- 0.25 visitor space per dwelling; plus
- ☑ 1 vehicle washing space where the use comprises more than 15 dwellings

2 Flooding

This property has a Defined Flood Level, 0.1% Annual Exceedance Probability (AEP) (100yr ARI) flood event which is 13.17m AHD.

The area surrounding the subject site is triggered for flooding.

The proposed development is required to ensure that the proposal complies with the flood hazard code of the planning scheme including no loss of flood plain storage and no adverse impact on the adjoining/surrounding developments.

**BUILDINGS:-**

A building must have a finished habitable floor level a minimum of 500mm above the defined flood event. The finished floor levels must be shown on plans.

**CARPARKING:-**

Car parking (open air car parking) and car parking access can be inundated to a maximum depth of 600mm below the Define Flood Event (DFE).

**EARTHWORKS:-**

Any proposed earthworks will need to comply with all Logan Planning Scheme 2015, Flood Hazard Overlay Code requirements. Eg.

No imported fill into the flood plain. Details of volume calculations for cut/fill needs to be demonstrated showing notations of cut and fill areas marked on a detailed site plan with cross section indicating existing and finished surface level with volume calculations for any compensatory earthworks.

An existing floodway is protected and maintained to ensure there are no losses of conveyance capacity of waterways and storage so as not to adversely affect other premises, infrastructure and the environment.

The proposed development must result in no loss of

		<p>floodplain storage up to the Defined Flood Event.</p> <p>The development must be designed and constructed so as to result in:</p> <ul style="list-style-type: none"> <li>No increase in peak flow rates downstream from the site;</li> <li>No increase in flood levels external to the site; and</li> <li>No increase in duration of inundation external to the site that could cause loss or damage.</li> </ul> <p>Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.</p> <p>The stormwater quality and quantity management improvement devices but have the high flow outlet devices located above the 2% AEP (50yr ARI) flood level [12.69m AHD].</p> <p>Filling and excavation is to be carried out above the 10% AEP (10yr ARI) flood level [9.29m AHD]. This property does not have a 10% AEP flood level.</p> <p>Development must also demonstrate access to a building and fill area on which a building is to be construction where the access is located on land classified as low flood hazard (maximum depth of inundation of 300mm) during all flood events up to and including the defined flood event.</p>
3	Vehicle access	<p>A single access will be required to the property. Design and construction of a safe intersection based on the TIA findings.</p> <p>Road widening associated with the access at Logan Reserve Rd. Acceleration and deceleration lanes may be required. May need a turning lane as Logan Reserve Road is 80km/hr.</p> <p>Provide access to properties to the north (if other lots to the north are included).</p> <p><u>Proposed Layout design</u></p> <ul style="list-style-type: none"> <li>• Only one access to the site is supported;</li> <li>• If a gate community is proposed? a queue length needs to be provided ( minimum length of two vehicles );</li> <li>• Garbage collection to be internal , provision of turn around area for HRV ( heavy rigid Vehicles ) servicing the site needs to be shown in drawings ;</li> <li>• Turning templates for HRV to be provided at the time of lodgement of any application , demonstrating that vehicles are able to enter and leave in forward direction and manoeuvring within the site is not to conflict with proposed carparks and walkways;</li> </ul>

		<ul style="list-style-type: none"> <li>Proposed car parking to comply with ASO's 2890.1 standard dimensions.</li> </ul>
4	Land dedication for road widening	<p>Land dedication will be required for future road widening to Urban Arterial single carriageway.</p> <p>Land dedication to match the new boundary to the south. Approximately 1.5 metres - frontage works.</p> <p>Need to relocate services to be within the boundary (at operational works).</p>
<b>ITEM (Raised during the meeting)</b>		<b>COUNCIL ADVICE (Provided without prior preparation)</b>
1	WDS	<p>Water –</p> <ol style="list-style-type: none"> <li>The applicant is required to demonstrate how each lots of the proposed development will be connected to the existing Council's water system.</li> <li>Water main connection available from existing DN150 from Slate Court.</li> <li>A single water connection, master water meter for Community Title and sub- metering to each unit to be provided.</li> </ol> <p>Sewer –</p> <ol style="list-style-type: none"> <li>The applicant is required to demonstrate how each lots of the proposed development will be connected to the existing Council's Sewer system.</li> <li>The existing nearest DN150 sewer main at Slate Court.</li> <li>An easement over any sewerage infrastructure within private property/the subject site in accordance with the SEQ WS&amp;S D&amp;C Code to be provided</li> </ol> <p>Design and construct all water/Sewer infrastructure to be owned and operated by Council in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&amp;C) Code.</p>
2	Stormwater quality	<p>A Conceptual site based storm water management plan or deemed to comply solution in accordance with Sc6.2.5 Planning scheme policy 5 – Infrastructure will be required to demonstrate how the proposed development will achieve the storm water quality design objective.</p>
3	Acid Sulfate Soils	<p>An Acid Sulfate Soils investigation will be required at OW if more than 100m3 of excavation below 5m AHD is required.</p>

<b>Acoustic Treatment</b>	To be built into the dwellings in accordance with Queensland Development code Mandatory Part 4.4 - Buildings in transport noise corridors.
---------------------------	--

REPORTS AND STUDIES	COUNCIL COMMENTS
---------------------	------------------

ENGINEERING:	
<input type="checkbox"/> Roadworks (widening/kerb & channel):	
<input checked="" type="checkbox"/> Stormwater Quantity Management Report	Stormwater Management is required addressing no worsening – quantity of stormwater
<input type="checkbox"/> Geotechnical Report	
<input type="checkbox"/> Capacity Analysis - Infrastructure (Water and Sewer):	

TRAFFIC AND TRANSPORT:
------------------------

<input type="checkbox"/> Access & Manoeuvring:	
<input type="checkbox"/> Roadworks: (widening/kerb & channel)	
<input checked="" type="checkbox"/> Traffic Report	Single access to the site and access to the north incorporated in the design.
<input type="checkbox"/> Parking Report	

FLOODING:
-----------

<input checked="" type="checkbox"/> Hydraulic Report/Flood Study	
<input checked="" type="checkbox"/> Concept Earthwork Plan	

ENVIRONMENT:
--------------

<input type="checkbox"/> Acid Sulphate Soils Report	
<input type="checkbox"/> Ecological Impact Assessment Vegetation Management/Wetlands/Waterways	
<input type="checkbox"/> Bushfire Report	
<input type="checkbox"/> Acoustic Report	
<input type="checkbox"/> Stormwater Quality Management Report	

LANDSCAPING:
--------------

<input checked="" type="checkbox"/> Concept Landscape Plan	
--	--

OTHER:
--------

--	--

ACTION ITEMS: OUTSTANDING QUESTIONS		
-------------------------------------	--	--

ITEM	RESPONSIBLE OFFICER:	ACTION BY DATE:
1		
2		

WERE ANY ISSUES IDENTIFIED THAT WOULD MAKE THE PROPOSAL UNLIKELY TO BE SUPPORTED OR INELIGIBLE FOR RISKS MANDATORY PLANNING?	YES/NO
--	--------

1		
2		

**Disclaimer:**

A pre-lodgement meeting is a free service offered by Logan City Council where informal discussions take place between an applicant and Council's technical officers in regards to a proposed development based on plans, documents and technical information provided by the applicant at the time and date of the pre-lodgement meeting.

In lodging this request for a pre-lodgement meeting, the applicant accepts that:

- A pre-lodgement meeting does not constitute a detailed assessment and may not indicate the likely outcome of the subsequent assessment process.
- A pre-lodgement meeting may not identify all areas of concern or requirements which are raised during the subsequent assessment process.
- Advice will not prejudice any input relevant to public notification of the proposal or inputs from the referral agency.

Chairperson's Signature:

Date: 7 October 2015

Applicant's Signature:

Date: October 2015

**OFFICE USE ONLY**

Was the PLM request dealt with via phone call?	Y / N
Pre-meeting	Y / N