

Your Reference: BNE230151
Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 390124
Document Number: 17163583
Please Quote: RL/136/2023
File Number: 1353627-1



1 December 2023

J Ahlawat
C/- DTS Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101

Attention: Janesh Gunaratne

Dear Sir

INFORMATION REQUEST

APPLICATION NO: RL/136/2023
PROPERTY ADDRESS: 130 BAHRS SCRUB ROAD, BAHRS SCRUB QLD 4207
PROPERTY DESCRIPTION: LOT 12 SP 317949
APPLICATION DESCRIPTION:
• **RECONFIGURING A LOT (1 LOT INTO 2 LOTS)**

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 ISSUE

Critical Issue - Temporary Local Planning Instrument – Technical Services - Flooding

- 1.1. Temporary Local Planning Instrument (TLPI) No. 1/2023 commenced on Monday 30 October 2023, introducing new risk-based flood mapping and policy for Logan. The introduction of the TLPI has seen a significant increase in Council officer's workloads which has resulted in delays in assessments of flooding for pre-TLPI applications, as well as applications impacted by the TLPI. In the interests of providing applicant's information requests in a timely manner your information request has been issued without flooding items; however, further information request items will be provided. The flooding assessment will be critical to supporting the proposed subdivision.

We will endeavour to provide a request for information in respect to flooding within 5-7 business days via email. Thank you for your understanding.

The following information request items should only be addressed if compliance with the TLPI is demonstrated to avoid any unnecessary expenses being incurred by the Applicant.

2. PLANNING

Structure Plan

- 2.1. Provide a Structure Plan to demonstrate how the future reconfiguring a lot of proposed Lot 2 is able to achieve consistency with the requirements of the Bahrs Scrub Local Development Plan. Also reflect any other requested changes as per this Information request, and includes the following:
 - 2.1.1. Confirms how the management lot will be subdivided for future residential lots (subject to future application/s), where generally satisfying the requirements of the applicable overlays;
 - 2.1.2. Is able to have all appropriate infrastructure connections and show areas allocated towards, including but not limited to, future stormwater management including quality treatment outcomes;
 - 2.1.3. Indicates a future through road connection to the west to the adjoining lot; and
 - 2.1.4. Complies with the TLPI in accordance with Item 1.

3. TRAFFIC / TRANSPORT

- 3.1. Amend the development plans to show land dedication along Bahrs Scrub Road frontage consistent with the Council's concept plans.

Advice Note:

Any additional land dedication for batters required is to be shown on the plans of development. Any required retaining walls are required to be shown on the concept engineering plans.

A copy of the latest concept plans for Bahrs Scrub Road can be obtained from the Council upon request.

Frontage road works can be undertaken as part of the subsequent subdivision into smaller lots. Further clarification is required regarding the appropriate stage for the frontage road works.

4. LOGAN WATER

- 4.1. Due to high workloads, information request items for water and sewer will be sent separately by the assessment manager and will be provided at the earliest opportunity.

5. 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.

6. 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.

7. 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

Leanne Morgan
Senior Planning Officer – Planning Assessment and Technical Services