

Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 285359
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Please Quote: RL/24/2023
File Number: 1320984-1



24 March 2023

Yarrabilba Holdings Pty Ltd
C/- Ethos Urban
Level 4
215 Adelaide St
BRISBANE QLD

Attn: Jeff Yu

Dear Sir

INFORMATION REQUEST

APPLICATION NO: RL/24/2023
PROPERTY ADDRESS: 1623-1629 WATERFORD TAMBORINE ROAD, LOGAN VILLAGE QLD 4207, 823-839 CAMP CABLE ROAD, LOGAN VILLAGE QLD 4207

PROPERTY DESCRIPTION: LOT 334 RP 859741, LOT 332 RP 859741

APPLICATION DESCRIPTION:

- **RECONFIGURING A LOT (BOUNDARY REALIGNMENT - 2 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.

INFORMATION REQUEST ITEMS

1. CRITICAL ISSUES

Lot Size and Shape – Lot 334

1.1. Consistent with previous advice provided by Council officers, it is ascertained that the proposed lot size and shape for Lot 334:

- Is not “consistent with the size and dimension of lots in the zone and precinct.” in accordance with PO1 of the Reconfiguring a lot code;
- Is not of an “appropriate size, shape and dimension” in accordance with Overall Outcome a(ii) of the Reconfiguring a lot code;
- Will not “protect rural residential amenity” in accordance with the Purpose of the Rural residential zone code, and;
- Is not consistent with the Strategic intent of the Regional landscape and rural production area Element of the Strategic Framework, in section 3.3.5.

Despite Lot 334 currently having a lot size of 20,000m², less than the prescribed 5 hectares, the removal of 7,350m² in site area does not create a lot which is consistent with the surrounding area nor the intent of the Low density residential – Park living zone and precinct.

Provide other relevant matters for Council officers to consider in accordance with section 45(b) of the *Planning Act 2016* in support of the proposed lot size of Lot 334.

Further Advice:

Council officers do not support the proposed development. Furthermore, Council officers do not consider that any alteration to the proposed plan of development would address the critical issues presented above. Whilst it is requested that other relevant matters are presented, Council officers ascertain that no relevant matters exist with sufficient weight for the proposed development to be supported.

It is strongly recommended that the proposed development is formally withdrawn.

The below items are requested for completeness and do not imply support for the proposed development. Nonetheless, should it be decided to proceed with the development, all items should be responded to in full.

2. PLANNING

Proposed Adjoining Development

- 2.1. Provide further details in respect to the proposed development's relationship with the proposed boundary realignment (Council ref: RL/5/2023) over land located at 1601-1621 Waterford Tamborine Road (Lot 332) and 823-839 Camp Cable Road, Logan Village (Lot 333). For Council officers to adequately assess the proposed development, further information is required relating to the reason the applications have been lodged separately.

Future Intent

- 2.2. Provide further details regarding the future intended land use of Lot 332. Considering that limited information has been provided in respect to the reason for this boundary realignment to occur, Council officers consider it prudent to request further information to ensure that Lot 332 will cater for uses intended in the Rural residential – Park living zone and precinct in accordance AO/PO1 of the Rural residential code. Council officers have particular concerns that the resultant lot size of Lot 332 will cater for future uses that are not intended in the zone and precinct.

Surrounding Area

- 2.3. Provide a contextual analysis of the surrounding area, demonstrating that a precedent for lot with a size of around 12,650m² exists in the Rural residential – Park living zone and precinct. The analysis should only include lots in the immediate area, located in the same zone and precinct, been created recently (such as under the Logan Planning Scheme 2015 and/or under the SEQ Regional Plan 2017), and be representative of a size, shape, and dimension similar to that of proposed Lot 332.

3. WATER DEVELOPMENT SERVICES

Water

- 3.1. Submit a water supply analysis report to Council for approval to ensure that the proposed internal water reticulation meets Council's Desired Standards of Service (DSOS) and does not disadvantage existing customers. The water analysis report must include a water reticulation schematic plan detailing sizes of proposed water mains.

Further Advice:

Contact Council's Water Development Services Program for further information regarding modelling requirements and the provision of hydraulic models and relevant information to undertake any analysis. All new development is required to meet an on-demand water supply service standard, unless otherwise indicated in writing from Council.

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- 3.2. Provide a concept schematic plan demonstrating the intended servicing for the proposed development including the following information:
- 3.2.1. Nominated connection point;
 - 3.2.2. The accurate location of all existing Council water supply infrastructure;
 - 3.2.3. Provision for the future connection of any adjacent properties;
 - 3.2.4. 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).

Further Advice:

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. 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 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 Jackson Richardson on (07) 3412 5813 or via email on JacksonRichardson@logan.qld.gov.au.

Yours faithfully

Tonnia Plail
Planning Assessment and Technical Services
Development Assessment
Growth, Economy and Sustainability