

Your Reference: 24-0000
Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 279192
Document Number: 17903852
Please Quote: RL/66/2024
File Number: 1395407-1



20 September 2024

SEQ LAND OPPORTUNITIES NO. 4 PTY LTD
C/- COLLIERS INTERNATIONAL ENGINEERING AND DESIGN
Level 4
196 Wharf St
SPRING HILL QLD 4000

Attn: Liam Morris

INFORMATION REQUEST

APPLICATION NO: RL/66/2024
PROPERTY ADDRESS: 680-688 & 690-702 CHAMBERS FLAT ROAD AND 691-697, 699-705, 707-713 & 715-721 LOGAN RESERVE ROAD, LOGAN RESERVE QLD 4133
PROPERTY DESCRIPTION: LOT 12 RP 106853, LOT 13 RP 106853, LOT 29 RP 106853, LOT 28 RP 106853, LOT 27 RP 106853, LOT 26 RP 106853
APPLICATION DESCRIPTION: RECONFIGURING A LOT (6 LOTS INTO 166 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 ISSUES

Council Officers have critical concerns with the proposed sewer servicing arrangement and do not support the proposed development. The Applicant is requested to address the issues as detailed in Item 8 of the below Information Request. It is highly recommended that these matters be addressed, prior to incurring further costs in responding to other items in this Information Request.

2. PLANNING - PROPOSED LAYOUT

2.1. Provide improved diversity in lot sizes and frontages that results in a mixture of lots consistent with the intended character of the Low density residential zone - Village precinct, as identified in the Logan Reserve land use area plan under v8.1 of the *Logan Planning Scheme 2015*.

Advice Note: The proposed layout is not supported in its current format. Only 57.2% of the proposed lots are 500m² or greater which does not represent a diversity consistent with the Village precinct. Furthermore, only 13% of the lots provide the prescribed minimum frontage widths. A greater variation in lot frontages is also required to achieve a development outcome that aligns with the intended character of the Low density residential zone - Village precinct.

3. LANDSCAPE

- 3.1. Provide an amended plan of development that shows a 3-metre-wide landscape buffer area, required to be dedicated, along the Logan Reserve Road frontage.

Advice Note:

The provided proposed plan of development (drawing number 22-0223U_04) shows a notation that states 'Landscape Buffer', however, there is no width listed. The provided 'Roadworks and Drainage Layout Plan Sheet 1', drawing number 0210 & Cross-section drawing number 0232, notate a 3-metre-wide landscape buffer area. In lieu of submitting an amended plan of development, should the applicant agree in writing Council officers are able to amend in red the provided proposed plan of development.

4. FLOODING

- 4.1. Amend the proposed plan of development to demonstrate the development envelope areas of the proposed residential lots are above the Defined flood event level and outside areas of High flood risk in accordance with PO5 and PO6 of the Flood Hazard overlay Code.

Advice Note:

It is acknowledged that earthworks has occurred in some areas of High flood risk. The final area of High flood risk mapping must be determined based on what has been constructed and additional earthworks can be supported. All residential lots must be above the defined flood level with adequate freeboard.

- 4.2. Amend the proposed plan of development to demonstrate that any filling and excavation within the high flood risk area mapping does not exceed a total volume of 20m³ and a total area of 2,000m². An assessment against the overall outcomes of the Flood hazard overlay code is required.

Advice Note:

It is acknowledged that earthworks has been approved in some areas of High flood risk. The final area of High flood risk mapping must be determined based on what additional earthworks can be supported as well as safe removal and dewatering of the dam. To address overall outcomes it must be demonstrated that there are no adverse flood impacts external or within the development site based on the characteristics of flooding.

- 4.3. Provide a detailed localised Flood Risk Assessment (FRA), in accordance with the requirements detailed in SC6.2.10. Flood, Section 2.2.1 and address the following outcomes of the Flood hazard overlay code:

- 4.3.1. Confirm that the development will maintain the function of building services and infrastructure in accordance with AO/PO13;

Advice Note:

A temporary pump station is considered as an essential building service and infrastructure and should be located above the PMF as outlined in AO/PO13.

- 4.3.2. Earthworks are required to meet the minimum flood planning level within the moderate risk area and high flood risk areas. Demonstrate that the earthworks will meet Part D of the Flood hazard overlay code;

Advice Note:

Earthworks cut and fill in the high flood risk area is to be less than 20m³ to be in accordance with PO21 of the Flood hazard overlay code. Earthworks in excess of this must be demonstrated to be in accordance with the Overall outcomes, in particular n and o. Note that n refers to impact within the premises. It must be justified that the removal of a dam will not impact an existing flowpath.

n. Development does not directly, indirectly or cumulatively adversely impact the function and conveyance of flood waters and overland flow

paths on the premises and off-site, including adjoining premises, infrastructure and the environment.

o. Development does not change the flood storage capacity or alter flood characteristics outside of a premises in a way that would result in:

- i. loss of flood storage;*
- ii. loss or change to flow paths;*
- iii. alteration in the speed of water flows;*
- iv. reduction in flood warning times elsewhere in the floodplain.*

- 4.3.3. Provide information that confirms the development does not cause a rapid or unexpected increase in safety risks, adverse impacts or flood damage during the removal of the dam;
- 4.3.4. Provide updated mapping of flood risk over the site, based on the Flood risk classifications in Planning Scheme Policy 10 – Flood;
- 4.3.5. Provide Hydraulic Impact Assessment demonstrating that the proposed earthworks do not adversely change the following flood characteristics for all flood events up to and including the defined flood event:
 - 4.3.5.1. peak flow.
 - 4.3.5.2. flow of any part of the flood before the peak.
 - 4.3.5.3. flood flow velocity.
 - 4.3.5.4. level of flooding.
 - 4.3.5.5. flood time to peak.

Advice Note:

No adverse change or impact is deemed to have the tolerances identified in Table 3.2.1 - Tolerances for flood impact assessment.

- 4.4. Provide on concept earthworks and design drawings the post development climate change defined flood level as a contour.
- 4.5. Confirm the site based stormwater management devices have outlet levels in accordance with PO26 and PO27 of the Flood hazard overlay code.

5. STORMWATER

- 5.1. Demonstrate that there is sufficient separation clearance between the basin maintenance access and proposed Lot 36.

6. STORMWATER QUALITY

- 6.1. Amend the MUSIC model to model two (2) cells of the bioretention basin separately and demonstrate that the proposed filter areas of two (2) cells are sufficient to meet the water quality objectives.

Advice Note:

Engineering drawings indicate that two separate cells have been proposed to treat the stormwater runoffs. However, the proposed design indicates that stormwater runoffs will not be distributed evenly to both cells. Therefore, it cannot be assumed that two cells will behave like one big bio basin. Therefore, it is required to amend the MUSIC model to treat two cells separately (ie work out the catchment draining to each one from the SWMP and catchment plans etc.)

- 6.2. Amend Drawing DRG-0311 (issue 06) to outline the correct filter area of the proposed bioretention.

Advice Note:

Drawing DRG-0311 (issue 06) indicates that the filter area of the proposed bioretention basin 2 is 910m². However, the Stormwater Management Plan indicates that a minimum filter area of 800m² is sufficient to meet the stormwater quality design objective.

- 6.3. Provide a copy of the MUSIC model used to assess the effectiveness of the proposed treatment train. (email: Development@logan.qld.gov.au).

7. TRAFFIC / TRANSPORT

- 7.1. Provide an updated Traffic Impact Assessment to amend the plans in the Traffic Impact Assessment and the analysis provided throughout the Traffic Impact Assessment to accurately reflect the updated plans of development and the number of lots proposed.
- 7.2. Provide further clarification on the temporary access arrangement. Is it proposed that the temporary access to Chambers Flat Road will be fully terminated, with no access to / from Chambers Flat Road following a connection to Logan Reserve Road.

8. SEWER

Critical Issues

Council objects to the proposed sewer servicing arrangement, specifically the proposed temporary sewer pump station and associated rising main. The proposed sewer servicing arrangement as shown in 'Engineering Services Report' (the Report), prepared by Arcadis, and its drawings conflicts with Council's Sewer Servicing Strategy intended for this site and the whole and ultimate sewerage catchment. Council is now nearing completion of a Project Development Study and Business Case including a concept design for this sewerage catchment. This study is scheduled for completion towards the end of 2024.

The submitted 'Engineering Services Report' (the Report) and its plans do not comply with the Gravity Sewerage Code of Australia, South East Queensland Service Providers Edition, Version 2.1, September 2021 (the Code). In particular, the proposal does not comply with Section 1.2.3 of the Code. An extract from the Code is provided in Figure 1 below. Council's Sewer Servicing Strategy for this site and catchment complies with this section of the Code.

Figure 1: Extract from Gravity Sewerage Code of Australia, South East Queensland Service Providers Edition, Version 2.1, September 2021- Section 1.2.3.

Service strategies shall consider the least community cost and ensure all community, environmental, cultural, heritage and statutory requirements are complied with. Gravity sewers are the preferred means for providing sewerage service and the adoption of any other options require the explicit approval of the [SEQ-SP](#).

Council requests that the Applicant amends the Report and the subdivision to be consistent with Council's Sewer Project Development Study and Business Case (the proposed development is to discharge to an ultimate gravity sewer main flowing to a sewer pump station in accordance with the aforementioned study, whilst allowing for an appropriate gravity sewer connection for an upstream development).

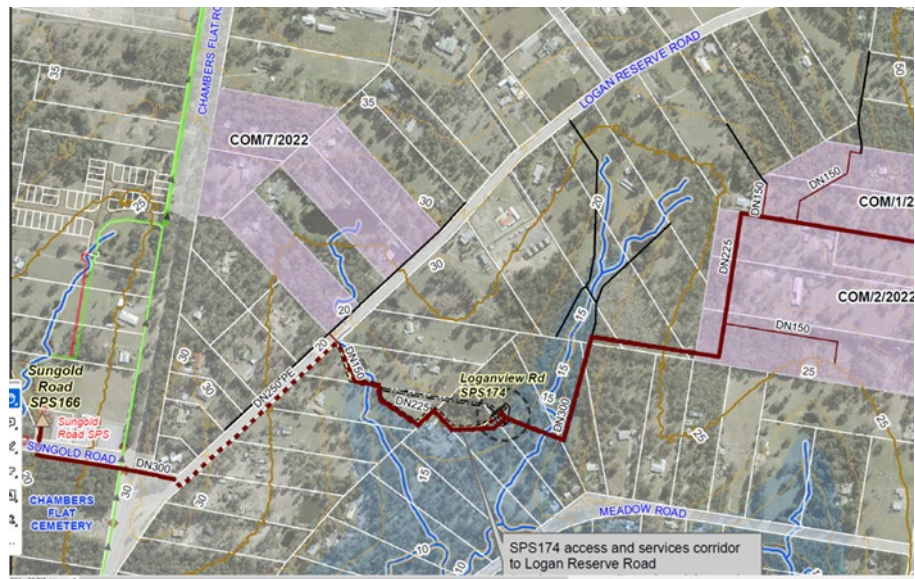
Sewer and Water Reticulation Layout Plan

- 8.1. In addition to the above, Amend the Sewer and Water Reticulation Layout Plan to show:
- 8.1.1. All combined easements over sewer main and stormwater main, easements width is to be a minimum of 4 metres as per the Code;
- 8.1.2. The sewer main to be extended to the upstream COM/93/2022 development through proposed Lot 4 or another agreed alternative and allow for the approved operational works sewer design (application no. OW/19/2024/A); and
- 8.1.3. The nominated connection point to the ultimate sewer solution as planned by Council in the ultimate solution shall generally comply with the below *Figure 2* and shall extend from the southwest corner of the site.

Advice Note:

Please note that the below Figure is indicative only and is conceptual in nature and does not reflect the outcomes of the aforementioned study.

Figure 2: The nominated connection point to the ultimate sewer solution



9. WATER

- 9.1. The information provided in the 'Engineering Services Report' (prepared by Arcadis), the 'Sewer and Water Reticulation Layout Plans' (prepared by Arcadis) and the 'Water Network Capacity Assessment' (prepared by Arcadis) regarding the size/location of water mains are contradicting. Please modify these documents so they are consistent and correct.
- 9.2. Provide amended concept schematic plans in the Engineering Services Report and the Water Network Capacity Assessment demonstrating the intended servicing for all allotments within the proposed development including the following information:
 - 9.2.1. A 200 mm water main from the water connection point from Chambers Flat Road along the Road MC01 and Road MC06 to the adjacent development site to the east;
 - 9.2.2. The size of the water main crossing Chambers Flat Road to be 200 mm diameter, not 150mm;
 - 9.2.3. The size of the water main adjacent to lot 14 (at Road MC06) to Lot 31 is required to be 150 mm diameter;
 - 9.2.4. The size of the water main along to MCO6 is to be 200 mm diameter not 150 mm;
 - 9.2.5. Provide a temporary 150 mm water main interconnection (crossing Lot 31) to the proposed 150 mm water main along Logan Reserve Road;
 - 9.2.6. Show 6 metres easements over the 150 mm diameter water main located within the private property. This will also need to be duplicated on the plan of subdivision; and
 - 9.2.7. Please ensure that lot numbers are consistent with the plan of subdivision (noting the lot numbers are differing across these drawings).

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. 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.

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.

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.

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.

INFRASTRUCTURE AGREEMENTS

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 the Assessment Manager, Katie Parsons, on (07) 3412 5269 or via email on development@logan.qld.gov.au.

Yours faithfully,

Joel Millican
Major Developments Coordinator
Development Assessment Branch