



Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 336928
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Please Quote: RL/79/2019/1
File Number: 1157702-1

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1 July 2020

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D G Shah
C/- Norris Clarke & O'Brien Pty Ltd
PO Box 3448
NEWMARKET QLD 4051

Dear Sir/Madam

INFORMATION REQUEST

APPLICATION NO: RL/79/2019/1
PROPERTY ADDRESS: 81-83 WINNETTS ROAD, DAISY HILL QLD 4127
PROPERTY DESCRIPTION: LOT 59 SP 268614
APPLICATION DESCRIPTION:

• COMBINED APPLICATION - RECONFIGURING A LOT - (ONE LOT INTO TWO LOTS) AND MATERIAL CHANGE OF USE (DWELLING HOUSE – DEVELOPMENT ENVELOPE)

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. PLANNING ASSESSMENT

Preamble: Council Officers maintain concern that the proposal may not be able to support a Dwelling House within the proposed Development Envelope considering its limited size, irregular shape, significant easement encumbrances and the irregular topography of the site. These issues, coupled with the further issues raised regarding stormwater management would suggest that the proposed Lot 62 will not be able to function adequately as a standalone allotment for the purposes of a Dwelling House.

Council Officers are open to discussing alternate development forms which may be more appropriate given the constraints of the subject site.

Based on the above, the following items are requested;

- 1.1. Provide an indicative Dwelling House design on proposed Lot 62 located wholly within the proposed Development Envelope.

Note: This design will not be conditioned as part of the approval and is for demonstrative purposes only.

- 1.2. Demonstrate the Dwelling House can be adequately serviced by a crossover and driveway in compliance with the design requirements of PSP5, specifically the IPWEA (Standard Drawings RS-049 & RS-050).

2. ENGINEERING ITEMS

Stormwater Quantity

- 2.1. Provide an alternative proposed means of discharge that complies with Section 3.6 of Sc6.2.5 of Planning Scheme Policy 5 – Infrastructure, and that clearly addresses PO2 and PO7 of the Infrastructure Code.

Advice Note: The proposed pumped system is not supported, as it is unclear how the system will meet efficiency, longevity, compliance and maintenance criteria, and the system is likely to place an unreasonable burden on the future property owner/s.

Council recommends reviewing the possibility of providing a gravity connection to the existing stormwater infrastructure within Winnetts Road. The invert levels of the maintenance structure and pipe within Winnetts Road appear to indicate that a piped connection may be possible, noting that any infrastructure to be constructed within the road reserve will need to meet minimum Council standards. It is further noted that the existing infrastructure within Winnetts Drive should be investigated by obtaining detailed survey, or potholing where required, as the existing Council mapping records are inconsistent with those indicated on the conceptual servicing plans.

- 2.2. Submit to Council an amended conceptual site based stormwater management plan, specifically to address the following items:

- 2.2.1. Quantify the proposed measures to achieve ‘no worsening’ of peak discharge from the site for the full range of design storms up to and including the 1 in 100 year ARI event in accordance with Section 3.6.2.10 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure;

Advice Note: The proposed design indicates that the tank and pumping system is designed to capture roof runoff up to the 1 in 20 year ARI event only, and as such, it is unclear if the peak flow rates are mitigated to predevelopment levels across the northern site boundary up to the major storm event. Any redesign is to clearly quantify the peak flows for all design events at all discharge points to demonstrate ‘no worsening’.

- 2.2.2. Confirm that the existing infrastructure within Winnetts Road (or any other revised outlet point) has the capacity to accommodate the proposed peak flows from the site.

Advice Note: Mitigating peak flows to predevelopment levels does not demonstrate ‘no worsening’ in this instance, as the predevelopment flows sheet off the site as overland flow and do not discharge to the existing drainage network. As the proposal indicates that site flows will be conveyed to the upstream network, confirm that the existing network has capacity to convey the flows.

- 2.2.3. Amend the rational method calculations in Section 4.2 and Appendix B where applicable as follows:

- 2.2.3.1. Revise the noted C10 value for the predevelopment calculations with respect to the impervious fraction noted in Table 1 and the required values in accordance with Table 4.5.4 of the Queensland Urban Drainage Manual (QUDM);

- 2.2.3.2. Revise the postdevelopment calculations to ensure that the calculations reflect the proposed building envelope for the site, and update Table 3 of the report and the C10 value in accordance with Table 4.5.3 of QUDM; and,

- 2.2.3.3. Address inconsistencies between the time of concentration noted for the post development scenario.

- 2.3. Provide an amended concept stormwater layout showing the locations of any proposed piped stormwater drainage infrastructure and associated easements where required.
- 2.4. Provide detailed survey of the south-eastern verge of the Winnetts Road cul-de-sac head to verify the submitted representations that the existing upstream catchment does not impact the subject site. Where any works are required to ensure that overland flows do not impact proposed Lot 62, clearly define the extent of any proposed works.

Advice Note: The submitted conceptual site based stormwater management plan indicates that localised shaping of the swale may be required. Confirm the extent of works required to ensure that all design flows from the upstream catchment, up to and including the major storm event, being the 1 in 100 year ARI, do not adversely impact the site.

Where flows are found to traverse the site via the existing open channel, demonstrate how flows from the channel will be conveyed to an appropriate lawful point of discharge, whilst maintaining adequate freeboard to the proposed finished floor level of proposed Lot 62.

Earthworks

- 2.5. Where any earthworks are proposed to facilitate a stormwater connection or to address the existing flow characteristics of the upstream stormwater catchment, submit a concept earthworks plan clearly showing the existing and proposed site levels, proposed cut and fill areas, and preliminary details of any proposed retaining walls including heights and locations.

Landslide Hazard and Steep Slope Area Overlay

- 2.6. The development site is impacted by the Landslide Hazard and Steep Slope Area overlay. Provide detailed justification that assessment of the Landslide Hazard and Steep Slope Area overlay code is not required under Table 5.10.8.1 of the Logan Planning Scheme 2015, or alternatively provide an assessment against the code, including the provision of a site specific geotechnical report.

Advice Note: The above item was not adequately addressed as part of the original information response to RL/79/2019. It is recommended that the applicant review Table 5.10.8.1 of the Logan Planning Scheme 2015 to determine if a code assessment is required based on the mapped steep slope area.

3. WATER DEVELOPMENT SERVICES

Water and Sewer

- 3.1. Provide a concept schematic plan demonstrating the intended servicing for proposed Lot 62 within the proposed development including the following information:
 - 3.1.1. Nominated connection point to water supply and sewerage infrastructure;
 - 3.1.2. Provision of a suitably sized service conduit for proposed Lot 62 where the water main is in the opposite side of the road;
 - 3.1.3. The accurate location of all existing Council water supply and sewerage infrastructure relevant to the site and any require extension to the sewer line to service Lot 62;
 - 3.1.4. Any easements required over any sewerage infrastructure within private property in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code)..
 - 3.1.5. Ensuring all lot servicing requirements are met.
 - 3.1.6. 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).

For enquiries in relation to the water and wastewater items above please contact Water Development Services on 07 3412 4468.



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 the assessment manager William Hardy on (07) 3412 5269 or via email on williamhardy@logan.qld.gov.au.

Yours faithfully

Tonna Plail
Senior Planning Officer
Planning Assessment Program