

Your Reference: BNE220030
Enquiry Phone: Customer Service (07) 3412 5269
Property Key: 209627
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Please Quote: RL/90/2022
File Number: 1296571-1



18 October 2022

CRESTMEAD LAND PTY LTD
C/- DTS Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101

Attn: Nick Bailey

Dear Sir

INFORMATION REQUEST

APPLICATION NO: RL/90/2022
PROPERTY ADDRESS: 247-257, 259, 261, 263-273, 275-285 AND 287 PARK RIDGE ROAD, PARK RIDGE QLD 4125
PROPERTY DESCRIPTION: LOT 1 RP 104726, LOT 2 RP 104726, LOT 3 RP 104726, LOT 4 RP 104726, LOT 5 RP 104726, LOT 6 RP 104726
APPLICATION DESCRIPTION: RECONFIGURING A LOT (6 LOTS INTO 5 LOTS, DRAINAGE RESERVE AND NEW ROAD)

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. PROPOSED PLAN OF DEVELOPMENT

- 1.1. Amend the proposed plan of development to provide a minimum 3 metre wide landscape buffer along the frontage of the development site to Park Ridge Road.

Advice Note:

Park Ridge Road is designated as an Urban Arterial Dual Carriageway and the proposed development must demonstrate how it complies with AO11 and PO11 of the Reconfiguring a lot code.

2. TRAFFIC

- 2.1. Demonstrate sufficient minimum land dedication has been provided for Park Ridge Road. Provide detailed designs (based off detailed survey) for Park Ridge Road including long sections, cross sections at 20 metre intervals, travel lanes, turning lanes and medians as per the preliminary plans, verge on a minimum 4-metre alignment, existing and proposed boundary and site levels to facilitate the minimum land dedication.

Advice Note:

Park Ridge Road centreline and preliminary plans have been provided to assist with the designs. The centreline and preliminary plans are preliminary and for information only. The

centreline provided in the CAD file is the middle of the East bound lane and West bound lane.

- 2.2. Provide a turn warrant assessment on the IC3/IA01 and IC3/IA02 priority-controlled intersections to determine if any turning lanes and additional land dedication is required for IC3. If any turning lanes are required, provide a concept plan demonstrating sufficient minimum land dedication has been provided for Industrial Collector 3.

Advice Note:

The turn warrant assessment is to include the potential traffic generation of surrounding lots.

- 2.3. Provide concept design drawings for the proposed interim signalised T-intersection configurations in accordance with Interim Configuration 2 identified in the Traffic Report by Bitzios.

Advice Note:

Concept design drawings need to be generally in accordance with the intersection location on Council's Concept Plans.

3. ACCESS AND SERVICING

- 3.1. Clarify the proposed design service vehicle sizing for the development road network, and demonstrate that the proposed temporary cul-de-sacs and easements are appropriately sized to accommodate the turning movements of the relevant design service vehicles.

4. STORMWATER QUALITY

- 4.1. Provide a copy of the MUSIC model (sqz file).
- 4.2. Show on the drawings how direct maintenance access from the road to the inlet pond can be achieved in accordance with the Bioretention Technical Design Guidelines, Version 1.1 Water by Design guidelines.
- 4.3. With regard to bioretention basin 1, confirm and demonstrate that only minor flows will discharge directly to the bioretention basins from the inlet pond and a high flow bypass can be incorporated into the design.
- 4.4. With regard to bioretention basin 2, a sediment forebay will be required. Provide calculations for the sizing and design of the sediment forebay in accordance with section 3.4.3 of the Bioretention Technical Design Guidelines Version 1.1 and demonstrate the required area can be accommodated within the bioretention/detention area.

5. ACOUSTIC INFORMATION

Advisory Note: It is recommended that a precinct-based approach to acoustics be considered as part of this application and acoustic reporting be provided to support this approach. This may avoid site based acoustics analysis of future uses within the subdivision. For further details please contact the Assessment Manager.

6. STORMWATER QUANTITY

- 6.1. Amend the proposed stormwater design strategy to achieve an appropriate lawful point of discharge for the eastern catchment (DEV 2) in accordance with Section 3.6 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure. The lawful point of discharge is considered to be the mapped waterway to the south-east of the site. Submit owners consent from any downstream property owner(s) for any drainage works and the registration of a drainage easement required to discharge flows to the mapped waterway.

Advice Note:

A level spreader solution will not generally be supported, as the lawful point of discharge is not considered to be the site boundary. The development is required to demonstrate how flows will be conveyed down to the mapped waterway to the south-east via drainage works

and easements through downstream properties. It is noted that this was advised as part of PLM/27/2022 and PLM/62/2022.

- 6.2. Demonstrate how the principle of 'no worsening' will be achieved for the proposed outlet to the mapped waterway associated with the western catchment (DEV 1) in accordance with Section 3.6.2.10 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure. Clearly show that there will be no adverse impacts to the downstream property with respect to changes in peak discharge (peak flow rate, depth, extent etc.), frequency of flooding, flow velocities, water quality, or scour effects by assessing the proposed outlet arrangement to the waterway. Additionally, flows must not be concentrated onto the adjoining property.
- 6.3. Submit an amended conceptual site-based Stormwater Management Plan, prepared in accordance with Section 2.4.1 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure, to address the following items:
 - 6.3.1. Confirm the lawful points of discharge for the site, and how flows will be conveyed to these points as required above;
 - 6.3.2. Review the nominated fraction impervious values for Catchments EX1 and EX2 nominated in Table 5-2 given the existing catchment composition;
Advice Note:
The existing impervious fractions appear high given the existing rural/agricultural use. The large structures on site appear to be partially permeable coverings, and should not be modelled as 100% impervious roofed areas.
 - 6.3.3. Provide Rational Method calculations to validate the modelling results;
 - 6.3.4. Demonstrate how the principle of 'no worsening' will be achieved for the correct design storm events defined by Australian Rainfall and Runoff 2019 (ARR19), being the 63%, 39%, 18%, 10%, 5%, 2% and 1% AEP events;
 - 6.3.5. Provide calculations for the worst case peak flows based on the critical design storm durations;
Advice Note:
An averaged or median outcome should not be adopted.
 - 6.3.6. Clarify the discharge locations for each of the post-development catchment areas; and
 - 6.3.7. Confirm how the nominated bypass flows along the site boundaries will be managed and conveyed in relation to the proposed batters.
- 6.4. Provide conceptual design details for the management of the external upstream catchment to the west in accordance with Section 3.6.2 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure, including:
 - 6.4.1. Confirm the 1% AEP major storm event peak flows impacting the western boundary;
 - 6.4.2. Confirm the proposed flow conveyance measures;
 - 6.4.3. Provide upstream piped connections for each of the existing properties; and
 - 6.4.4. Show any required drainage easements.
- 6.5. Amend the proposed combined bioretention/detention Basin 1 design in accordance with Section 3.6.6 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure as follows:
 - 6.5.1. Reduce the 5% AEP peak water level to a maximum depth of 1.2 metres;
 - 6.5.2. Show the 1% AEP peak water level and demonstrate that a minimum 300mm freeboard will be achieved to the top of embankment;

- 6.5.3. Confirm that maximum 1:4 (V:H) batters will be achieved for all batters within the basin lot;
 - 6.5.4. Provide a minimum 3.0 metre wide top of embankment;
 - 6.5.5. Provide further details for the proposed maintenance access arrangements; and
 - 6.5.6. Provide further details for the proposed outlet arrangement.
- 6.6. Provide a conceptual basin design layout plan and cross section for the proposed private stormwater Basin 2, including details for the outlet arrangement.

7. EARTHWORKS

- 7.1. Address PO7/AO7 of the Filling and Excavation Code with respect to the visual amenity impacts of the proposed batters in fill along the eastern boundary of the site.

Advice Note:

The impacts to Lot 7 on RP104729 (289 Park Ridge Road) are of concern, especially given the proximity of the adjoining structures and the heights of the batters in fill.

8. LANDSLIDE HAZARD AND STEEP SLOPE AREA OVERLAY

- 8.1. Submit a site-specific geotechnical report prepared in accordance with Section 2.2.6 of Sc6.2.5 Planning Scheme Policy 5 – Infrastructure as referenced in Section 3.11 of the submitted Town Planning Report. The geotechnical report must be certified by an RPEQ specialising in geotechnical engineering and must address the suitability of the proposed development based on the existing geotechnical conditions and identify all risk mitigation measures to ensure the development remains geologically stable in the long term.
- 8.2. Address PO3 of the Landslide Hazard and Steep Slope Area overlay code with respect to the extent of the proposed filling and excavation works.

9. BIODIVERSITY AREAS

- 9.1. Provide the GIS shape file (emailed to DATechServices@logan.qld.gov.au) containing polygon object(s) projected as MGA2020 Zone 56 showing the extent of proposed clearing, which informed the Environmental Offset assessment, drawing 11189E 03 ROL5 Offset Assessment B.

Advice note:

It is acknowledged the applicant intends to enter into a financial contribution, via Council's standard Infrastructure Agreement, to reconcile ecological values proposed to be cleared on the site and comply with the Biodiversity areas overlay code. Once the aforementioned GIS shapefile is provided, Council will issue an Infrastructure Agreement for signature. For efficiency, the GIS shapefile can be forwarded to Council outside of the formal Information response.

10. BUSHFIRE HAZARD ASSESSMENT

- 10.1. Amend section 4 "Bushfire Hazard and Risk Mitigation strategies" of the Bushfire Management Plan (BMP) to:
- 10.1.1. reflect future building construction requirements are required to be in accordance with *National Construction Code: Building Code of Australia* for Class 5-8 industrial buildings and remove reference to construction requirements for AS3959:2018; and,
 - 10.1.2. provide recommendations for landscaping generally consistent with an industrial land use and remove all references to 'residential landscape design' and residential houses.

Advice note:

The provided Bushfire Management Plan (BMP) has identified Bushfire Hazard and Risk Mitigation strategies in section 4. These mitigation strategies state that buildings located

within 100m of hazardous vegetation need to be designed in accordance with AS3959-2018: Construction of Buildings in Bushfire Prone Areas. The proposal is for an industrial subdivision and future uses will be buildings that are non-habitable and not permanently occupied. As such, buildings on these future industrial lots will not be required to comply with AS3959:2018. Amendments to the provided BMP are required to ensure recommendations of building construction refer to the National Construction Code: Building Code of Australia for Class 5-8 industrial buildings, specifically for proposed Lots 62, 64 & 65.

Should the BMP require no/minimal landscaping or landscaping of low-flammable species within the south-western portion of the site (along the western property boundaries of proposed Lots 62, 64 & 65), provide these recommendations in the BMP.

Further advice:

An opportunity exists to provide a precinct-based acoustic-emissions mitigation strategy. Should an acoustic fence be proposed along the western property boundary, provide a short assessment within the amended BMP that demonstrates the impacts any acoustic barrier will have on the bushfire hazard ratings (if any) on all proposed lots.

11. WATER AND SEWER

Advisory Note: Outstanding information is still required to be addressed for the current change application before Council, for the overarching Preliminary Approval (MCUI/15/2011/A) that the subject application is to be assessed against. Subject to the resolution of the outstanding matters, additional information maybe be sought by Council for the subject application.

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

Yours faithfully

Katie Parsons
Senior Planning Officer
Major Developments and Appeals
Strategy and Sustainability

