

14 July 2023

Justin Lynham
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Justin Lynham

Via email: DSPlanningSupport@brisbane.qld.gov.au

Dear Justin,

RE: RESPONSE TO FURTHER ADVICE – DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR OUTDOOR SALES, SHOP, TRANSPORT DEPOT AND CARETAKER'S ACCOMMODATION (A005894168) AT 209 MCROYLE STREET, WACOL

Reference is made to the abovementioned development application and Council's Further Advice dated 5 July 2023. The below provides a full response to all matters raised, and request that Council proceed with assessment of the application.

In support of this response, the following information is provided:

- Stormwater Management Plan prepared by BANA Consulting Engineering (**Attachment A**);
- Amended Site Plan prepared by BANA Consulting Engineering (**Attachment B**).

Each item from Council's further advice letter has been outlined below (in Italics) along with our respective response.

STORMWATER

Item 1

The Stormwater Management Plan from Bana Consulting Engineers dated 4 April 2022 has been reviewed and in response to PO1, PO2, PO3 and PO4 of the Stormwater code the following issues are required to be addressed.

- A lawful point of discharge has still not been demonstrated. Flows are shown to be discharging directly to private property through the proposed retaining walls and the filling proposed up to 2.5m in height in the south-west corner would not allow the site to grade out to McRoyle Street due to the fall across the site. Provide amended plans and a Stormwater Management Plan that demonstrate a lawful point of discharge in accordance with AO3.3 of the Stormwater code and Chapter 7 of the Infrastructure design planning scheme policy.*
- It is noted in response to the information request written consent for a lawful point of discharge is to be provided at a later date. To discharge ultimately to the waterway to the west of the site, written consent is required from all downstream property owners to construct drainage and*

demonstrate how stormwater discharge will not adversely impact on adjacent private properties and vegetation, prior to the application being finalised. Permission must be obtained from two property owners downstream and would involve disturbing vegetation in both properties and the waterway corridor and therefore more details are essential.

- c) *Dimensions shown in the plans are indicating bio retention/detention basins 10m deep with a filter 5m deep. Provide amended plans that confirm the dimensions of the bio retention/detention basins, including detailed engineering plans and sections drawn to scale.*
- d) *No calculations have been provided on the detention proposed nor any modelling to support the proposal. Without a stormwater pipe to discharge into, basins will extend the duration of flows across the private properties downstream and cause nuisance. A level spreader discharging overland flow over private property is not acceptable as a Lawful point of discharge.*

Provide an amended Stormwater Management Plan that includes calculations and modelling for the proposed detention along with a lawful point of discharge as discussed above.

- e) *Clarify on amended plans how the 40m² area in the western corner of the site is to be accessed for maintenance.*

Response:

A revised Stormwater Management Plan (SMP) has been prepared by BANA Consulting Engineering in support of this response and is included as **Attachment A**. The SMP demonstrates compliance with Council's requirements with respect to stormwater quality and quantity. In summary –

- Stormwater quality assessment has been undertaken using MUSIC software to achieve pollutant reduction objectives in accordance with Section 7.9.3 of the planning scheme for permanent water quality control.
- Pre and post developed hydrology and hydraulics assessment using DRAINS model and mitigation of the site post development flows in compliance with the stormwater code.
- Additional flows generated in post developed condition will be offset by provision of onsite underground detention with a volume 291m³. Hydrologic modelling shows a runoff reduction to less than the predevelopment condition at the site boundaries and as such no stormwater related adverse impacts from the development are anticipated.
- Stormwater quality from the development is to be improved through the provision of measures including SQID and EnviroPod.

Amended plans have been provided as Attachment C which confirm the dimensions of the bio retention / detention basins. The amended SMP includes all calculations and modelling for the proposed detention and lawful point of discharge.

TRAFFIC (ACCESS AND SERVICING)

Item 2

The Traffic Report from Bana Consulting Engineers dated October 2021 and revise February 2022 has been reviewed. While it is acknowledged that the number of driveways has been reduced by one from the original scheme, the number of driveways into the development must be further rationalised to

minimise access points to the site and the following issues are required to be addressed in response to PO1, PO3, PO9, PO10, PO15, PO18, PO19 and PO20 Transport, access, parking and servicing code.

- a) Provide amended plans that remove the proposed access to the shed between the caretaker's residence and the primary access to McRoyle Street. Plans are to show a shared access with either the primary access driveway or the caretaker's residence access depending on the proposed use of the shed.
- b) Provide amended plans that include a non-trunk land dedication for a 10m by 10m by 5 equal chord corner truncation on all industrial roads at the Clendon Street and McRoyle Street intersection.
- c) The plans provided do not detail the extent of the hardstand area where vehicles are to be parked/stockpiled on the site. Provided amended plans that include this information.
- d) The Traffic Report has not been signed and certified by a Registered Professional Engineer Queensland (RPEQ) with traffic engineering experience. The signature must be provided for any performance outcomes to be considered. Provide a RPEQ-signed traffic report.

Response:

An amended Site Plan (Dwg. SP-01) has been prepared by BANA Consulting Engineering as **Attachment B**. The amended Site Plan shows the new shared access from McRoyle Street to the caretaker's residence and shed and details the extent of hardstand areas where vehicles will be parked / stockpiled on the site.

EXTERNAL ROAD AND STREETSCAPE WORKS

Item 3

The site plan provided details excessive verge works and a kerb and channel at almost 7 metres from the site boundary which is not supported.

- a) As previously requested provide amended plans showing a formal verge with kerb and channel on a 3.75m alignment on both the McRoyle Street and Clendon Street frontages with an R10 kerb return and any associated pavement widening as required in accordance with AO6 of the Infrastructure design code and planning scheme policy.

Response:

An amended Site Plan has been prepared by BANA Consulting Engineering (refer to **Attachment B**), which provide for kerb and channel on the McRoyle Street and Clendon Street frontages.

EARTHWORKS

Item 4

In response to PO1 and PO2 of the Filling and excavation code provide the following:

- a) Amended earthworks plan that shows all retaining walls are located within the boundaries of the site in conjunction with the extent of fill being proposed.
- b) As previously requested, a completed and signed Erosion Hazard Assessment form is required to be provided as part of this assessment.

Response:

Please refer to **Attachment B** for the amended Site Plan which has been prepared by BANA Consulting Engineering, which demonstrates all retaining walls are within the property boundary.

LAND USES AND PLANS

Item 5

It is noted in response to the information request further clarification on the proposed land uses was provided including the location of the Shop and Outdoor sales. The response states the shop will be located within the proposed dome areas and Outdoor sale activities will occur on the hardstand areas. Provide amended plans and information that:

- a) Clearly nominate the location of Shop activities and reduce the area of the Shop over the entire site to no more than 250m² as per AO24 of the Industry code.*
- b) Clarify the extent of hardstand associated with the development. It is noted the hardstand areas appear limited to the internal access ways, parking, dome areas, ancillary offices and the caretaker's accommodation.*

Response:

Please refer to the amended Site Plan provided as **Attachment B**. The amended Site Plan clearly indicates the extent of hardstand areas associated with the development, providing access to car parking areas, dome areas, caretaker's accommodation and the temporary offices.

Item 6

The proposed site plan shows the site boundary line around the area in the western corner of the site currently nominated for the level spreader.

- a) Submit amended site plans addressing all issues raised in this Further Advice and ensuring all details on the plans, including the site boundary are accurate.*

Response:

Please refer to the amended Site Plan prepared by BANA Consulting Engineering (**Attachment B**).

SEWER

Item 7

As noted in the information request the site is not currently serviced by existing sewer infrastructure.

- a) Provide a Sewer Advice Notice (SAN) from Urban Utilities including evidence of acceptance from Urban Utilities about the SAN. Permission will be required from Council's Brisbane Infrastructure for works within Council land.*

Response:

A SAN from Urban Utilities will be provided to Council at a later date as this is in the process of being sought.

Thank you for your attention to this matter. Based on the facts and circumstances outlined above, we recommend Council approve the application subject to reasonable and relevant conditions. We

anticipate that this information is sufficient for your purposes and ask that you proceed with the assessment of this application.

Should you have any queries, please do not hesitate to contact David Zanker on (07) 3217 5771.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'D. Zanker', written in a cursive style.

David Zanker
Principal Planner