



**City Planning & Sustainability  
Development Services**

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26 July 2024

National Car Removal Pty. Ltd.  
C/- Blume Planning and Development Pty. Ltd  
PO BOX 681  
ALBANY CREEK QLD 4035

**ATTENTION: David Zanker**

**Application Reference:** A006414111  
**Address of Site:** 86 BLUNDER RD OXLEY QLD 4075

Dear David,

**RE:** Further advice

Council has finalised its review of the response to the information request and the following is required prior to Council finalising its assessment of the application.

**Flooding and Stormwater Management**

1. Further information is required to demonstrate compliance with the Flood overly code, Stormwater code and Waterway corridor code of *City Plan 2014* as follows:
  - a) To minimise residual flood hazard risk associated with property damages and debris mobilisation, the operational area of development must be filled to achieve a minimum level of 6.8m AHD.

Provide a survey plan showing the current RL AHD levels on site and amended proposed plans showing the minimum level of the operational area to be 6.8m AHD; and

- b) Provide an amended stormwater concept design plan that includes RL / AHD levels on the site, showing the location of stormwater infrastructure, the outlet structures onto the waterway corridor and the existing overland flow path to the north of the site that takes part of the site runoff is to be submitted to Council.

**Refuse Storage**

2. In response to the Industry code and the Refuse planning scheme policy, provide on amended plans the dimensions of the refuse storage area for both sites. Noting Site 1 requires a weekly collection and storage of 1 x 1100 litre general waste and 1 x 1100 litre for recycling and Site 2 requires a weekly collection and storage of 1 x 1100 litre general waste and 2 x 1100 recycling.

### **MUSIC Modelling File**

3. The MUSIC modelling file submitted in response to the information request has been reviewed and a revised and rerun MUSIC model addressing the following criteria is to be submitted:
  - a) The inlet properties and TSS, TN, TP Flow Based Capture Efficiencies for the Site 1 and 2 Enviro EPS E45 units are inaccurate. Within the revised MUSIC model, the Flow Based Capture Efficiencies are to be in accordance with Option 1 Appendix 4 of the University of South Australia Enviro Australis Performance Report Ref A1707014 dated 15/12/2017); and
  - b) Provide the Rainfall data that is representative of a Brisbane Rainfall Station closest to the site.

### **Waterway Corridor**

4. It is noted the response to the Information request, amended plans noted the area of the Waterway corridor to be dedicated to Council. Further clarification via amended plans is required as follows:
  - a) It is noted the engineering plans appear to indicate a swept path of a 19m articulate vehicle within the area of the Waterway corridor to be dedicated to Council.  
  
Provide amended engineering plans that demonstrate onsite manoeuvring can be achieved, in accordance with the Transport, access, parking and servicing planning scheme policy, on site without reliance on area of the Waterway corridor to be dedicated to Council;
  - b) Provide amended plans that include an indicative location of the proposed stormwater discharge within the Waterway corridor. The discharge location is required to consider any existing vegetation within the Waterway corridor;
  - c) Identify and show on amended plans how access to the Waterway corridor will be provided for Council management in the future (e.g., access easement locations); and
  - d) Provide on amended plans the area of proposed rehabilitation.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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