



Redland
CITY COUNCIL

Redland City Council
ABN 86 058 929 428

Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163

PO Box 21,
Cleveland Qld 4163

Telephone 07 3829 8999
Facsimile 07 3829 8765

Email rcc@redland.qld.gov.au
www.redland.qld.gov.au

09 September 2014

Our Ref: AV:AV
File No: :MCU013300
Contact: City Planning & Assessment

Capalaba State School
C/- East Coast Surveys
PO Box 144
Cleveland QLD 4163
Attn Ken Burmeister

Dear Ken,

Information Request

Sustainable Planning Act 2009

I refer to your development application, described below, and advise that further information is required to satisfactorily assess the proposal. The information requested is set out below.

APPLICATION DETAILS

Proposed Development:	Shop (Markets)
Application Reference No:	MCU013300
Site Description:	Lot 198 SP 241130
Site Location:	Capalaba State High School 53-59 School Road Capalaba QLD 4157

INFORMATION REQUIRED

1. Provide an amended plan indicating all permanent structures and stationary vehicles associated with the proposed use. It appears that a number of shipping containers and mobile food stalls are located on site.
2. Confirm whether the proposed shade structures are intended to be permanently installed or erected and dismantled temporarily for each Sunday market event. If the structures are temporary, then provide information regarding proposed times for set up and the types of equipment required eg. power tools, cranes, cherry pickers.
3. Provide an accurate tree plan relative to the proposed development that identifies the canopies of all non-juvenile koala habitat trees as per definition of *South East Queensland Koala Conservation State Planning Regulatory Provisions* in location of and adjacent to proposed works. Include a tree species list.

4. Provide a drawing that demonstrates where and how replanting is to be undertaken within the Enhancement Corridor on-site, addressing Specific Outcome S2.1 (5) of the Habitat Protection Overlay Code. Include details related to plant species, densities and planting locations.
5. Verify the extent of proposed pervious and impervious areas on-site, considering that it has not been specifically verified if the car park area aisles are to be sealed or not. Identify the location of all proposed impervious areas on the Site Plan, and resubmit to Council.
6. Submit a Stormwater Management Plan showing how the stormwater quality and quantity can be adequately managed in accordance with Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management and Redlands Planning Scheme Part 8, Division 9 – Stormwater Management Code, in particular:-
 - without causing any worsening conditions to the existing drainage / overland flow path, as well as all adjoining private properties; and
 - including information on management of contaminants such as greases, oils and sediments leaving the car parking areas to ensure best practice stormwater management and enhance stormwater quality, considering also that the aisles of the proposed car park area are potentially to be sealed with compacted road base. Provide drawings of the proposed stormwater treatment and any associated works, including design of site drainage.
7. Provide an acoustic assessment to demonstrate compliance with Specific Outcome 3.8 of the *Division 2:- Community Purposes Zone Code* as the proposed development must mitigate impacts associated with noise. Refer to the *Redlands Planning Scheme Policy 5 – Environmental Emissions* for further guidance. The assessment must provide initial information which includes:
 - location of existing and proposed residential dwellings and other sensitive receptors
 - proposed operational hours, site operations and activities. The assessment must take into account the likelihood of market stall operators and staff attending the site at least two hours earlier than the proposed opening hour for the markets;
 - outdoor dining noise, amplified entertainment (PA and music) and recreational noise typical of a large market;
 - vehicle noise, car door slams, car parking noise, service vehicle and loading bay noise, use of impact and power tools, and noise from groups of people (market staff / stall holders / customers);
 - refrigeration equipment, pumps, compressors, mechanical ventilation equipment, vents and other applicable items of plant typically used at a large market.
8. Provide a Traffic Impact Assessment (TIA) in accordance with Redlands Planning Scheme Part 11, Policy 9, Chapter 5, Section 9.5.6.3 assessing the impact that traffic associated with the proposed development will have on the adjoining road network. The report is to be prepared by a RPEQ (Civil) specialised in traffic engineering, to address all related issues associated with the proposed development, including but not limited to:-
 - a) Determine assessment methodology and approach that is suitable for the scale and impact caused by the proposed development;
 - b) Assess risk & quantify impact to existing traffic on School Road including pedestrian, cyclist, and vehicles;

- c) Develop management/amelioration plans to mitigate or minimise the impacts on School Rd as well as intersections at Ney Road and Mt Cotton Rd, including storage, queuing etc;
 - d) Internal traffic circulation and parking layout / provisions, demonstrating compliance with *Australian Standard 2890* (including disability access) and *Redlands Planning Scheme Part 11, Chapter 15 – Access and Parking Code*;
 - e) Assess adequacy of existing vehicular ingress and egress treatment on School Road, with commentary (concept plan) on requirements of external works, signage and/or line-marking on School Road;
9. Provide a Civil Design Layout in accordance with the *Redlands Planning Scheme Part 11, Policy 9 – Infrastructure Works*. The plan must be prepared by a RPEQ (Civil) to document all civil works (internal and external) associated with the entire development area, with the following:-
- a) Detailed layout of the development (car parking area and proposed stalls);
 - b) Provide pavement design details (or product specification) for the development, especially the parking area to ensure the structural integrity is suitability for the design traffic load ;
 - c) Detailed measurements on parking layout and dimensions of parking bays, assisted with swept path analysis, to demonstrate compliance with AS2890;
 - d) Details of the works undertaken and/or proposed (including bulk earthworks, roadworks, and stormwater drainage works) with existing contours and design details;
 - e) An Erosion and Sediment Management Plan to demonstrate compliance with Redlands Planning Scheme Part 8, Division 6 – Erosion and Sediment Control.

ADVICE

Environment Protection & Biodiversity Conservation Act

Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **vulnerable** under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

RESPONDING TO THIS INFORMATION REQUEST

Under the provisions of Section 278 of the *Sustainable Planning Act 2009* you have three options available in response to this information request. You must respond to Council by providing:

- a) all of the information requested; or
- b) part of the information requested together with a letter asking Council to proceed with the assessment of the application; or
- c) a letter –
 - i) stating that you do not intend to supply any of the information requested; and
 - ii) asking Council to proceed with the assessment of the application.

To assist you in meeting the above requirements, an information response notice has been attached for your use.

Your response to this information request should be forwarded to:

Assessment Manager: Andrew Veres
Address: PO Box 21 Cleveland QLD 4163
Phone: 07 3829 8828 **Fax:** 07 3829 8765
Email: rcc@redland.qld.gov.au

Alternatively, if you have lodged your development application through eDA you should respond to this information request through the eDA portal by uploading your information response by the due date.

Please be aware that under Section 279(1)(b) of the *Sustainable Planning Act 2009* your application will lapse unless you respond in accordance with the above requirements within **six months** of this information request.

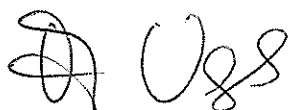
RESPONSES TO CONCURRENCE AGENCIES

Any concurrence agency for the development application may also make an information request. In accordance with Section 278(2) of the *Sustainable Planning Act 2009* you must provide Council with a copy of any information response you submit to a concurrence agency.

OTHER DETAILS

For further information in regards to this information request, please contact your assessment manager on 07 3829 8828.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Veres', with a stylized 'A' and 'V'.

Andrew Veres
Senior Planner Delegate
Planning Assessment

Encl. Information response notice



Redland
CITY COUNCIL

Information Response Notice

Sustainable Planning Act 2009

Redland City Council
ABN 86 058 929 428

Cnr Bloomfield & Middle Sts.
Cleveland Qld 4163

PO Box 21,
Cleveland Qld 4163

Telephone 07 3829 8999
Facsimile 07 3829 8765

Email rcc@redland.qld.gov.au
www.redland.qld.gov.au

Andrew Veres
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Email: rcc@redland.qld.gov.au

Proposed Development: Shop (Markets)
Application Reference No: MCU013300
Site Description: Lot 198 SP 241130
Site Location: Capalaba State High School 53-59 School Road Capalaba QLD 4157

Further to Council's information request dated 8 September 2014, please accept this as my information response for the abovementioned development.

Note to Applicants: *please tick the relevant box below and attach this page to the front of your information response to Council.*

- I have provided all of the information requested in the attached response and ask that Council proceed with the assessment of my development application.
- I have provided part of the information requested and ask that Council proceed with the assessment of my development application.
- I do not intend to provide any of the information requested and ask that Council proceed with the assessment of my development application.

Applicant's name:

Applicant's signature:

Date:

