

PRE-LODGEMENT MEETING CHECKLIST

Meeting Date: Thursday, 19 November 2009 @ 2.00pm - Loganlea Room PLM Number: PLM/162/2009

Applicant:	QUEENSLAND GREYHOUNDS	
Property Address:	CRONULLA PARK, 146-178 Kingston Road, SLACKS CREEK QLD 4127	
Property Description:	Lot 658 SL 12298	
Existing land use:	Public Open Space - was historically used for Landfill	
Site Area:	10,2400m ²	
File Number:	270532-2	
Chairperson:	Marta Osipowicz	Senior Planning Officer
Attendees (Council):	Marco Alberti Peter Coleman Carl Bayer Melinda Tickle Ray Ahlholm Daniel Flanagan Daniel Crowle Anthony Wallis Kylie Holmes Cr Lutton	Program Leader - Planning (North East) Design Engineer Traffic Engineer Transportation Planner Development Engineer Development Engineer Parks Planning Officer Senior Environmental Health Officer Senior Environmental Management Officer
Attendees (Applicant):	Andrew Gaffney Michael Rasi SKM - Jeremy Wicks - Tanya Moe (T&T) - Marcus Holford Paul Felgatr Darren Beavis	ML Design - Planner ML Design - Architect Contamination Traffic Services QLD Greyhounds QLD Greyhounds
Proposal:	Proposed Racing Facility (Greyhounds)	
Application to be assessed under the Superseded Planning Scheme?		No

- DA2 POLICY MAP REMAINING BUSHLAND AREAS
- DA5 POLICY MAP ARCHERFIELD AVIATION BUFFER AREA
- DT1 ROAD NETWORK
- DT3 PARKS NETWORK
- DT4 STORMWATER DRAINAGE NETWORK
- DT5 SEWERAGE & WATER SUPPLY HEADWORKS CONTRIB.
- OL4 BUSHFIRE HAZARD AREA
- OL11 NOISE AFFECTED AREA

PROPOSAL:

Proposed Racing Facility (Greyhounds)

ADMINISTRATION:

Zone: Non urban and conservation locality



Level of Assessment:	Outdoor Entertainment	
	Code Assessable if in the -	
	(b) Public Open Space zone, in any sub-area	
Application Fee:	Outdoor Entertainment	\$7,702.80 (as per Fees & Charges 2009/2010)
Defined Use:	<i>outdoor entertainment</i> means the use of premises for any form of entertainment, game, recreation or sport which occurs primarily outdoors and for which admission is limited by a charge, an invitation or the like. The use also includes an associated activity being—	
Schedule 1 Part 2 Figure 2.1E Other Use		
➤ Recreation Activity	(a)	a food outlet where the GLA does not exceed 50m ² and involves a kiosk or a light refreshment booth; or
➤ Indoor & Outdoor Entertainment	(b)	the sale to the public of liquor pursuant to a licence under the <i>Liquor Act 1992</i> ; or
	(c)	a shop where the GLA does not exceed 100m ² and involves the sale of a good or a service related to an activity which characterises the use of the premises; or
	(d)	a spa pool, sauna, solarium or other sport or recreation facility.

PLANNING:

Structure Plan:	No structure plan	
Sub-area:	PO5	
Codes/Overlays applicable:	Overlays listed above	
	Applicable Codes:	<p>Non urban and conservation locality and zones code (section 3.4.9)</p> <p>Overall outcomes for the non-urban and conservation locality</p> <p>Non urban and conservation locality (Table 3.4.11)</p> <p>PO5 sub-area of the Public Open Space zone (Table 3.4.36)</p> <p>Works codes (section 5.3.1)</p> <p>Parking Code (Table 5.3.4)</p> <p>Landscaping Code (Table 5.3.6)</p> <p>Earthworks Code (Table 5.3.9 &/or Table 5.3.11)</p> <p>Advertising Device Code (if applicable) (Table 5.3.14A & B)</p> <p>Infrastructure Code (Tables 5.3.18, 5.3.19, 5.3.20, 5.3.21, 5.3.22, 5.3.23, 5.3.24)</p>
Density:	None applicable	
Subdivision Layout (Building Envelope):		
	Road Boundary Clearance	20 metres minimum
Built Form Controls:	Site Coverage	10%
Schedule 3 of the Planning Scheme	Building Height Standard	Premises in the residential locality, non-urban and conservation locality and investigation locality
	(Schedule 3 - Section 5.5)	8.5 metres maximum
CPTED:	Boundary treatments, achieving surveillance of public spaces	
Streetscape:	The proposed function building must have streetscape presence.	
Referral Agencies:	Department of Transport and Main Roads & Department of the Environment and Resource Management	

Car parking Rate:

Use not specified in
column 1 of Table 5.3.4A

Sufficient parking spaces and areas to accommodate
the amount of vehicular traffic likely to be generated
by the use.

Justified/ supported by a Traffic Report

ENGINEERING:

Roadworks: (widening/ kerb & channel)

Council Officer's anticipate frontage works, such as kerb and channelling, to
be undertaken - standard Council requirement

Stormwater Quantity:

Infrastructure: (Water & Sewer)

Earthworks:

Parking: (Access/manoeuvring)

Foot path/ cycle way may be required along Compton Road. Some works
may be given a credit against Road and Infrastructure Contributions of
satisfying criteria and not 'front gate works'

Refer to Applicable Codes and Council's Planning Policies

FLOODING:

Constraints:

ENVIRONMENTAL:

Acid Sulphate Soils:

Acoustics:

Stormwater Quality:

Vegetation Management:

Wetlands/Waterways:

Environmental Health Officers mentioned that stormwater quality to be addressed and design
measures implemented accordingly

Parks want as much of the existing vegetation to remain

LANDSCAPING:

Requirements:

Detailed plan to be submitted as an Operational Works application
Report for Development Assessment should address the Landscaping Code (as applicable)
but no detailed plans are required to be submitted

CONTRIBUTIONS:

☒ Sewerage \$331,454.36*

☒ Water \$576,170.67*

☐ Street Trees

☐ Concrete Footpaths

☐ Street Lights

☐ Parks

☒ Road Transport \$282,131.38*

☐ Sector

☐ Amount/Rate **data as per preliminary Pre ICU calculation - attached*

REPORTS:

- | | |
|--|---|
| ☐ Acoustic Report | ☒ Stormwater Quality Management Report |
| ☐ Ecological Impact Assessment | ☒ Stormwater Quantity Management Report |
| ☒ Engineering Report | ☒ Schedule of exterior finishes/ design details |
| ☐ Flood Study | ☒ Traffic Report |
| ☒ Landscape Plan | ☒ Others |
- Social Impact Assessment - requirements for the report are attached
Environmental Management Plan + Kennel Management Plan

GENERAL OVERVIEW

The Pre-lodgement meeting is a follow on from the meeting held 25 September 2009.

The building associated with the race track has been reduced in area, from approximately 2,300m² to 1,300m². There will be a maintenance building, kennel block and car park.

Access achieved from Kingston Road - on-site parking space for 70 cars/ 50 trailers with drop off.

2 meets per week - twilight at 6:30pm to 9:30/10:00pm. On other days there could be administration meetings and general dog trialling.

Expect about 40 dog floats + 70 patron vehicles - 110 persons per meet

PRIORITY ISSUES FOR DISCUSSION (FROM PRE-LODGEEMENT MEETING REQUEST FORM)

ISSUE	COMMENTS/ AGREED OUTCOMES
1 Traffic - Access points from Kingston and Compton Roads - internal layout and design.	SKM Kingston Road - 20,000vpd DTMR will allow left in-out and right in but not right out Main issues are traffic circulation through the site Proposal accommodates a HRV for servicing the main building Council Officer's noted that queuing on Kingston Road will be in DTMR's jurisdiction and that internal circulation is a lesser concern
2 Stormwater and easement along drain.	Easement to be provided over southern and eastern drain because it supports the greater system and Council will need access to it in order to maintain it The plans note 2x1800 pipes although there are only 2x1200 pipes The drain needs to be improved and brought up to an acceptable and easy to maintain standard - not concrete - mainly a tidy up and some regraded is anticipated Council Officer's mentioned that stormwater quality needs to be addressed and there are many ways in which that can be achieved Officer's also suggested that anecdotal evidence of how the system is currently performing would be beneficial SKM responded by indicating that they have begun considering bio retention basins on the eastern part of the site
3 Contamination - management/impacts	SKM have investigated the capping - low permeability - no real issue Some contamination of ground water but not an unacceptable environmental or health risk - some petroleum. Release of gas due to organic breakdown which is not an issue beyond the site - SKM do not envisage any remediation Council Officer's envisage an Environmental Management Plan - identifying any vent relocation Referral to the Department of the Environment and Resource Management because the site is on the Contamination Register

13-054

DL Documents

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	ISSUE	COMMENTS/ AGREED OUTCOMES
4	Infrastructure Contributions - calculations	Over \$1mil dollars in contributions Suggested that applicant submits information to Logan water justifying a reduction in water and sewerage infrastructure charges

OTHER ISSUES/COMMENTS:

	ISSUE	COMMENTS
1	Social Impact Assessment <i>(there will be betting and liquor at the premises)</i>	Community Engagement is seeking a Social Impact Assessment. They have provided information as to what the SIA needs to address
2	Kennel licensing	Environmental Health Officer's raised that there may be a need to obtain a kennel license. Qld Greyhounds indicated that none of the dogs will be staying on the site overnight Officer's will expect a simple Kennel Management Plan addressing waste etc
3	Subsidence & the Capping	SKM indicated that it is difficult to predict subsidence - it is evident that it has occurred on the site Mindful that the capping cannot be penetrated although it will be necessary in order to undertake water, sewer and general construction works SKM indicated that apart from the necessary penetration, a risk management plan will be implemented to ensure no additional capping penetration occurs on site
4	External appearance of the site	Parks Planning would like to ensure as much of the vegetation is maintained on the site and that there is no chain link mesh fence along the boundary of the site
5	'Key Site'	The proposal needs to ensure that the 'key site' which, is identified by the Scheme, is not being adversely affected by the proposal
6	18 m high control tower	An 18m high control tower will exceed the building height requirements of the Scheme

Chairperson's Signature:.....

49-Sch4 - Signature

Date: 25 NOV 2009

Applicant's Signature:.....

Date:.....

Disclaimer:

A pre-lodgement meeting is a free service offered by Logan City Council where informal discussions take place between an applicant and Council's technical officers in regards to a proposed development based on plans, documents and technical information provided by the applicant at the time and date of the pre-lodgement meeting.

In lodging this request for a pre-lodgement meeting, the applicant accepts that:

- A pre-lodgement meeting does not constitute a detailed assessment and may not indicate the likely outcome of the subsequent assessment process.
- A pre-lodgement meeting may not identify all areas of concern or requirements which are raised during the subsequent assessment process.
- Advice will not prejudice any input relevant to public notification of the proposal or inputs from the referral agency

Input Area

represents drop down box
represents input box

Officer

Officer table

Enter Assessment Manager/Planning Officer (username)
Enter ICU Officer providing the calculation (username)

AlbertM Marco Alberti Program Leader North-East
Hutchic Caroline Hutchinson ICU Proxy

Index to be used: 1 June 2009

Index

Water Supply

Water headwork table

New Use	Centres: Water - not for general, noxious or hazardous industry	30.00	per	10.2400	hectare	307.2	ha.
		-	per			-	
		-	per			-	
		-	per			-	
		-	per			-	
Total New Use						307.2	
Existing Use		-	per			-	
		-	per			-	
		-	per			-	
		-	per			-	
		-	per			-	
Total Existing Use						-	
Is the premises located in the Sewerage and Water Supply headworks contribution area?		Y					
Net Use		307.2					
WHC1		597.00					
WHC2		287.00					
Works External Schemes		-		894.00			External works table
Charge							
Total Excluding Indexation		271,564.8000					
Index based on 1 June 2009		59,889.5618					
Total Including Indexation						138.3 Base Index	
						\$	331,454.36

External works table

Sewerage Supply

Sewer headwork table

New Use	Centres: Sewer - not for general, noxious or hazardous industry	50.00	per	10.2400	hectare	512.0	ha.
		-	per			-	
		-	per			-	
		-	per			-	
		-	per			-	
Total New Use						512.0	
Existing Use		-	per			-	
		-	per			-	
		-	per			-	
		-	per			-	
		-	per			-	
Total Existing Use						-	
Is the premises located in the Sewerage and Water Supply headworks contribution area?		Y					
Net Use		512.0					
SHC1		419.00					
SHC2		503.00					
Works External Schemes		-		922.00			External works table
Charge							
Total Excluding Indexation		472,064.0000					
Index based on 1 June 2009		104,106.6667					
Total Including Indexation						138.3 Base Index	
						\$	576,170.67

External works table

Parks

Parks table

Financial contributions for development other than a multi-unit residential activity

New Use		-	per		-
		-	per		-
		-	per		-
		-	per		-
		-	per		-
Total New Use					-

Existing Use		-	per		-
		-	per		-
		-	per		-
		-	per		-
		-	per		-
Total Existing Use					-

Net Use

Land Contribution for Parks

Discounted Monetary Contribution

Less: Works Contribution (enter as amount)

Total Reconfiguration of Lot

Financial contributions for development being a multi-unit residential activity

New Use		-	per		-
		-	per		-
		-	per		-
		-	per		-
		-	per		-

Non Dual Occupancy Total

Dual Occupancy Total

Does 25% reduction apply?

Subtotal

Is the application for a non multi-unit development and a multi-unit development?

Financial Contribution

Charge

Total Excluding Indexation

Index based on 1 June 2009

145.4 Base Index

Total Including Indexation

\$

-

Trunk Road Infrastructure

Trunk road table

New Use	Outdoor entertainment not being tennis or other court sport or golf or marina	0.40 per	2,300	1 m ² of GLA	920.0 Trips per day
		0.00 per			- Trips per day
		0.00 per			- Trips per day
		0.00 per			- Trips per day
		0.00 per			- Trips per day
New Use Total					920.0 Trips per day

Existing Use	vacant	0.00 per	-	trips	- Trips per day
		0.00 per			- Trips per day
		0.00 per			- Trips per day
		0.00 per			- Trips per day
		0.00 per			- Trips per day
Existing Use Total					- Trips per day
Net Trips					920.0 Trips per day

Sector Outdoor entertainment not being tennis or other court sport or golf or 12 Sector 228.00

Charge

Total Excluding Indexation 209,760.0000

Index based on 1 June 2009

72,371.3785

125.5 Base Index

Total Including Indexation

\$

282,131.38

Concrete Pedestrian Paths

Residential

550 per

Additional Lots

- Cost per additional lots

Charge

Total Excluding Indexation

Index based on 1 June 2009

115.8 Base Index

Total Including Indexation

\$

-

Footpath Trees

Metres of new road frontage

meter

Cost per road frontage

Charge

Total Excluding Indexation

Index based on 1 June 2009

165.6 Base Index

Total Including Indexation

\$

-

Road Lighting

[Road Lighting Table](#)

No. of new lots

Contribution per New Lot

2007/2008

225.00

Road Lighting Contribution

\$

-

Other Contributions

Contributions

Additional
Information:

Other Contributions

\$

-

Comments (Exceptions):

RTI DL RELEASE - EHP

FILE NOTE

To: Marta Osipowicz
From: Audra Caler
Date: 18 November 2009
File: 269509-1
Subject: SIA for QLD Greyhounds Proposed Racing Facility

A Social Impact Assessment (SIA) of Queensland Greyhounds proposed racing facility should be targeted to respond to the following:

- Potential issues surrounding problem gambling;
- Issues surrounding liquor management;
- Addressing the loss of open space for the Greater Springwood community which is likely to experience increased development intensification;
- Issues related to community safety.

An SIA should describe the scale, nature, area and timeframe of the impacts on the different communities affected and a description of the methodology and analysis used to prepare the Social Impact Assessment. A community profile must be included which provides a detailed description of the community being impacted on, and its size, shape, and diversity. Particular emphasis must be given to providing a detailed description of the effect the proposed development may have on people and the community. In the case of the proposed racing facility this would include a particular focus on the issues listed above. This must be followed with a description of the proposed mitigation measures needed to offset any negative impacts and capture the positive impacts that may result from the proposed development. The SIA should also provide a description of the proposals for managing and monitoring the potential impacts over the timeframe identified.

All Social Impact Assessments should be prepared by a qualified social planning practitioner. Qualified practitioners:

- Have social science training and/or extensive experience in the field of community needs analysis *and* community consultation;
- Are familiar with the types of information required, and;
- May work in a range of fields, including (but not limited to) social planning, sociology, anthropology, human geography, town planning.

The consultant(s) preparing the Social Impact Assessment should ensure that the outcomes of the research are clearly communicated to the developer in a timeframe that allows for maximum opportunity to influence the direction or design where research findings identify this as beneficial.