

29 March 2007
Jimmy Duncan
Implementation & Assessment Branch, Nerang
(07) 5582 8866
4421-06 DRH/DMJ BLDG 7
PN289803/01/DA2
Application No: MCU2700123

MS Projects Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir / Madam

INFORMATION REQUEST

I refer to the Development Application lodged by:

MS Projects Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land / premises described as:

L334 SP169272 : Christensen Road South Stapylton

Council officers have reviewed the Development Application and supporting information and determined that further information is required to properly assess the application.

Town Planning

1. The applicant is requested to submit a full set of amended plans showing correct scale and labelling (i.e. 'Industry' not 'Warehouse').
2. Performance Criteria PC12 of the Yatala Enterprise Area Local Area Plan states:
All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the local character of the YEA.
Acceptable Solution AS12.2 states:
Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings.

The applicant is hence requested to provide an indicative colour scheme (preferably by way of coloured elevation plans), colour samples and annotations that detail the materials, patterns and textures to be incorporated on the external building façade, the driveway and hardstand areas, associated structures, onsite fencing and mailboxes.

Transport Planning

3. The Transport Planning Branch is concerned that an articulated vehicle may have some difficulty manoeuvring within the site. The main concern is with the south-western portion of the site where it seems turning angles may be restrictive for a design vehicle of

this size. As such the applicant is requested to submit an amended plan of development with a swept path analysis demonstrating that an articulated vehicle can manoeuvre safely within the site in the specified one-way direction.

Environmental Health & Regulatory Services

4. The details for the proposed activity have failed to indicate the location of the waste storage area designated for the site. The applicant is requested to determine the refuse facility requirements for the activity and to submit plan details of the proposed waste facility. The applicant is directed to consult the Environmental Protection (Interim Waste) Regulation 1996 and the "Waste Management Policy Relating to Refuse Requirements for Proposed and Existing Building Developments Within the City of Gold Coast" Dated January 1995, 1st Edition, for details of the minimum requirements for refuse facilities and information on refuse vehicle access, egress and manoeuvring.

The provisions of the Integrated Planning Act 1997 allow you three options in response to this Information Request. You must respond by giving to the Assessment Manager:

- 1 all of the information requested; or
- 2 part of the information requested together with a notice asking the assessment manager and each referral agency to proceed with the assessment of the application; or
- 3 a notice:
 - i. stating that the applicant does not intend to supply any of the information requested; and
 - ii. asking the assessment manager and each referral agency to proceed with the assessment of the application. (section 3.3.10).

A total of five (5) copies of the response to this Information Request, quoting PN289803/01/DA2; MCU#2700123 should be forwarded to:

Operational Services
Planning, Environment & Transport Directorate
Gold Coast City Council
PO Box 5042
GCMC 9729 QLD

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Jimmy Duncan on telephone (07) 5582 8866.

Yours faithfully

Casey Mitchell
SUPERVISING PLANNER MCU CITY WIDE
For the Chief Executive Officer

JD