

21 December 2011
Monique Anderson
Implementation & Assessment Branch, Nerang
(07) 5582 8866

PN163781/01/DA1
Application No: MCU201100650

Patricia Hester
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207



Attention: Brendon Walkinshaw

Dear Sir/Madam

INFORMATION REQUEST

I refer to the Development Application lodged by:

Patricia Hester
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

L4 RP6843 : 31 Yellowwood Road Stapylton
L1 RP6882 : 60 Stapylton Jacobs Well Road Stapylton
L240 W31320 : 82 Christensen Road Stapylton

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

Pursuant to section 278 of the *Sustainable Planning Act 2009*, the Applicant must respond to this Information Request by giving to the requesting authority:

- 1 all of the information requested below; 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

You are advised that pursuant to section 279 of the *Sustainable Planning Act 2009*, a response to this Information Request is required within six (6) months of the date of this letter.

This application will lapse if a response to this Information Request is not received within this timeframe.

You are advised that pursuant to section 280 of the *Sustainable Planning Act 2009*, the Applicant has five (5) business days to revive the application if it has lapsed as a result of a minor, administrative error and where there is no planning impact.

It would be in the Applicant's best interest to address all of the information requested in accordance with section 279 of the *Sustainable Planning Act 2009*.

If the Applicant fails to state whether a full or partial response has been provided and the response has been received within the six (6) month period, Council will determine it to be a partial response and the application will remain within the Information Response Stage of the IDAS Process until such time as a full response is received or the six (6) month period expires.

If the Applicant states that a full response has been provided or the Information Response is received at the end of the six (6) month period, Council will determine the application based only on the information submitted.

Should the Applicant choose not to provide sufficient information, the application will be assessed on the basis of the information provided. Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

Town Planning

- 1 In considering the application for development within the Future Business and Industry Precinct, Council Officers need to ensure that the proposal would not compromise the development of land designation as General Impact Business and Industry (Precinct 1) pursuant to the Yatala Local Area Plan or the future viability of these lands.

It is acknowledged that the Future Business and Industry Precinct does not preclude out of sequence business and industry development where the Applicant is prepared to bear all costs for such development and where the development will not compromise the development of other parts of the Yatala LAP area for intended purposes.

To ensure that the proposed development does not compromise the development of other parts of the plan area, the Applicant is requested to submit an Economic Needs Assessment report for the proposed development to be prepared by a

suitably qualified person. The Applicant is requested to address the following items:

- i Current supply of General Impact Business and Industry Precinct 1 land;
- ii The potential economic impact of the proposed development upon the viability of other existing industrial operations in the immediate area on land identified within General Impact Business and Industry Precinct 1;
- iii The potential economic impact of the proposed development upon the viability of the highest intensity of industrial development that is able to be developed under the current Planning Scheme designations within the immediate area of the subject site;
- iv The order of the magnitude of impacts;
- v Evidence of existing and anticipated demand for additional Precinct 1 land;
- vi Relevant population growth rates;
- vii Further details of the specific types of industry envisaged on the subject site;
- viii The anticipated employment generation;
- ix Whether all sites currently in Precinct 1 and 2 are utilised to their full potential;
- x The sequencing of industrial development; and
- xi Whether there is sufficient demand in the immediate area to warrant an Industrial development of this scale.

The Applicant is requested to amend the proposal in accordance with any recommendations of the Economic Needs Assessment.

- 2 The Applicant is requested to address the following items in relation to the proposed Generations Industrial Park Place Code, submitted as part of the application material:

- i The inclusion of Detached Dwelling and Family Accommodation landuses within the proposed Code is considered inappropriate for an industrial precinct and such uses are not considered to be in keeping with the intent of the General Impact Business and Industry Precinct 1. The Applicant is requested to remove these uses from the proposed Generations Code and any associated Performance Criteria and Acceptable Solution;
- ii Given the proposed Generations Code details provisions that are different to the Yatala Enterprise Area LAP Precinct 1 and Precinct 6 requirements, it is considered that the Generations Code reference to Precinct 1 and 6 could cause confusion. The Applicant is requested to remove these precinct references and provide different references to those utilised within the current Yatala LAP;
- iii A number of the 'ancillary uses' referenced in the Table A of the Yatala LAP are missing from the proposed Generations Code tables, such as café, convenience shop and takeaway. It is considered that these uses are an important component within industrial estates to ensure these

- areas function efficiently. The Applicant is requested to investigate the inclusion of these uses within Table A;
- iv The Applicant is requested to clarify why the Material Change of Use Overlay Provisions table is not included within the Generations Code;
 - v The Applicant is requested to provide a Table B Reconfiguring a Lot for the proposed Precinct 6 subdivision requirements;
 - vi The Applicant is requested to provide the Precinct 6 subdivision requirements within Acceptable Solution AS27 of the Generations Code;
 - vii The Code Tables within the Generations Code reference Codes such as the Detached Dwelling Code and the Display Homes Code that are not considered to be consistent with the intent of the General Impact Business and Industry Precinct 1 and that are not considered to be relevant to development within an industrial estate. It is requested that the Applicant review these Code Tables and delete any irrelevant Codes;
 - viii The Applicant is requested to amend the submitted intent statements and plan of development to clearly note a consistent title for the area identified as 'sub-precinct' within the intent statement and 'Development Control Area' on the plan of development;
 - ix The Applicant is requested to provide a dictionary of terms within the Generations Code for any landuse undefined within the Planning Scheme, such as 'Open Storage Area';
 - x The Applicant is requested to amend the proposed requirements for development within the 'sub-precinct' to remove reference to the highest order Industrial development as Self Assessable within this area. The highest order Industrial development is inappropriate within this 'sub-precinct' given the location of the area adjoining the residential Mobile Home Park and considering the absence of an odour report and no limit on operating hours for development within the proposed industrial estate.
- Further to the above, the Applicant is requested to delete the Open Storage Area and Manufacturers Shop landuses from the Self Assessable column for development within the 'sub-precinct' area, given the proximity of the site to the Mobile Home Park and the negative amenity issues associated with the proposed uses;
- xi The Applicant is requested to amend the Generations Code to provide reference to the fencing requirements, which are identified in the current Yatala LAP;
 - xii The Applicant is requested to amend the Acceptable Solution AS4.2 to clearly state what setbacks from the residential development apply to development within the 'sub-precinct';
 - xiii The Applicant is requested to amend Performance Criteria PC5 to delete reference to the statement 'developments may potentially have undesirable impacts upon the residential uses,' as this wording is considered to be ambiguous;
 - xiv Demonstrate the location of the landscape buffer adjoining the 'sub-precinct' on the plan of development and provide provisions within the Generations Code in relation to the buffer;

- xv The Applicant is requested to discuss why the design figures noted in the Yatala LAP are absent from the Generations Code;
 - xvi The Applicant is requested to amend Acceptable Solution AS20.5 of the Generations Code to mirror the wording of Acceptable Solution AS22.5 of the Yatala LAP; and
 - xvii The Applicant is requested to provide a copy of the Generations Code that removes the highlighted and strike-through formatting.
- 3 The Applicant is requested to provide further details of the proposed buffer area between the 'sub-precinct' and the adjoining residential Mobile Home Park. It is requested that substantial vegetation and mounding to the boundary of the residential area be provided and demonstrated on the plan of development.
- 4 The Applicant is requested to provide an amended plan of development that deletes the individual allotments currently shown on the plan. The subdivision concept identified on the current plan will not be assessed by Officers as part of the proposed application.
- 5 The Applicant is requested to provide a staging plan(s) for the proposed development.
- 6 The Applicant is requested to provide further details in relation to the visual impact of the proposed 6 metre high retaining walls. The Applicant is requested to explore the provision of staggered retaining walls that are shorter in height to reduce the anticipated perceived visual obtrusiveness of the walls.

Should you wish to clarify any issues contained above, please do not hesitate to contact Monique Anderson on telephone (07) 5582 8468.

Environmental Assessment

- 7 The area adjacent to Sandy Creek is identified as a wetland when reference is given to overlay map OM11. The Natural Wetlands and Waterways Constraint Code requires a 100 metre buffer from wetland areas. The Applicant is requested to provide an amended plan that demonstrates the rehabilitation details proposed to occur to protect all of the areas between Sandy creek and Christensen Road.
- 8 The site falls under Yatala Enterprise LAP with reference to mapping 29.3 Conservation Area and Priorities; the site contains areas of conservation priority and links. In accordance with Performance Criteria PC18, PC20 and PC21 of the Yatala Enterprise LAP the Applicant is required to provide linkage throughout the site to protect flora and fauna. In addition the south of the site contains an 'other natural waterway'. The Natural Wetlands and Waterways Constraint Code requires protection and buffering of onsite waterways, the Applicant is requested to;
- a Provide a vegetative linkage buffer moving east west within the south of the site; and
 - b Provide detail of protection and buffering of the sites 'Other natural waterway'.

- 9 The Applicant is requested to detail a natural wetland system to treat stormwater onsite. The wetland system is to be adjacent to the site buffers to allow for a natural transition zone between the built environment and conservation area.

Should you wish to clarify any issues contained above, please do not hesitate to contact Teharne Zarzecki on telephone (07) 5582 8336.

Engineering and Hydraulic Assessment

- 10 The Applicant has submitted a stormwater management plan, being "Generations Industrial Park – Stormwater Management Plan" dated 24 August 2011 prepared by Hyder Consulting Pty Ltd, in support of the application. The above plan proposes four stormwater detention/bioretention basins for peak flow mitigation purposes. However, the report lacks some important information regarding the detention/bioretention basins. Therefore, the Applicant is requested to submit a revised stormwater management plan addressing, but not limited to, the following issues:
- a Include more details about the detention/bioretention basin such as extended detention depth, stage-storage relationship and invert level of outlet pipe(s), demonstrate that the extended detention depths are designed in accordance with the Water Sensitive Urban Design Guidelines (GCCC, 2007) and total detention depths (extended detention and on-site detention) do not exceed 1.2m during 20 year ARI and 1.5m during 100 year ARI storm events.
 - b Pre and post development hydrographs have been provided in the above plan. However, for easy reference, the Applicant is requested to tabulate pre and post development peak flow rates at all discharge points for all storm events up to and including 100 year ARI events, and demonstrate that the increase of peak flow rates at all discharge points have been mitigated within the site for all the above events.
- 11 The proposed GPT (First Defence unit) does not satisfy the GPT selection criteria of Council's Land Development Guidelines (GCCC, 2007). Therefore, the Applicant is requested to demonstrate how the proposed GPT complies with Section 13.12.2.2 of Council's Land Development Guidelines (GCCC, 2007).
- 12 The Applicant has used 91% TSS, 30% TP and 13% TN reduction efficiency for a GPT (CDS unit), whereas Council does not accept any pollution reduction more than 50% TSS, 20% TP and no reduction of TN. Therefore, the Applicant is requested to model the pollutant reduction efficiency of GPT (CDS unit) in accordance with the Council's MUSIC modelling Guidelines (GCCC, 2006). The Applicant is requested to increase the bioretention filter area if requires to achieve the Council's pollutants load reduction target.

Should you wish to clarify any issues contained above, please do not hesitate to contact Ayub Ali on telephone (07) 5582 8231.

Transport Planning

- 13 The Applicant is requested to submit an amended traffic report and preliminary design plans for the site's intersection with Christensen Road showing provision of a Channelised Right Turn (CHR) and Auxiliary Left Turn (AUL). In accordance with

Austrorads Guide to Road Design requirements these treatments are triggered based on traffic volume, are needed for safety and due to the sites demand for heavy vehicles.

Please note: For the future development of the site the developer will be required to upgrade Christensen Road to an Industrial Collector Standard (i.e. pavement widening and kerb and channel for subject site frontage/s). It is requested that the design of the abovementioned intersection take this into account. Any of the submitted roadworks/civil plans prepared by Hyder Consulting, which show Council's public roads, should be amended to reflect this requirement.

- 14 The Applicant is requested to submit preliminary design plans for the intersection of Christensen Road and Christensen Road South, taking into account the requirements for the road to be upgraded to an Industrial Collector Standard. The Applicant is requested to investigate the connection from Christensen Road to Christensen Road South as being given priority as the through road, with the existing continuation of Christensen Road towards the south being considered as a road stub.
- 15 The Applicant is requested to specify and amend the 'Generations Industrial Park Land Use Classification Plan' such that a road hierarchy and road specification is detailed on the plans, as per the reference made in Acceptable Solution AS33.3 of the Generations Industrial Place Code.
- 16 Further to the requirements identified in item 14 of the Information Request the Applicant is requested to amend Acceptable Solution AS36.1 (a) to specify that footpaths are to be provided "on both sides of all major industrial roads, shown on the "Generations Industrial Park Land Use Classification Plan", such that roads will conform with profile requirements specified in Council's "Planning Scheme Policy 11-Land Development Guidelines".
- 17 The Applicant is requested to amend Performance Criteria PC36 (e) to make reference to "provision of bicycle end-of-trip facilities" and amend part of Acceptable Solution AS36.4 to specific end-of trip facilities. Further, the Applicant is requested to amend Acceptable Solution AS36.4 to specify the following rates/requirements for end of trip facilities;

Note:-

(a) Type/Class as defined in, AS2890.3 Parking facilities – Part 3: Bicycle Parking Facilities.

Land Use	Long and Medium Term Bicycle Parking Spaces (Type/Class 1)	Short Term Bicycle Parking Spaces (Type/Class 3)	Additional End-of-Trip Facilities
Service Industry	1 per 400m ² GFA when within 800m to a light rail station otherwise, 1 per 800m ² GFA	1 per 200m ² GFA	No
Industry	1 per 150m ² GFA	N/A	No
Showroom	1 per 800m ² GFA	1 per 200m ² GFA	No
Warehouse	1 per 800m ² GFA	N/A	No
Any other land use	As determined by Council		

- 18 The Applicant is requested to amend Acceptable Solution AS37.1 to specify footpaths are to be provided "For major industrial road, to a Industrial Collector standard, a minimum 3.5m parking lane is to be line marked and maintained to allow for future bus routes/stops". Further, the Applicant is requested to delete Acceptable Solution AS37.2.
- 19 The Applicant is requested to add the following point (g) to Acceptable Solution AS38 specifying "where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign posted."
- 20 The Applicant is requested to amend Acceptable Solution AS45.2 (a) to state that driveway widths are to be "eight metres to accommodate non-articulated vehicles".
- 21 Within the Generations Industrial Park Land Use Classification Plan there is an allotment off road 3 (to the north of the subject site) shown to have an area of 1,515m². This allotment size conflicts with the minimum lot size specified within the Generation Industrial Park Place Code. As such, the Applicant is requested to remove this lot from plans.
- 22 The Applicant is requested to amend Acceptable Solution AS46.1 to delete the word "generally". Further, the Applicant is requested to amend the referenced Planning Scheme to "version 1.2 Amended November 2011".
- 23 The Applicant is requested to amend Performance Criteria PC48 to delete the words "unless access is from a service street".
- 24 The Applicant is requested to amend any reference currently made in Performance Criteria PC49, Acceptable Solution AS49.1 and Acceptable Solution AS49.2 to "heavy vehicle/s" to be referred to as "service vehicle/s".

Should you wish to clarify any issues contained above, please do not hesitate to contact Jason Brook on telephone (07) 5582 8276.

Environmental Health & Regulatory Services

- 25 The Applicant is advised that Licensing and Approvals does not support the proposed application in the current form. The likelihood of a negative noise, odour and dust impact on surrounding sensitive receivers is considered to be significant. This is particularly due to the development application nominating Industry as self assessable and designating general industry to be located directly adjacent to existing residential development.

The Applicant is requested to address the following items in regards to noise and odour:

- a The submitted Acoustic Report identifies non compliance with the Acoustic Quality Objectives at night time for internal levels at both receiver 1 and 2. No recommendations have been made to reduce the night time level to compliance other than the comment that management strategies may be required to limit significant noise sources between 7am – 10pm. In this regard it is assumed the Applicant is seeking 24 hour operations for the development.

In this case Licensing and Approvals have concerns regarding night time amenity to the existing residents.

- b Whilst the Acoustic Report indicates compliance in the day and evening, for compliance to be achieved at receiver 2, a 5 meter high acoustic barrier or buildings with no openings is required to be located along the southern boundary adjoining the residents to the south of the site. This is a substantially high barrier and has the potential to create visual amenity issues for the residents. Without this barrier compliance can not be met at any time during the day or night at receiver 2.
- c Whilst the Acoustic Report indicates compliance with day and evening criteria for both receivers with acoustic attenuations (receiver 2), it is noted that compliance with the criteria does not indicate that there will not be a noise nuisance to adjacent residents. Whilst the residents are exposed to Stapylton Jacobs Well Road, and some existing industry, industry type noise that is intermittent in nature tends to have more of a nuisance effect on people. As the majority of residents are not exposed to this currently (particularly directly adjacent to the development) there is a potential for an increase of complaints regarding noise from the proposed development.
- d As Industry is nominated as self assessable within the Generations Place Code table of development it is anticipated that Council will not be able to assess all future individual businesses for noise amenity as indicated by the Applicant. Whilst it is feasible that ERA's will be assessed, not all Industry falls under the category of an ERA and as such, will not require further assessment.
- e The Generations Place Code table of development identifies Detached Dwelling as self assessable. Due to likely amenity issues from Industry, Licensing and Approvals have concern that the uses of Detached Dwelling and Industry are promoted in the same development area.
- f Whilst the submitted information in support of the application indicates the existing odour amenity is compromised by residents already, these residents are not currently exposed to industrial odour i.e. paint, fumes, styrene, 2pac. Exposure to odour from existing surrounding facilities does not negate the Applicants obligation to ensure an acceptable odour amenity is provided to the sensitive receptors. As the residents are not exposed to this type of odour currently (particularly directly adjacent to the development) there is a potential for an increase of complaints regarding odour.
- g The Applicant is relying on the onus of any future industry to ensure that any emissions from their business do not create any adverse impacts on the existing residential development. Any such mitigation measures to be incorporated to the business to allow compliance at the sensitive receivers is likely to be onerous or impossible to achieve due to the proximity of the development to the receivers to the south.
- h It is considered by Licensing and Approvals that there should be a more adequate buffer provided in between any existing residents and proposed general industry. This may be achieved through a restriction of land uses to incorporate less intrusive uses within the 'sub-precinct' located adjacent to the residential development.

Should you wish to clarify any issues contained above, please do not hesitate to contact Amy Flynn on telephone (07) 5581 7633.

Open Space Planning

- 26 The Applicant is requested to remove reference to the 'Agriculture' land use contained within Precinct 6 (Open Space/Reserve) of the proposed Generations Industrial Park Place Code (Yatala Enterprise Area) Table of Development for a Material Change of Use.
- 27 The Applicant is requested to retain and manage under private ownership, the proposed 50 metre wide north-south ecological linkage that extends along the eastern boundary of Lot 240 on W31320, as this area is not considered by Officers to be a logical dedication of public open space. The Applicant is requested to amend plans to reflect this request. The Applicant is requested to amend the Generations Industrial Park Place Code to separate this privately owned north-south ecological buffer as a separate precinct to the public open space area/s.
- 28 The Applicant has proposed to dedicate a significant portion of the southern-most area of Lot 240 on W31320 to Council as public open space, which partially falls within the Open Space Precinct of the Yatala Enterprise Area LAP (YEA LAP). The Applicant has proposed the establishment of an Industrial Use within the northern portion of this lot. This parcel of land forms part of a critical ecological linkage with the existing Christensen Road Reserve (west) and surrounding open space areas that are likely to be dedicated to Council as part of future development applications. This area would be best preserved and managed under one maintenance regime.

The Applicant is therefore requested to dedicate to Council, the entire southern-most portion of Lot 240 on W31320 being the area between Christensen South Road and Sandy Creek, as public open space. The Applicant is requested to provide an amended plan that clearly demonstrates the full extent of this dedication.

- 29 The Applicant is requested to amend the submitted Open Space Management Statement (OSMS) to include the following:
- i All changes resulting from Council's Information Request;
 - ii A clear delineation of the boundary between areas of public open space and the private lot/s;
 - iii Detail of adequate maintenance access points and strips within the public open space area/s that demonstrate compliance with Council's Land Development Guidelines;
 - iv Indicative street tree locations, turfed areas, pedestrian pathways, driveway crossovers, infrastructure and other services proposed to be located within the public road reserve fronting Stapylton Jacobs Well Road, Christensen Road and Christensen South Road;
 - v Details of any proposed future road upgrades to Christensen South Road;
 - vi If Christensen South Road is proposed to be upgraded, provide accurate multiple cross sections of proposed open space area/s, demonstrating:
 - A details of the interface between the private lot and public open space including all proposed features, structures, earthworks, existing and proposed vegetation (rehabilitation works) and proposed slopes (R:R); and

- B details of the extent of slopes and grades proposed within public open space area/s and road reserves that demonstrate compliance with Council's Land Development Guidelines.
- 30 The Applicant is requested to provide all details of any proposed stormwater discharge outlets into the public open space area/s and the extent of work/impacts on, and future management of, these areas.
- 31 The Applicant is requested to demonstrate that all stormwater management (detention basins) will be located within private lots.

Should you wish to clarify any issues contained above, please do not hesitate to contact Nicole Glenane on telephone (07) 5582 8658.

Bushfire Assessment

- 32 The proposed development has been identified on Overlay Map OM10 – Potential Bushfire Hazard Areas, as containing or in proximity to, High and or Medium Potential Bushfire Hazard Areas. As such, the following two options are available for the Applicant:
- a The Applicant is requested to submit a Bushfire Management Plan in accordance with Gold Coast City Council's Planning Scheme and Bushfire Management Area Constraint Code; or
 - b The Applicant is requested to submit a written assessment by a competent person, which confirms that the subject site is of Low Potential Bushfire Hazard or has a lower rating, and accordingly specific fire mitigation measures are not mandated for the development.

Should you wish to clarify any issues contained in the above, please do not hesitate to contact David Heck on telephone (07) 5582 8803.

Allconnex Water

- 33 Allconnex Water has engaged Logan Water Alliance to prepare a Strategic Wastewater Master Planning report for the Stapylton wastewater catchment and to assess a number of options concerning the provision of the wastewater treatment capacity to service growth in Logan east and Stapylton catchments. One of the options is to upgrade the existing treatment plants and associated wastewater pump stations and to defer the implementation of the Stapylton wastewater treatment plant. The Servicing Strategy will identify the augmentation works that are required for provision of additional wastewater treatment capacity of existing plants and associated upgrades to the existing pump stations and reticulation system for inclusion into Allconnex Water's Capital Work Program.
- a The Applicant is requested to commission a report on the effects of the proposed ETs from the development site on Allconnex Water's downstream pump stations and rising mains as planned. The Applicant is requested to identify any available spare capacities and any additional augmentation or other acceptable solutions that may be required to convey the additional wastewater from the proposed development site.

- b The Applicant is advised to contact Tony Goodhew (Group Manager Infrastructure Planning) ph: (07) 3412 5367 and/or Matt Pollard (Project Manager from Logan Water Alliance) ph: (07) 3412 9674 to arrange participation of the Strategic Wastewater Master Planning of Logan east and Stapylton catchments.
- c The Applicant is advised to finalise the proposed wastewater service arrangements, submitted with the application, with Logan Water Alliance and determine the location of pump stations and sizing of rising mains proposed for this development site.

Should you wish to clarify any issues contained above, please do not hesitate to contact Tibaer Muhe on 5582 8651.

In responding to the Information Request PN163781/01/DA1, the Applicant is required to provide three (3) complete hardcopies, two (2) additional hardcopies of plans and one (1) electronic PDF Document of the complete response. The response should be forwarded to:

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

Contacting us

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

Yours faithfully

Alisha Swain
ACTING SUPERVISING PLANNER MCU NORTH
For the Chief Executive Officer

MA