



**Queensland
Government**

Our ref.: TMR11-000540
Your ref.: PN163781/01/DA1
MCU201100650

C/c The Chief Executive Officer
Gold Coast City Council
PO Box 5042
Gold Coast MC QLD 9729

Attention: Ms Monique Anderson

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Carly Stebbing on 07 5596 9500.

Yours sincerely

Nathan Bright
Principal Advisor, Land Management

12 January 2012

Encl: Pro forma – Response to Department of Transport and Main Roads Information Request



**RESPONSE TO DEPARTMENT OF TRANSPORT AND MAIN ROADS INFORMATION
REQUEST**

Proposed Development: Preliminary Approval for making a Material Change of Use
to override the Planning Scheme for Industry uses
**Real Property Description
and Street Address:** 60 Stapylton-Jacobs Well Road, Stapylton -
Lot 1 on RP6882
82 Christensen Road, Stapylton - Lot 240 on W31320
31 Yellowwood Road, Stapylton - Lot 4 on RP6843
Assessment Manager ref.: PN163781/01/DA1 MCU201100650
Local Government Area: Gold Coast City Council

_____, as the applicant for the abovementioned
development application, make reference to the Department of Transport and Main Roads
information request dated 12 January 2012.

In accordance with Section 278(1) of the *Sustainable Planning Act 2009*, I wish to advise:

☐ I have supplied all of the information requested.
OR

☐ I have supplied part of the information requested and do not intend to supply any
further information. Please proceed with your assessment of the application
OR

☐ I do not intend to supply any of the information requested. Please proceed with your
assessment of the application.

Name of Applicant _____

Signature of Applicant _____

Date _____

12 January 2012

Patricia and William Hester
C/- Gassman Development Perspectives
PO Box 392
Beenleigh Qld 4207

Attention: Mr Brendon Walkinshaw

Dear Sir

CONCURRENCE AGENCY INFORMATION REQUEST

Proposed Development:	Preliminary Approval for making a Material Change of Use to override the Planning Scheme for Industry uses
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Assessment Manager ref.:	PN163781/01/DA1 MCU201100650
Local Government Area:	Gold Coast City Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 7 December 2011.

The department has carried out an initial review of the development application. This review has identified that further information is required to fully assess the proposal against the department's jurisdiction namely the purposes of the *Transport Infrastructure Act 1994* for State-controlled roads.

Information Request

In accordance with Section 276 of the SPA, the applicant is requested to provide the following information and, where applicable, to consider the information request advice given about how the applicant may change the application:

Department of Transport and Main Roads
Program Delivery and Operations
South Coast Region
36-38 Cotton Street Nerang Queensland 4211
PO Box 442 Nerang Queensland 4211

Our ref	TMR11-000540
Your ref	5093-10-BG/BJW
Enquiries	Carly Stebbing
Telephone	+61 7 5596 9500
Facsimile	+61 7 5596 9511
Website	www.tmr.qld.gov.au
Email	Carly.J.Stebbing@tmr.qld.gov.au

Generations Industrial Park Place Code - Table Of Development:

It is noted the Generations Industrial Park Place Code - Table of Development seeks to include a variety of high trip generating landuses (i.e Industry, Warehouse). The Traffic Impact Assessment dated 3 November 2011 prepared by Hyder Consulting (Ref: 'Report No D') accompanying the development application proposal, has included assumptions on the proportion of each of these two specific uses to arrive at the affect of the development on the State-controlled road network and associated mitigation measures. However it is considered that these assumptions do not appear to be reflected within the Place Code and confirmation is sought to remove any conflict between the Code and the Traffic Impact Assessment. The applicant is therefore required to submit additional information about:

- The proposed 'Generations Industrial Park Place Code - Table of Development' associated with the development needs to reflect the composition of the entire break-up of the proposed development uses (i.e. 199,409m² of 'Warehouse' Industrial land use type, and 66,513m² of 'Industrial Park' land use type);
- Any maximum Gross Floor Area to be nominated for land uses listed within Table A - Yatala Enterprise Area Local Area Plan Table of Development (as Modified) - Material Change of Use;
- Changes to the Intent State of the Place Code to comment on landuse diversity
- Any amendments to Precinct 1 of the Land Use Classification Plan to reflect differing land use outcomes; &
- Revisions to the Traffic Impact Assessment to reflect the potential highest trip generating landuse outcomes contemplated by the Code is considered necessary.

Traffic:

- The applicant is to clarify and justify the means in which they determined the trip generation rate used for the 'Warehouse' Industrial land use type, as stated in their submitted Traffic Impact Assessment dated 3 November 2011 prepared by Hyder Consulting (Ref: 'Report No D') because the Department is of the belief a rate of 0.9 trips per 100m² Gross Floor Area is determined to be more appropriate and acceptable.
- The applicant is to demonstrate a comprehensive 'Staging Plan' reflected within a revised Traffic Impact Assessment, of the proposed development site, which includes:
 - Each numbered Stage shown on the plan (e.g. Stage 1, Stage 2, etc) and to indentify and clearly include the boundary for each Stage shown on the plan;
 - Which portions of the entire site are designated as 'Warehouse' Industrial land use type, and 'Industrial Park' land use type, clearly identified on a plan (for example, through different coloured shading); &
 - The total Gross Floor Area (in m²) that corresponds with each individual Stage clearly shown on the plan.

NOTE: each proposed allotment that has been applied for must also be incorporated on this plan (or on multiple plans if the lots are separated by some distance), including:

* 60 Stapylton-Jacobs Well Road, Stapylton - Lot 1 on RP6882,

* 82 Christensen Road, Stapylton - Lot 240 on W31320 (both sections of the lot separated by a roadway are to be shown), &

* 31 Yellowwood Road, Stapylton - Lot 4 on RP6843.

- The applicant is required to submit a table showing:- each Stage number (e.g. Stage 1, Stage 2, etc), what year each Stage is assumed to be implemented, the total Gross Floor Area (m²) for each land use that corresponds with each individual Stage, and the corresponding peak hour trip generation (AM and PM Peak Period) based on the proposed Gross Floor Area (m²) for each Stage (including the trip generation rate adopted and why); the traffic impacts arising from each Stage of development, and physical measures proposed to be undertaken to mitigate these impacts.
- The applicant is required to submit 'Swept Path Diagrams' demonstrating that the proposed largest vehicle to access the site (e.g. B-Doubles and/or other Articulated Vehicles [AV] to be advised by the applicant) can safely and efficiently manoeuvre through the intersection on Stapylton Jacobs Well Road, when accessing the site without encroaching over adjacent lanes and/or create any safety concerns for pedestrians and other road users.
- The applicant is to demonstrate an assessment on State-controlled road queue lengths, specifically associated with the large/heavy vehicles to access the site, and whether the State-controlled road proposed turn pocket lengths can accommodate the development's associated larger vehicles (e.g. if two AV's arrive at the same time to turn into the site, will other vehicles queue out of the turn pocket affecting through traffic lanes etc and what measures would be undertaken to mitigate these potential impacts).
- The applicant must provide a full traffic impact assessment of the nearby State-controlled road Pacific Motorway interchanges for each Stage of the development. This full traffic impact assessment must include the Yatala North Interchange (being Exit 38) and Yatala South Interchange (being Exit 41). The Yatala North Interchange and Yatala South Interchange currently consist of roundabouts on either side of the Pacific Motorway. Please also clearly indicate and determine what physical measures would be undertaken to mitigate potential impacts for each of the development's Stages.
- The applicant is required to submit plans showing mitigation measures and clearly define the scope of works to be implemented as part of the development (for example reference to the Department's drawing numbers does not adequately define the scope of work).

State-controlled road Intersection:

The proposed intersection off Stapylton Jacobs Well Road may not sufficiently provide ample space for the development's associated large articulated vehicles and the applicant should revise their Traffic Impact Assessment to include details of:

- Demonstrate 'Swept Path Diagrams' showing that the proposed largest vehicle to access the site (e.g. B-Doubles and/or other Articulated Vehicles [AV] to be advised by the applicant) can safely and efficiently manoeuvre through the new intersection off Stapylton Jacobs Well Road when accessing the site without encroaching over adjacent lanes or creating any safety concerns for pedestrians and other road users; &
- An assessment on queue lengths, specifically associated with the large / heavy vehicles to access the site and whether the proposed turn pocket lengths can accommodate the larger vehicles (e.g. if two AV's arrive at the same time to turn into the site, will other vehicles queue out of the turn pocket affecting through traffic lanes etc and what measures would be undertaken to mitigate these potential impacts).

Road Impact Assessment:

It is requested that the applicant provide a Road Impact Assessment (RIA) for the proposed development that identifies all impacts on the State-controlled road network. The RIA shall be in accordance with the departments' "Guidelines for Assessment of Road Impacts of Development" (GARID). You are advised that the department requires compensation for any adverse impacts identified.

Stormwater:

The Stormwater Management Plan submitted with the development application prepared by Hyder Consulting dated 3 November 2011 (Ref: F0002-AA003837-AAR-01) does not adequately address how stormwater discharging from the site will be managed with particular reference to potential impacts on the State-controlled road. The applicant is required to submit the following additional stormwater information:

- Stapylton Jacobs Well Road Culvert:

Drawings are required for the proposed alterations to the existing RCC to clarify the method of integrating the proposed drainage system into/with the subject culvert. The current information received indicates that the culvert will be located under the proposed new intersection of Stapylton Jacobs Well Road/Christensen Road (or Road 1). This scenario is currently undefined and requires detailed clarification. Consideration should be given to the hydraulic and construction aspects.

We would like to draw your attention to the significant services (i.e. high pressure gas main and raising main, etc) located within this immediate vicinity.

- Lot 4 on RP6843 and Stormwater Detention:

We note that the northern allotment being Lot 4 on RP6843 will be utilised to provide additional flood storage capacity for the development and no permanent building structures are to be constructed as part of the proposal. The department believes that this allotment has no other purpose for the development.

Future Road Corridor Planning:

According to Main Roads' planning, there is future road corridor planning which affects the site as identified on the Departments' 'Future Development Network Plan' dated 1 February 2008. At this stage of the development application assessment, all permanent structures must be setback and not be within the area identified on the (attached) Departments' plan titled 'Requirement Lines - Sheet 2 of 16' dated 1 February 2008 (Dwg No. 387563A).

Pursuant to Section 278 of the SPA, the applicant must respond to this information request by giving the requesting authority (the department) –

- (a) All of the information requested; or
- (b) Part of the information requested together with a written notice asking the requesting authority to proceed with the assessment of the application; or
- (c) A written notice –
 - (i) Stating that the applicant does not intend to supply any of the information requested; and
 - (ii) Asking the requesting authority to proceed with the assessment of the application.

A pro forma is attached to this correspondence to assist you in providing an information request response which complies with the requirements of the SPA.

The application will be assessed on the basis of the information provided. It is therefore in the applicant's best interests to address all of the information requested by the department.

As the requesting authority is a concurrence agency, the applicant must also give a copy of the information request response to the assessment manager under Section 278(2) of the SPA.

Please be advised that pursuant to Section 276(3) of the SPA the application will lapse unless the applicant gives the department a response under Section 278 of the SPA.

Please be further advised that pursuant to Section 279 of the SPA, your application will lapse unless compliance with Section 278 of the Act is achieved within 6 months after receiving this information request or any further period agreed between the applicant and the department. This timeframe is however reduced to 3 months, or any further period agreed to between the applicant and department, for an application required by an enforcement notice or show cause notice.

Further details regarding the information request response period and the lapsing of development applications are set out in Sections 279 and 280 of the SPA which is available at: www.legislation.qld.gov.au.

Should you have any queries in relation to this information request, please do not hesitate to contact Carly Stebbing on 07 5596 9500.

A copy of this information request has been sent to the assessment manager.

Yours sincerely



Nathan Bright
Principal Advisor, Land Management

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C/c The Chief Executive Officer
 Gold Coast City Council
 PO Box 5042
 Gold Coast MC QLD 9729

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Name of Applicant _____

Signature of Applicant _____

Date _____

Parish of Albert

ROAD CORRIDOR DEVELOPMENT PLAN
This drawing has been prepared to assist in managing development of the existing road corridor and to determine possible future requirements for road infrastructure, but does not depict firm road planning.

 **Queensland Government**
Department of Main Roads

40
Manager (Network Planning & Performance)
01 / 02 / 08

Refer Drg. No. 387562 (10)

Refer Drg. No. 387564 (12)

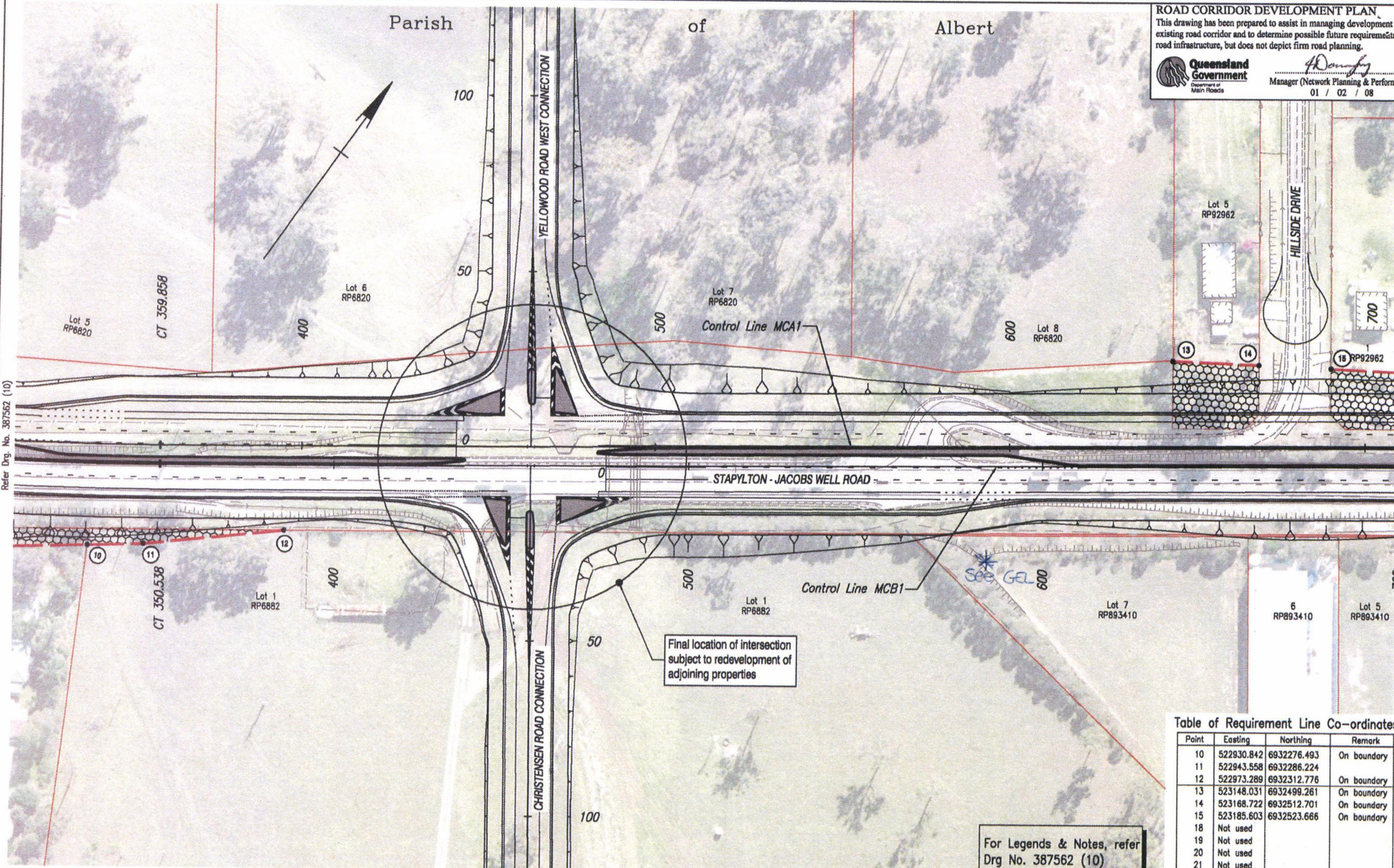


Table of Requirement Line Co-ordinates

Point	Easting	Northing	Remark
10	522930.842	6932276.493	On boundary
11	522943.558	6932286.224	
12	522973.289	6932312.776	On boundary
13	523148.031	6932499.261	On boundary
14	523168.722	6932512.701	On boundary
15	523185.603	6932523.666	On boundary
18	Not used		
19	Not used		
20	Not used		
21	Not used		

For Legends & Notes, refer
Drg No. 387562 (10)

Revisions		Verified	Date	Microfiled	Associated Job Nos	Survey Data		Scales		CITY OF GOLD COAST				REQUIREMENT LINES				Queensland Government			
						Horiz. Datum: GDA94 Zone 56		0 5 10 15 20m		STAPYLTON - JACOBS WELL ROAD				SHEET 2 OF 16				Department of Main Roads			
						Azimuth Datum: GDA94 Zone 56		Scale 1 : 1000		CTL CHGE 0.000 - 4910.112 C.L. MCA1								Job No. 160/1003/901			
						Height Datum: PM63854; Height 12.142 AHD		(Full size A3)		Reference Points				Drawing SPR				Contract No.			
						Survey Books: MR81683, 1003-50, & 1003-44		Dimensions shown in metres except where shown otherwise				Preceding RP				Design SAH				Drawing No. 387563 A	
Original Issue												Dist. to start of job (km)				Design Review GEL				Series Number 11 of 77	
												From start to end of job				Recommended				MRR Detail A1 (11/05)	
												From end to Following RP				Principal Engineer (Network Planning)					
												Following RP									
												Through Chainage From									
												Start of Gazetteal 0.0km to 4.90km									