

10 July 2012
Adam Brown
Implementation & Assessment Branch, Nerang
(07) 5582 8866
1292
PN184540/01/DA6
Application No: MCU201200283

Amgrow Pty Ltd
C/- Gassman Developments Perspectives
PO BOX 392
BEENLEIGH QLD 4207



Dear Sir/Madam

INFORMATION REQUEST

I refer to the Development Application lodged by:

Amgrow Pty Ltd
C/- Gassman Developments Perspectives
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

BAL 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

Environmental Health & Regulatory Services

1 Waste storage facilities

The applicant is requested to provide further information with regard to the proposed waste storage and servicing facilities and/or waste storage and servicing arrangements for the proposed development. The applicant is requested to provide further information including details of the solid waste management facilities storage and servicing arrangements for the development. Submitted information must include:

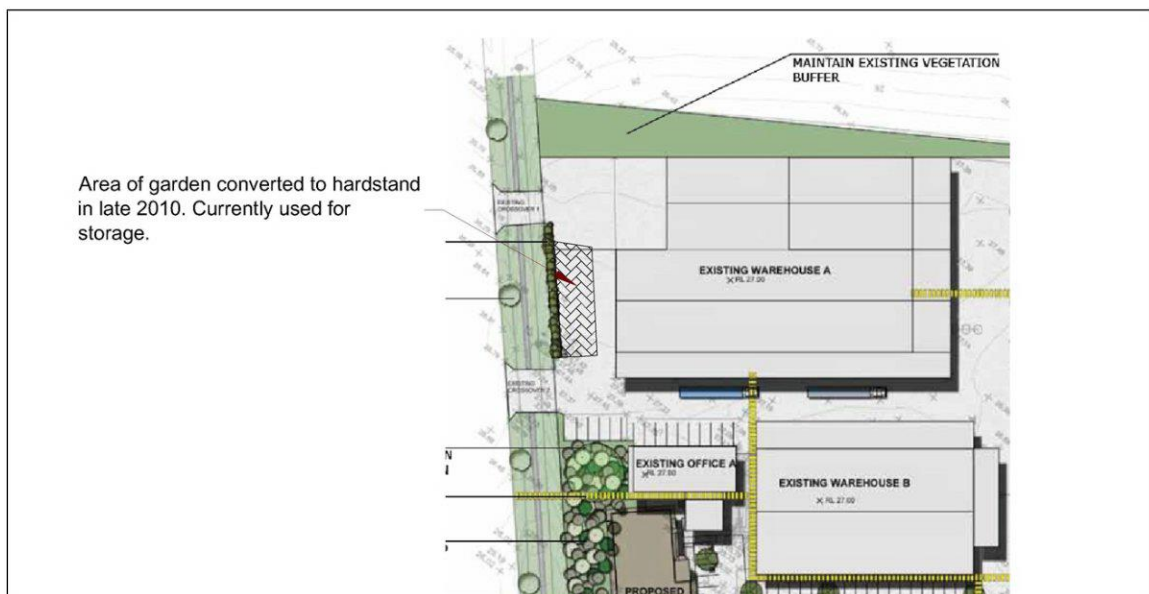
- Expected weekly waste generation for the development and type/size of waste containers for general, recyclable and development-specific waste streams; and
- Plans detailing the location, size and design of all storage point/s, servicing point/s, internal servicing roadways, service vehicle access, clearance and manoeuvrability, and waste removal systems.

The applicant is directed to consult Gold Coast City Council's *Solid Waste Management Guideline for New Developments (2011)* for relevant waste management requirements.

Environmental and Landscape Assessment

2 Frontage Landscaping

Council officers are aware that in late 2010 a significant portion of garden located at the frontage of Existing Warehouse A was converted to hardstand and is currently being used for storage purposes (the location of this garden area is shown below in Figure 1). Council officers maintain that this garden area was approved under Landscaping Operational Works Application OPW2101335, and is required to be retained in the development. Accordingly, the applicant is requested to amend all proposal plans (including the statement of landscape intent) to show the full re-instatement of this garden. This portion of the site is important to visual amenity when viewed from Christensen Road, and is not suitable for storage purposes.



Transport Planning

3 Loading Bays and Set Down Areas

The applicant is request to amend plans to clearly designate loading bays and set down areas on plans to demonstrate full compliance with PC13 of the Car Parking, Access and Transport Integration Constraints Code. It is requested that appropriate locations of signage and line marking be delineated on plans.

4 Stage Boundaries

The applicant is requested to amend plans to clearly delineate the boundaries of each stage of development and demonstrate that parking is provided in accordance with PC16/AS16.1 of Car Parking, Access and Transport Integration Constraints Code, at each stage. Further consideration should be taken on potential impact on parking, access and service vehicle manoeuvring during stages of construction.

5 Pedestrian Footpaths

The applicant is requested to amend site plans to clear show provisions of pedestrian footpaths and crossings to demonstrate compliance with PC8, PC19 and PC20 of the Car Parking, Access and Transport Integration Constraints Code.

6 Upgrade to Industrial Collector Standard

The applicant is advised City Transport will be conditioning that Christensen Road, for the proposal's part lot frontage, be upgraded to an Industrial Collector Standard with kerb and channel of the development side of the road. As such the applicant is requested to amend site and landscaping plans accordingly to take into account this requirement.

Information Note: Infrastructure Charges offsets will be given for works undertaken

Gold Coast Water

7 Connection to Gold Coast Water's Water and Wastewater Infrastructure

The development site is within *future industry precinct* of *Yatala Enterprise Area LAP* and as such will be required to be connected to Gold Coast Water's water and wastewater infrastructure. Connection to Gold Coast Water's wastewater infrastructure is not currently available for the proposed development.

The applicant is requested to demonstrate how the proposed development can connect to Council's existing water reticulation, and gravity wastewater system.

In responding to the Information Request PN184540/01/DA6, 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:

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

Tracking your application

You can view your development applications online and track their progress at goldcoastcity.com.au:

[Planning, Building & Environment > Planning & Development Online](#)

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
SUPERVISING TOWN PLANNER MCU COMPLEX
For the Chief Executive Officer

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