



OUR REF: 5093 GJS

7 November 2012

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD. 9729

Attention: Monique Anderson

Dear Monique,

RE: RESPONSE TO PROPERLY MADE SUBMISSIONS - DEVELOPMENT APPLICATION FOR A PRELIMINARY APPROVAL FOR MAKING A MATERIAL CHANGE OF USE TO OVERRIDE THE PLANNING SCHEME FOR INDUSTRY USES

PROPERTY: 31 YELLOWWOOD ROAD, STAPYLTON; 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON & 82 CHRISTENSEN ROAD, STAPYLTON (LOT 4 ON RP6843; LOT 1 ON RP6882 & LOT240 ON W31320)

APPLICATION NO.: MCU201100650

The following is in response to a review of the properly made submissions received during the public notification period for the above application. There were five (5) submissions received that we have reviewed in the context of the proposed application.

Discussion in relation to the main items raised within these submissions is outlined below:

Item 1 – Increased Traffic Impacts

Concerns were raised in relation to the capacity of the existing road network, namely that of Stapylton Jacobs Well Road.

GDP Comment:

In support of this application, a significant amount of transport/traffic analysis and design works have been undertaken in consultation with the Department of Transport and Main Roads (TMR). Specifically, these works have included upgrades to the property frontage along Stapylton Jacobs Well Road to improve the functioning of this road network.

It is also considered important to note that the staging of the proposed development has been amended from that which was originally proposed. It is envisaged that this amended staging will have two (2) key benefits. The first is the more immediate upgrade to the existing frontage along Stapylton Jacobs Well Road, and the second is a new local road network that should serve to



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spread traffic demands around rather than forcing all traffic through existing intersections and roundabouts.

It is also noted that the subject site sits within the Urban Footprint of the SEQ Regional Plan and has been ultimately designated for industrial uses by Council. This current development application is considered the appropriate mechanism for such important industrial development and land release to occur and unreasonable additional traffic loads are not being proposed.

In summary, it is not considered that this proposed development will have any unreasonable impacts on the surrounding road network.

Item 2 – Land Use Buffers and Incompatible Uses

Concerns were raised in relation to the subject site not providing adequate land use buffers to established uses on adjoining properties, namely waste collection and transfer stations. The inclusion of 'sensitive uses' within these buffers was not considered desirable or prudent.

GDP Comment:

Upon review of this item raised, and discussions held with Council in relation to their existing waste transfer station, an additional land use precinct has been proposed. This land use precinct is titled 'Precinct C – Limited General Impact Business and Industry' and is located along both the eastern and north-eastern boundaries of the site where adjoining established 'transfer station uses' are located.

Importantly, whilst it is noted considered reasonable or justifiable that buffer zones to existing uses to be imposed on surrounding property owners, Precinct C has been drafted so as to not encourage uses considered potentially incompatible with these surrounding established uses. Namely, the uses of Café; Convenience Shop; Food Industry; Milk Depot & Take-Away Food Premises have all been made impact assessable within this Precinct and are not envisaged to be located within it.

It is considered that the above changes to both the Place Code and Land Use Classification Plan will provide sufficient mechanisms to ensure that potentially incompatible uses are not readily established within close proximity to these adjoining uses.

Item 3 – Place Code Land Use Definitions

Concern was raised due to the fact that a 'food industry' use was not appropriately defined within the Place Code.

GDP Comment:

In accordance with this matter raised, a specific food industry definition has been included within the updated Place Code.

Item 4 – Place Code Table of Development

Concern was raised as to the duplication of some of the proposed uses as both self and code assessable.

GDP Comment:

In accordance with this matter raised, any areas of duplication have been removed from the updated Place Code.

Item 5 – Road Connectivity

Concern was raised in relation to the plans indicating a road connection into an approved (but yet to be constructed) road connection on an adjoining property. If the development was reliant on this road it would have detrimental impact on the adjoining lawfully operation.

GDP Comment:

The current road connections indicated are indicative only and illustrate possible ultimate connections. There is no requirement/intent for any unconstructed road connections to be utilised to service the development. It is considered the existing constructed roads of DeBortoli Street, Stapylton Jacobs Well Road and Christensen Road will be sufficient to service this development (subject to any required upgrading).

Item 6 – Adjoining Property Amenity

Concern was raised in relation to the potential for adverse amenity impacts to be resultant on adjoining properties and lawful operations, namely that of light nuisance. Request for appropriate conditions of approval to be set by Council to address these amenity concerns.

GDP Comment:

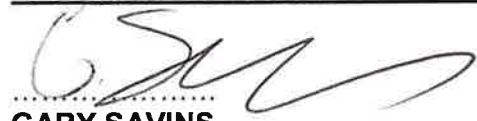
As requested as part of this item, it is envisaged that Council will set reasonable and/or relevant conditions to ensure that adverse amenity impacts are not resultant on adjoining properties.

In light of the above comments, and on-going discussions with both Council and TMR and updated Place Code, Land Use Precinct/Staging Plan, Rehabilitation Plan and Landscape Plan have been provided to Council under separate cover. It is considered these updated plans and documents adequately address any reasonable items that were raised as part of the public notification process.

If you require any further information or clarification in relation to these matters, please do not hesitate to contact myself on the details provided below.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES



GARY SAVINS
Senior Town Planner