

Date: 20 November 2017
Contact: Adam Morris
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: PN307555/01/DA8
MCU201701572

Ms Projects Pty Ltd
C/- I-plan Town Planning Pty Ltd
PO BOX 687
STONES CORNER QLD 4120

Dear Sir/Madam

CONFIRMATION NOTICE AND INFORMATION REQUEST – ASSESSMENT MANAGER

Confirmation Notice given under Part 1 s2 and Part 3 s12 of the Development Assessment Rules

I refer to the development application lodged by:

Applicant name: Ms Projects Pty Ltd
C/- I-plan Town Planning Pty Ltd
Applicant contact details: Ms Projects Pty Ltd
C/- I-plan Town Planning Pty Ltd
PO BOX 687
STONES CORNER QLD 4120

in relation to development of land/premises described as:

Street address: 84-160 Christensen Road South, Stapylton
Real property description: (part of) Lot 334 on SP193431

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 13 November 2017.

Application number: MCU201701572
Approval(s) sought: Development permit for Material Change of Use for Medium Impact Industry

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed: Material Change of Use

Referral Agencies

There are no referral agencies identified for this development application.

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Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Public Notification

Public Notification is not required for this development application.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

INFORMATION REQUEST

Council has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

Planning Assessment

1 Amended Plans

- a As the subject application is only over a portion of the subject site; the applicant is requested to provide an amended/additional overall site plans which details the subject application area in context to the current subject site as a whole;
- b The applicant is requested to show on amended site plans, the location of all proposed retaining structures as identified on bulk earthworks plans. All proposed retaining structures should be identified within the proposed application area;
- c The applicant is request to remove reference to land uses on plans not applied for as part of this application; and
- d Any other changes to plans required to address other items in this information request.

Engineering and Hydraulic Assessment

2 Stormwater Management plan to be amended

The submitted Stormwater Management Plan (Civil Perspective Pty Ltd, 26 October 2017) has only addressed the stormwater quality issue of the proposed development. Regarding the management of stormwater quantity, the report states that currently there is an existing bio-retention basin located at the south-east corner of the site (constructed as part of Stage 1 development of the site) and will be upgraded to accommodate required detention capacity for all the future lots. However, recent site visit reveals that there is an existing large detention basin (not bio-retention basin) located at the south-east corner of the site. It seems that the existing basin was designed and constructed during the implementation of Stage 1 (4 lots subdivision). However, it is unclear from Council's record whether plan sealing of the 4 lots subdivision was completed or not.

Council's records also show that a flood and stormwater report (Kellogg Brown & Root Pty Ltd, 1 March 2015) was submitted to Council during the ROL approval of 4 lots subdivision for the site (Ref. PN184435/02/da1). It appears that the existing detention basin like has capacity to development on these four lots. The applicant is requested to confirm that the basin has the

existing basin's capacity is sufficient to mitigate flows from the site and there will be no adverse impact at the downstream of the basin. Please also provide supporting information including basin details.

Alternately, the applicant is requested to consider stormwater quantity mitigation measure within the subject site and provide relevant calculations and design of the proposed measures (i.e. retention / detention basin) to ensure that there is no net increase in peak flows from the subject site for all storm events up to (and including) the Q100 storm event.

The applicant is also requested to submit all the modelling data files (e.g. MUSIC) in CD/DVD for Council's review and record keeping purposes.

Should you wish to clarify the item above, please do not hesitate to contact Iqbal Hossain for on telephone (07) 5582 8917.

Transport Planning

3 Design of car parking area

In order to demonstrate compliance with AO25.1 of the Transport Code as proposed, the applicant is requested to submit amended drawings showing the following:

- a Deletion or relocation of the proposed gates so that compliant pedestrian sight triangles can be achieved in accordance with Figure 3.4 of AS2890.2. The proposed gates are currently located within the sight triangles.
- b Wherever car parking spaces front pedestrian walkways, wheel stops shall be located within parking spaces. Wheel stops shall be located in accordance with Section 2.4.5.4 and Figure 2.6 of AS2890.1.
- c Bollards are required within 'shared areas' adjoining 'Persons With Disabilities' car parking spaces. All bollards shall be located in accordance with Figure 2.2 of AS2890.6:2009.
- d A one metre wide aisle extension provided at the termination end of parking aisles in accordance with Section 2.4.2 of AS2890.1.

Alternatively, the applicant may provide sufficient justification to demonstrate an alternate outcome that can be reasonably tested against PO25 of the Transport Code.

4 Servicing

In order to demonstrate compliance with AO6.2 of the Transport Code as proposed, the applicant is requested to submit amended drawings showing a marked AV loading bay (i.e. 3.5m x 19m), designed in accordance with AS2890.2, in a location where it does not obstruct vehicular circulation on-site or access to car parking bays.

Alternatively, the applicant may provide sufficient justification to demonstrate an alternate outcome that can be reasonably tested against PO6 of the Transport Code.

Should you wish to clarify the item above, please do not hesitate to contact Francis Lin on telephone (07) 5582 8575.

Environmental Health and Regulatory Services

5 Waste management

Sufficient information has not been provided regarding the waste management provisions for the development. Additional information is requested to be submitted addressing all applicable performance outcomes detailed in the City Plan 'Solid Waste Management Code'. Information is to include:

- Expected weekly waste generation rates for the development and the 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 points, internal servicing roadways, service vehicle access, clearance and manoeuvrability, and waste removal systems.

The applicant is directed to consult the 'City Plan Policy – Solid Waste Management' for relevant waste management requirements and specifications.

Should you wish to clarify the item above, please do not hesitate to contact Stephen O'Rourke on telephone 07 55816022.

Response Due Date

The due date for providing the requested information is three (3) months from the date of this letter.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

- a) Provide all of the information requested;
- b) Provide part of the information requested; or
- c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Response format

As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: mail@goldcoast.qld.gov.au. Do not password protect the pdf.

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

Contacting us

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

Yours faithfully

Adam Morris
Senior Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast