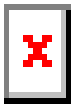


From: "No Reply" <mydas-notifications-prod2@qld.gov.au>
Sent: 01/03/2018 13:18:34
To: "fletcher.smith@dilgp.qld.gov.au" <fletcher.smith@dilgp.qld.gov.au>; "ben.battist@i-plan.com.au" <ben.battist@i-plan.com.au>
Cc: "City of Gold Coast mail" <mail@goldcoast.qld.gov.au>
Subject: 1802-3886 SRA application correspondence
Attachments: 1802-3886 SRA - Information request.pdf
Importance: Normal

Please find attached a notice regarding application [1802-3886 SRA](#).

If you require any further information in relation to the application, please contact the Department of State Development, Manufacturing, Infrastructure and Planning on the details provided in the notice.

This is a system-generated message. Do not respond to this email.
GE33-N



Department of State Development,
Manufacturing, Infrastructure and Planning

Email Id: RFLG-0318-0001-5015

This Email originates from outside the City of Gold Coast

Our reference: 1802-3886 SRA

1 March 2018

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

Via email: ben.battist@i-plan.com.au

Dear Sir/Madam

Information request

(Given under section 12 of the *Development Assessment Rules version 1.1*)

The Department of State Development, Manufacturing, Infrastructure and Planning (the department) has carried out a further review of your development application for the following premises.

Location details

Street address:	84-160 Christensen Road, Stapylton QLD 4207
Real property description:	Lot 334 on SP193431
Local government area:	Gold Coast City Council

The department has determined that in accordance with section 12 of the *Development Assessment Rules version 1.1* (DA Rules), the following additional information is requested to complete the assessment of the application:

Item	Information requested
Traffic generation	
1.	To assist in demonstrating compliance with performance outcomes 1, 2 and 3 of State code 6: Protection of state transport networks, of the <i>State Development and Assessment Provisions</i> (version 2.1), demonstrate how stage 2 of the proposed development will not result in the worsening of safety, infrastructure condition or operating conditions of the state-controlled road network. Please provide a Traffic Impact Assessment (TIA) which: (a) addresses the minimum assessment criteria required for an assessment as defined in the Department of Transport and Main Roads' Guide to Traffic Impact Assessment

Item	Information requested
	(GTIA) and demonstrate whether the existing state-controlled road intersections – namely the Christenson Road/Stapylton Jacobs Well Road and interchange exit 38 can cater safely for the increased traffic demand (b) is in accordance with the Department of Transport and Main Roads' GTIA and must be undertaken by a Registered Professional Engineer of Queensland (c) considers traffic generation with an assessment of existing traffic background traffic (d) identifies significant other approved developments located in the vicinity of the proposed development and consider the cumulative impacts when assessing the impacts upon the state-controlled road network (e) includes an assessment of traffic growth at the nominated year of opening for the traffic scenarios of background traffic and also with the addition of the proposed development (f) provides an electronic format of the intersection data counts (e.g. in Excel format), and the intersection modelling (e.g. in SIDRA Intersection version 6.0 or latest) files for the traffic analysis of the state-controlled road intersection/s. The SIDRA files should include the movement summaries, input data, output tables and movement displays for the scenarios without the development and with the development at current timeframe and at the ten year horizon beyond build out date of the stages of development and the ultimate development (g) provides recommendations (if required) which details measures for the proposed development to maintain the safety and efficiency of the state-controlled road intersections. This should include plans which show • the existing and proposed utilities / services in the state-controlled road reserve (including footpath, medians, crossings, roadway, services, etc) • details of how the upgrading works (if any) will fit and operate within the state-controlled road reserve. Any proposed upgrading should be in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition).

The due date for providing the requested information is 1 June 2018. Please complete the relevant task in MyDAS2 to advise the department of your response to this information request.

As the departments assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. If you do not provide a response 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 the department will continue with its assessment of your application without the information requested.

As the department is a referral agency, a copy of this information request will be provided to the assessment manager in accordance with section 12.3 of the DA Rules.

For further information please contact Fletcher Smith, Acting Senior Planning Officer, on 07 5644 3209 or via email fletcher.smith@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kim Kirstein

Manager, Planning and Development Services (SEQ South)

cc: Gold Coast City Council, mail@goldcoast.qld.gov.au