

From: "Ben Battist" <ben.battist@i-plan.com.au>
Sent: 06/12/2017 00:22:07
To: "City of Gold Coast mail" <mail@goldcoast.qld.gov.au>
Cc: "City Development" <citydevelopment@goldcoast.qld.gov.au>
Subject: Re: Council of the City of Gold Coast (Council) - Copy of Correspondence for 84-160 CHRISTENSEN ROAD SOUTH STAPYLTON MCU201701572
Attachments: Supporting Document - Response to Information Request.pdf, Plans.pdf
Importance: High

Attention: Adam Morris

Please find attached the response to Council's Information Request in relation to the proposed Medium Impact Industry at 84-160 Christensen Road South, Stapylton (Ref: MCU201701572).

Ben Battist
Director
iPlan Town Planning Pty Ltd
PO Box 687 Stones Corner Qld 4120
[p/f: 07 3892 1431](tel:0738921431) [m: 0407 291 104](tel:0407291104) [i: www.i-plan.com.au](http://www.i-plan.com.au)

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From: City Development <citydevelopment@goldcoast.qld.gov.au>
Date: Monday, 20 November 2017 at 4:04 pm
To: "'BEN.BATTIST@I-PLAN.COM.AU'" <BEN.BATTIST@I-PLAN.COM.AU>
Subject: Council of the City of Gold Coast (Council) - Copy of Correspondence for 84-160 CHRISTENSEN ROAD SOUTH STAPYLTON MCU201701572



Copy of Confirmation Notice and Information request

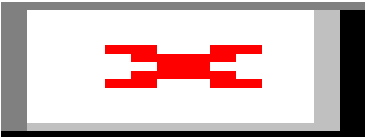
Please find attached an electronic copy of Council's correspondence for the following application:-

Application number:	MCU201701572
Address:	84-160 CHRISTENSEN ROAD SOUTH STAPYLTON
Copy of combined Confirmation Notice and Information Request	
<i>Day(s) to issue Information Request</i>	<i>Zero (0) Day(s)</i>

If you have any further enquiries regarding the application please do not hesitate to contact Planning Assessment on (07) 5582 8866.
OTE: Applicants are advised not to send correspondence to this email address. This address is unmonitored and replies cannot be read or responded to. Please direct any future correspondence regarding this application to mail@goldcoast.qld.gov.au



City Development
Council of the City of Gold Coast
T: (07) 5582 8866
PO Box 5042 Gold Coast Mail Centre Qld 9729
mail@goldcoast.qld.gov.au
cityofgoldcoast.com.au



Sing along to your favourite Christmas tunes at the Mayor's Christmas Carols at the Broadwater Parklands on December 2. For more information, visit www.cityofgoldcoast.com.au/mayorscarols

Council of the City of Gold Coast - confidential communication This email and any files transmitted with it are confidential and are intended solely for the use of the addressee. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email and any file attachments is strictly prohibited. If you have received this email in error, please immediately notify us. You must destroy the original transmission and its contents. Before opening or using attachments, check them for viruses and defects. The contents of this email and its attachments may become scrambled, truncated or altered in transmission. Please notify us of any anomalies. Our liability is limited to resupplying the email and attached files or the cost of having them resupplied.

4 December 2016

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

Attention: Adam Morris – Planning Assessment

Dear Sir / Madam

RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO THE PROPOSED MEDIUM IMPACT INDUSTRY ON LAND AT 84-160 CHRISTENSEN ROAD SOUTH, STAPYLTON (COUNCIL REF: MCU201701572)

Further to Council's information request dated 20 November 2017 regarding the above-mentioned application, we hereby submit the following amended plans and/or documents:

Drawing / Document Title	Number and Date
Overall Site Plan	11127-10-1 dated 28 November 2017
Site Plan	11127-20-4 dated 30 November 2017
Ground Floor Plan	11127-21-2 dated 28 November 2017

The following points highlight amendments to the proposed development, where necessary, in response to Council's letter:

Items 1(a) to 1(d): Amended Plans

As requested, the proposal plans have been amended to include the overall subject site with the extent of the development contained within proposed Lot 12 of the current reconfiguration of a lot application. In addition, proposal plan no. 11177-20-4 shows the location of retaining walls. It is noted that the extent of retaining will in fact be outside of proposed Lot 12 once stage 2 of the current reconfiguration of a lot application is completed.

In accordance with Item C, the proposal plans have been amended to reference the proposed land use, being medium impact industry whilst all other changes required as a consequence of addressing Items 3, 4 and 5 have been incorporated into the proposal plans.

Items 1(a) to 1(d): Stormwater Management

The stormwater report submitted with the application addresses onsite stormwater quality requirements, being the extent of developed surface area contained within proposed Lot 12 of the current reconfiguration of a lot application.

All other requirements associated with stormwater quantity have been addressed in the Stormwater Management Report prepared by iCubed Consulting Pty Ltd (submitted with the current ROL application) which confirms that the existing detention basin towards the south-east corner of the site has been constructed to accommodate runoff from the entire estate.

Note that the approved four (4) lot subdivision referred to in the information request related to a previous subdivision that was applied for by the previous land owners prior to 2005. This approval was never enacted and is no longer relevant.

Items 3(a) to 3(d): Amended Plans

As requested, the proposal plans have been amended to include the following:

- The main access gates from Christensen Road South have been repositioned to allow for sufficient pedestrian sight triangles with the sliding gate relocated further into the property;
- The installation of wheel stops to all car parks together with bollards within the designated set down bay for disabled spaces;
- A 1m aisle extension has been provided at the termination end of parking aisles.

Item 4: Servicing

As shown on proposal plan no. 11177-20-4, the swept path for articulated vehicle manoeuvring is contained within the hardstand area with all designated loading/unloading docks setback to ensure stationary service vehicles will not impede access to staff and visitor car parks as well as vehicle circulation.

As such, the development accords with PO6 of the *Transport Code* in so far that the loading/unloading docks for service vehicles are contained wholly within the site and to the front of each tenancy which ensures pallets and trolleys can be manoeuvred without impacting on doors, gates and landscaping.

Item 5: Waste Management

As shown on proposal plan no. 11177-20-4, a designated refuse bin enclosure has been provided. The design of the enclosure with screening and a roof ensures the structure is not visually obtrusive when viewed from the adjoining footpath. It is important to note that the actual waste generation for the two tenancies cannot be ascertained at this time however the area allocated for the refuse bin store has been sized to accommodate industrial bins for which the collection of all waste will be undertaken by a private waste management contractor.

Consequently, any further requirements associated with refuse storage and collection can be conditioned accordingly.

We have now responded in full to Council's information request. Should you have any questions regarding the attached development application, please do not hesitate to contact the undersigned on 0407-291-104.

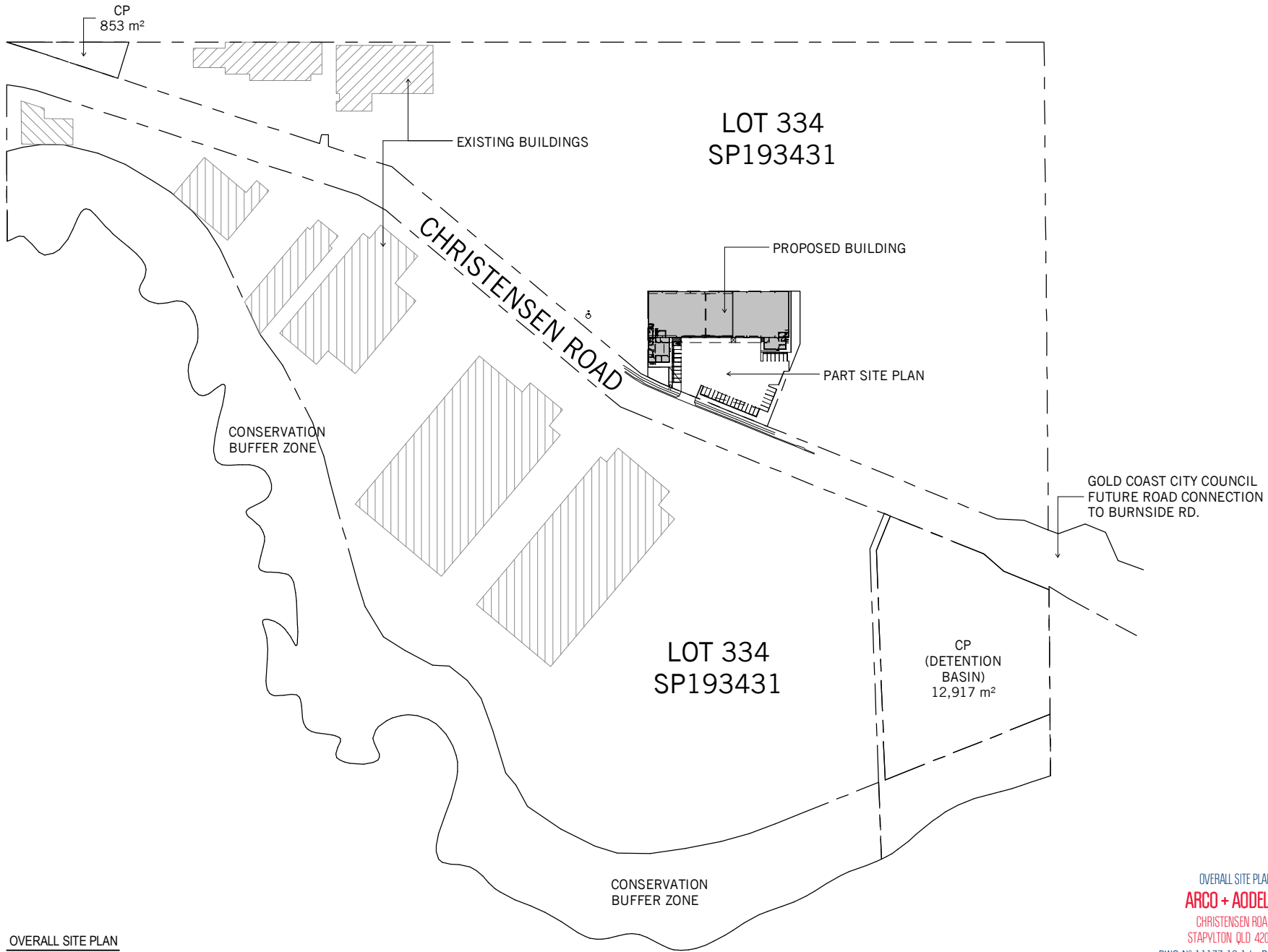
Yours faithfully

iPLAN TOWN PLANNING PTY LTD



Ben Battist
DIRECTOR

Enc



OVERALL SITE PLAN
(A1) 1:1200

SITE INFORMATION	
LOT 334 on SP193431	
CONSERVATION AREA	4.564Ha
COMMON PROPERTY	1.377Ha
SITE AREA	25.182Ha

OVERALL SITE PLAN
ARCO + AODELI
CHRISTENSEN ROAD
STAPVLTON QLD 4207
DWG N° 11177-10-1 by RC
DATE 28/11/2017

space frame
DESIGN + CONSTRUCT SOLUTIONS



GENERAL NOTES

INDUSTRIAL CROSS OVERS TO BE CONSTRUCTED AS PER LOCAL AUTHORITY STANDARD DETAILS DRAWINGS.

150MM WIDE CONCRETE KERBING TO CAR PARK AND DRIVEWAY PERIMETER - WHERE SHOWN.

PROVIDE DISABLED ACCESS FROM CARPARK TO BUILDING RAMPS TO BE MAX. GRADES OF 1:20 ACROSS CAR TURNING AREA WITH MAX. 3MM STEP UP FROM RAMP TO FLOOR TO COMPLY WITH A.S. 1428. 1-2001.

ALL RAMPS FROM CARPARK TO TENANCY ENTRY DOORS TO BE 1:14 MAXIMUM GRADIENT.

LEGEND

- 27.000 EXISTING CONTOUR
- 10.000 EXISTING GROUND LEVELS
- 10.000 PROPOSED FINISHED LEVELS
- T.B.M. TEMPORARY BENCH MARK (A.H.D.)
- P.S.M. PERMANENT SURVEY MARK (A.H.D.)
- L.P. EXISTING LIGHT POLE
- T.P. EXISTING TELECOMMUNICATIONS PIT
- DPH DUAL PILLAR HYDRANT
- B BOLLARD
- WS WHEEL STOP
- SW-SW EXISTING STORMWATER LINE
- W-W EXISTING WATER LINE
- S-S EXISTING SEWER LINE
- E-E EXISTING ELECTRICAL
- T-T EXISTING TELECOM.
- // // EXISTING FENCING
- o-o PROPOSED FENCING
- LANDSCAPING
- GRAVEL

SITE INFORMATION

LOT 334 on SP193431
PROPOSED NEW LOT 6,316 m²

TOTAL USE AREA 2664 m²

SITE COVER 44 %

GROSS LEASABLE AREA 2,820 m²

AODELI	
Office	100 m²
Warehouse	1,000 m²
	1,100 m²
ARCO	
Mezzanine Office	20 m²
Office	200 m²
Workshop	1,500 m²
	1,720 m²

TOTAL CARPARKS 37
LANDSCAPING 11% 664 m²

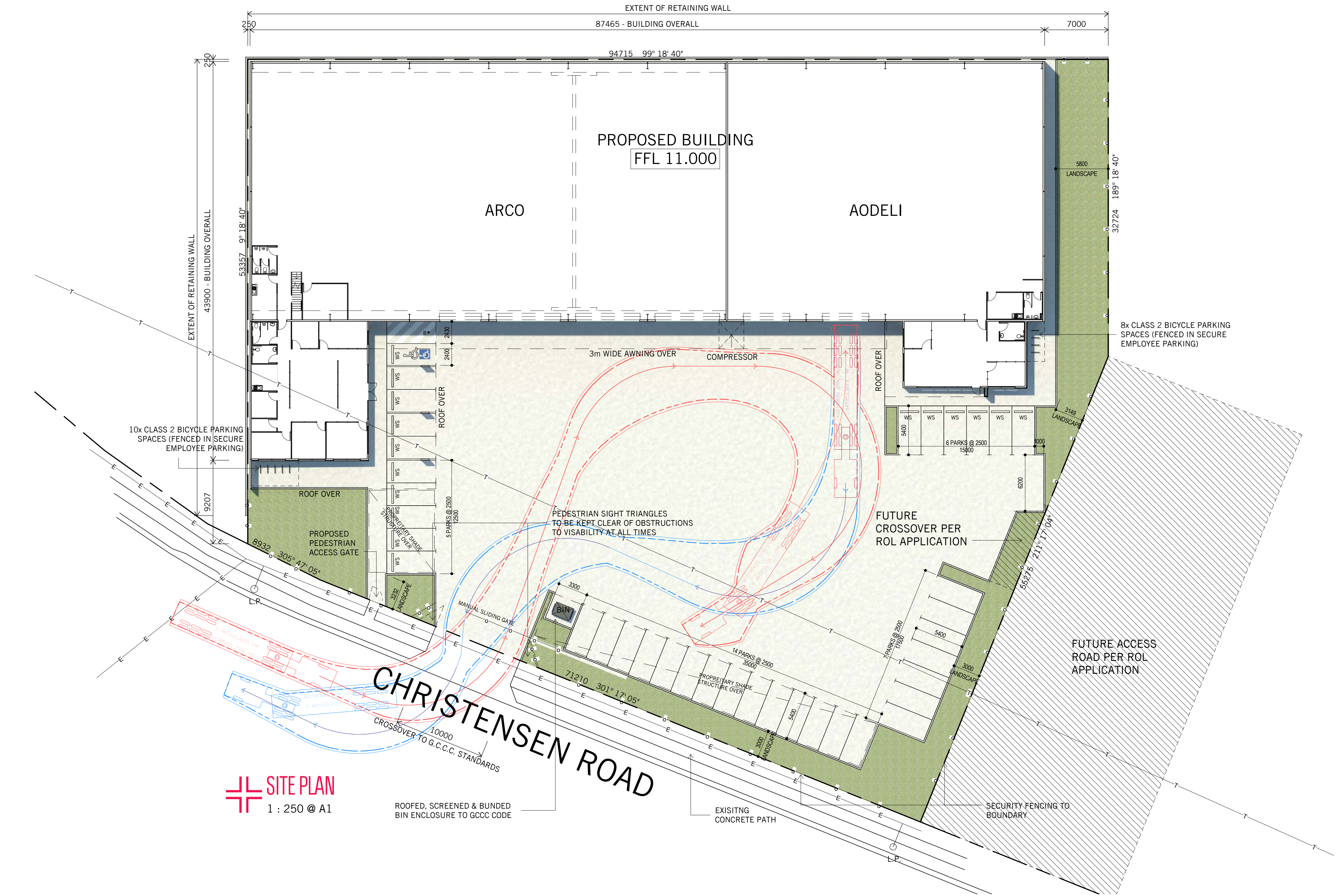


DESIGN + CONSTRUCT SOLUTIONS

TEMPLATE REVISION : A

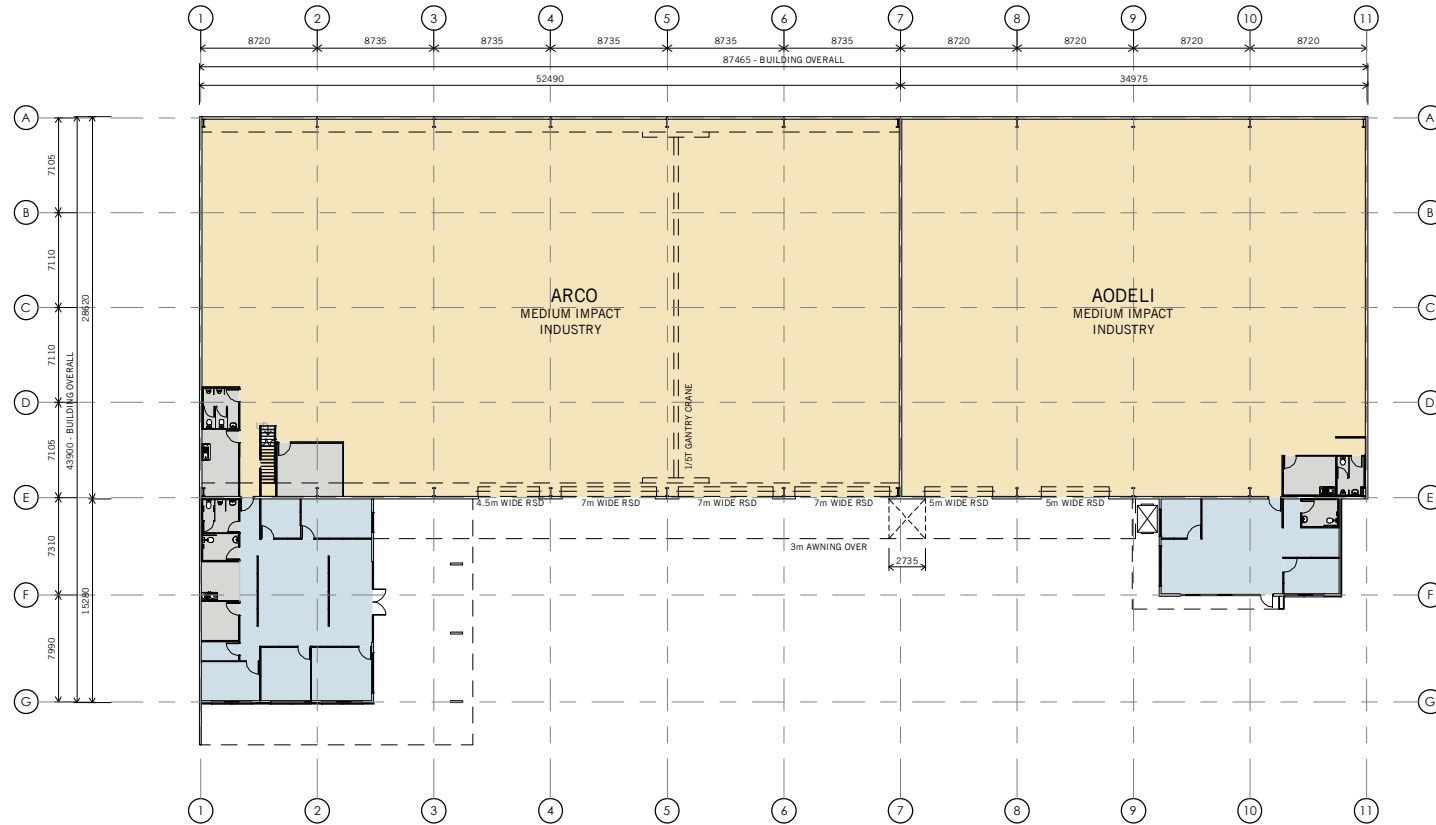
J:\11 Projects\2 Current Projects\11177-Arco_Stapylton\3 CAD Drawings\3_Superceded\11177_Site.rvt

30/11/2017 1:54:34 PM



SITE PLAN
1 : 250 @ A1

SITE PLAN
ARCO + AODELI
CHRISTENSEN ROAD
STAPVLTON QLD 4207
DWG N° 11177-20-4 by RC
DATE 30/11/2017



GROUND FLOOR PLAN
1 : 200 @ A1

GENERAL NOTES

REINFORCED CONCRETE TILT UP PANELS TO COMPLY WITH B.C.A. PART C 1.11

IN ACCORDANCE WITH GL 2 OF THE B.C.A. EXITS TO ALL FREEZER/COLDROOM AREAS WILL HAVE:
1. MANUALLY OPERATED TURN KEY BELLS.
2. EMERGENCY RELEASE PIN WHICH ALLOWS DOORS TO BE OPENED FROM INSIDE.

INTERNAL PARTITIONS TO BE 64mm RONDO STEEL STUD WITH PAINTED 10mm PLASTERBOARD LINING 10mm WATER RESISTANT PLASTERBOARD TO WET AREAS.

ALL SANITARY COMPARTMENTS TO BE MECHANICALLY VENTILATED TO COMPLY TO BCA CI F4.5(b) BY AIR-CONDITIONING CONTRACTOR.

WALLS IN WET AREAS NEXT TO TILT PANEL WALLS TO BE ISOLATED OFF PANEL BY 10mm AND ALLOW FOR VERTICAL MOVEMENT.

LEGEND

- FHR FIRE HOSE REEL, 36m
- FIRE EXTINGUISHER 4.5kg TYPE AB(E)
- UNDER BENCH WATER HEATER
- OVER BENCH WATER HEATER
- CONCRETE TILT PANEL WALL
- COLDROOM PANEL WALLS
- STEEL GIRT
- STUD WALL
- B BOLLARD

BUILDING INFORMATION

GROSS LEASABLE AREA	2,820 m²
AODELI	
Office	100 m ²
Warehouse	1,000 m ²
	1,100 m ²

ARCO	
Mezzanine Office	20 m ²
Office	200 m ²
Workshop	1,500 m ²
	1,720 m ²



OVERALL FLOOR PLAN
ARCO + AODELI
CHRISTENSEN ROAD
STAPYLTON QLD 4207

DWG N° 11177-21-2 by RC
DATE 28/11/2017

space frame

DESIGN + CONSTRUCT SOLUTIONS