

21 April 2021

Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 9729

Dear Sir/Madam,

RE: PROPOSED MATERIAL CHANGE OF USE WITHIN THE ENVIRONMENTAL SIGNIFICANT OVERLAY (WETLANDS & WATERWAYS) ON LAND AT 84-160 CHRISTENSEN ROAD SOUTH, STAPYLTON Q 4117.

On behalf of our client, Burnside Developments Pty Ltd and Yellowstone Investments Pty Ltd, we hereby submit a development application for the proposed material change of use within the *Environmental Significance – Wetlands and Waterways Overlay* on land at 84-160 Christensen Road South, Stapylton QLD 4117 and described as Lot 334 on SP193431.

The development application is accompanied by the following architectural drawings prepared by Multi Span Australia Group Pty Ltd:

- Overall Site Plan No. AR-1000 Revision D dated 15 April 2021;
- Site Plan (Tenancy 5) No. AR-1001 Revision G dated 22 April 2021;
- Ground Floor Plan (Tenancy 5) No. AR-2001 Revision B dated 22 April 2021;
- First Floor Plan (Tenancy 5) No. AR-2002 Revision B dated 22 April 2021;
- Elevations (Tenancy 5) No. AR-3001 Revision C dated 22 April 2021;
- Sections (Tenancy 5) No. AR-4001 Revision B dated 22 April 2021; and
- Roof Plan (Tenancy 5) No. AR2005 Revision B Dated 22 April 2021.

SITE HISTORY

The subject site, being Lot 334 on SP193431, is included in the *High impact industry zone* and contains several established industrial tenancies. The site is subject to multiple development approvals with the most recent being the Reconfiguration of a Lot which was granted by Council on 23 August 2018 and amended by way of a Negotiated Decision Notice on 2 November 2018 (Council File Reference: ROL201800026). The approval involved the creation of seventeen (17) Standard Format Lots with common property. A subsequent minor change approval was issued on 5 February 2021 for the proposed realignment of boundaries and inclusion of additional common property (refer to Council Ref: MIN/2020/494).

The civil works associated with the subdivision approval have been completed with a further operational works application for proposed bulk earthworks over approved Lot 1 having recently been granted by Council under file reference OPW/2020/1583 (refer to Attachment 'A'). This approval included filling and excavation across the lot with associated retaining walls located along the perimeter of approved Lot 1 including the south-east corner of the site where the works are within 100m of the wetland.

In addition to the development approvals issued over the lot, a previous building approval was issued for the two (2) warehouses located towards the Christensen Road frontage. Both buildings constitute accepted development subject to requirements therefore no development application was required.

CATEGORIES OF ASSESSMENT AND ASSESSMENT BENCHMARKS

In accordance with Table 5.5.11 of the *High Impact Industry Zone*, a material change of use for Industrial activities (including a warehouse) constitutes Accepted Development subject to requirements. The proposed development shown in the accompanying architectural drawings prepared by Multi Span Australia Group Pty Ltd is currently being assessed to ensure compliance with all required outcomes in the prescribed codes.

The site is impacted by several overlays including the *Environmental significant overlay*. In accordance with Table 5.10.9, a material change of use will constitute accepted development subject to requirements if provisionally made accepted by another table of assessment where compliance with the Required Outcomes under Table 8.2.6.1 is achieved. In this instance, the proposed building shown on the accompanying overall site plan numbered AR-1000 Revision D is within 100m of a wetland therefore assessment against Performance Outcome 5 of the overlay code is triggered.

Whilst the subject site is impacted by the *Environmental Significance – Vegetation Management Overlay*, it is noted that the extent of the proposed development does not require the removal of any mapped vegetation therefore compliance with the required outcomes is achieved. In addition, the accompanying Bushfire Management Plan prepared by Land Environment Consultants confirms that all works within the *Bushfire hazard overlay* will comply with required outcomes RO2 to RO6 and therefore will constitute accepted development.

COMPLIANCE WITH PO5 OF THE ENVIRONMENTAL MANAGEMENT OVERLAY

In accordance with the required outcomes in Table 8.2.6.1 of the *Environmental Significant overlay code*, non-compliance with RO2 requires assessment against PO5 of the code which states:

Buffers are provided to wetlands and waterways identified on the Environmental significance – wetlands and waterways overlay map to ensure the:

- a. protection of matters of environmental significance mapped onsite or identified through an ecological site assessment;*
- b. unimpeded movement of fauna along the waterway;*
- c. water quality is maintained;*
- d. bank stability; and*
- e. protection of property and infrastructure.*

Note: The buffer width for wetlands is measured from the outer, landward boundary of the mapped wetland, as shown on Environmental significance – wetlands and waterways overlay map.

Note: Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining alternative buffer widths.

At the outset, it is important to reiterate that the lot is subject to multiple development approvals with the most recent being for bulk earthworks which allows for filling and associated retaining walls within the south-east corner of the subject site hence the extent of works within 100m of the wetland will in fact be limited to impervious hardstand and a portion of the building envelope for warehouse building 5 as shown on the accompanying overall site plan numbered AR-1000 Revision D. The proposed works will not require any alterations to the adjoining open space corridor hence maintaining unimpeded movement of flora and fauna. It is important to highlight that given the previous development history and works approved within the buffer, no significant vegetation exists on site.

The approved subdivision for the industrial estate coincided with the construction of a wetland within the stormwater detention basin with all stormwater runoff from existing / new roads to be treated within the wetland before discharging to Sandy Creek. The development of individual lots within the approved subdivision will be subject to assessment against the required outcomes of the *Healthy Waters Code* for which compliance will be achieved through the installation of inground stormwater treatment systems for each industrial tenancy. The design and installation of this system will be provided in accordance with the required outcomes of the code.

In regard to bank stability and protection of property and infrastructure including the stormwater detention basin and wetland to the immediate east, the approved bulk earthworks for the subject site

includes retaining along the boundaries of the site hence ensuring all issues associated with bank stability and erosion sediment runoff have already been addressed through previous approvals. It is evident that given the extent of works within the buffer are limited to new impervious hardstand and part of warehouse building 5, the development will in no way have an adverse impact on bank stability, existing infrastructure and the biodiversity values of the adjoining open space corridor for which compliance with PO5 of the Code is demonstrated.

Given the historical approvals over the site and in particular on approved Lot 1, the necessity for an Ecological site assessment is not reasonable nor relevant to the proposed development. Such matters have been addressed through the original reconfiguration of a lot and bulk earthworks approvals for which neither contained any conditions limiting works within the buffer zone nor the dedication of this land towards the open space corridor.

Based on the above, it is evident that the development application conforms with the relevant performance outcome (PO5) of the *Environmental Significant Overlay Code* and therefore should be approved subject to reasonable and relevant conditions.

Should you have any questions regarding the above request, please do not hesitate to contact me on 0407 291 104

Yours faithfully,

iPLAN TOWN PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'Ben Battist', is written over a light blue rectangular background.

Ben Battist
DIRECTOR

ATTACHMENT 'A': Approved Bulk Earthworks Plan

CHRISTENSEN ROAD SOUTH

NOTE:
DISTURBED TENANCY BLOCKS ARE TO BE SEALED. ONCE
EARTHWORKS ARE COMPLETE, TENANCIES ARE TO BE TOP SOILED,
AND GRASS SEED AND FERTILISED.

EARTHWORKS CONSTRUCTION PROCESS:
1. CLEARING AND STRIPPING OF THE BATTER TO REAR OF THE LOT.
2. CONSTRUCT BOULDER RETAINING WALL AND FILL IN THE BATTER
AS REQUIRED FOR THE WALL CONSTRUCTION.
3. STRIP HALF THE SITE.
4. FILL AND COMPACT THE STRIPPED SECTION OF THE SITE UNDER
LEVEL 1 SUPERVISION.
5. STRIP OTHER HALF OF THE SITE.
6. FILL AND COMPACT THE STRIPPED SECTION OF THE SITE UNDER
LEVEL 1 SUPERVISION.
7. TOP SOIL AND SEAL THE SITE WITH GRASS SEED AND FERTILISER
WITHIN 10 BUSINESS DAYS FOLLOWING COMPLETION OF BULK
EARTHWORKS.

EXISTING WETLANDS

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPW/2020/1583

Dated: 8 February 2021

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

PROJECT TEAM

Consulting Engineer:

i³ consulting pty ltd
engineering consultants
innovation, ingenuity, inspiration
LV2, 39 Sherwood Rd PO Box 878
Toowong, Qld 4066 Toowong, Qld 4066
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ABN 89 106 675 156 ACN 106 675 156
p 07 3870 8888

Engineers Certification:

Joshua Mason MIE Aust. CPEng.
NPER Civil
RPEQ 23936

Signature: _____

Date: 04 / 02 / 2021

BULK EARTHWORKS LEGEND

LINE	DESCRIPTION
---	PROPERTY BOUNDARY
---	FUTURE EASEMENT
---	FUTURE TENANCY BOUNDARIES
---	EXTENT OF WORKS
---	EXISTING SURFACE CONTOURS
---	BULK EARTHWORKS CONTOURS
---	EXISTING SURFACE CONTOUR LABEL
---	BULK EARTHWORKS CONTOUR LABEL
---	CUT/FILL LINE
---	EXTENT OF PAVEMENT
250 THICK	PAVEMENT THICKNESS
CUT	CUT 20,306 cub.m
FILL	FILL 18,199 cub.m

NOTES:

- BULK EARTHWORKS ARE TO BE GRADED LINEARLY BETWEEN EARTHWORKS POINTS.
- REFER SEDIMENT AND EROSION CONTROL NOTES AND DETAILS.
- REFER EARTHWORKS PLAN FOR PAVEMENT ALLOWANCES.
- TOLERANCES REFER CONTRACT DOCUMENTATION
- SITE BOUNDARIES TO BE CONFIRMED BY SURVEY
- SITE SERVICES PROVIDED BY SUBDIVISION DOCUMENTATION ONLY AND IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL LOCATIONS AND HEIGHTS BEFORE COMMENCING WORK

E	FOR COUNCIL REVIEW	04.02.2021	K.J.L.
D	FOR APPROVAL	29.01.2021	K.J.L.
C	COUNCIL RFI RESPONSE	23.11.2020	K.J.L.
B	FOR APPROVAL	13.10.2020	K.J.L.
A	FOR REVIEW	25.09.2020	K.J.L.
REV	DESCRIPTION	DATE	BY

Status

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

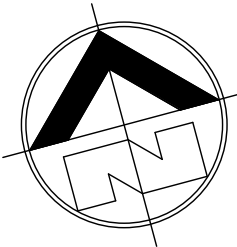
Project
**LOT 1, 84-160 CHRISTENSEN
ROAD SOUTH, STAPYLTON**

for
MS PROJECTS

Title
BULK EARTHWORKS PLAN

Drawn	Date	Chkd	Date
K.J.L.	25.09.2020	T.J.S.	
Design	Date	Apprd	Date
K.J.L.			
Scale	A1	Certif	Date
As indicated			
Project No.	Dwg. No.	Rev	
19-130	C111	E	

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LOT 2

PROPOSED BOULDER RETAINING WALL TO
TIE INTO EXISTING RETAINING WALL.
BOULDER RETAINING WALL IS D&C BY
OTHERS

PROPOSED BOULDER RETAINING WALL BY OTHERS.
REFER TYPICAL DETAIL ON DRAWING 19-130-C113,
INCLUDING THE REQUIREMENT FOR THE RETAINING WALL
TO BE CONSTRUCTED AT LEAST 200mm OFF THE BOUNDARY

OPEN SPACE

3

BULK EARTHWORKS PLAN

1 : 500

4/02/2021 3:40:11 PM