

Date: 13 May 2021
Contact: Thomas EATON
Location: City Development
Telephone: 5582 8237
Your reference: 21-00822
Our reference: MCU/2021/169

Burnside Developments P/L & Yellowstone Investment
C/- Iplan Town Planning Pty Ltd
PO BOX 242
ANNERLEY QLD 4103

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Burnside Developments P/L & Yellowstone Investment

in relation to development of land/premises described as:
Lot 334 SP193431 – 84-160 Christensen Road South, STAPYLTON QLD 4207

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, the applicant may respond to this information request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for the applicant to respond to this information request is three (3) months of the date of this letter.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

It would be in the applicant's best interest to address all of the information requested.
Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

Town Planning

1. Tenancies Included in Application

The applicant's supporting documents suggest that only tenancy 5 is included as part of this application. The applicant is requested to clarify the scope of the proposed development, identifying which tenancies form part of this application and demonstrate this on the proposed 'Lot 1 Master Plan'.

Hydraulic Engineering

2. Stormwater Management Plan

A review of Council record shows that subject site (Lot 334 SP193431) has benefited from a development permit (MIN/2020/494) for the creation of 17 CTS lots. The subject development is located within future Lot 1. Based on the underlying approved stormwater management plan, Lot 1 is to provide a separate stormwater management system within the subject lot (refer to Council approval MCU201200768). However, current proposal appears to be different from the approved MCU.

The applicant is requested to submit a stormwater management plan to demonstrate compliance with the Healthy waters and General development provisions codes.

The stormwater management plan shall be prepared in accordance with Land development guidelines and shall contain necessary information which is outlined in Land development guidelines section 8.3.4.

Water and Waste

3. Water Connection Location

Based on the submitted material, it is unclear how the proposed development's water meter is proposed to be located in compliance with Council's Standard Water Meter Drawings.

Please be advised that all water meters 50 mm in diameter or larger require an above ground on lot water meter configuration and an associated easement in accordance with Council's Standard Water Meter Drawings (available on Council's website).

Advice Note – *If a stacked arrangement is required, the potable water meter is typically mechanical and subsequently a longer easement is required. Please consider this when allocating space for the water meter(s).*

The applicant is requested to provide a plan showing the location of the proposed water connection and associated water meter. Further, the applicant is requested to provide the following information in compliance with Council's Standard Water Meter Drawings:

- a) Provide a plan showing the location and dimensions of the easement for any above ground on lot water meters. Ideally this should be located near the booster cabinets.
- b) Amended architectural plans displaying no buildings, structures, footings, or landscaping are proposed within that easement.

Advice Note – *The architectural drawings are to be amended to match the above amended plan.*

4. Waste Collection Vehicle Swept Paths

Required Outcome 13 (RO13) of the City Plan 'Transport Code' requires that the proposed development is designed so that all vehicle classes enter and exit the site in a forward gear, unless otherwise stated in Table 9.4.13-8: Service vehicle requirements.

Table 9.4.13-8, mentioned above states that for a site area between 2,000m² and 4,000m², the following design service vehicle requirements need to be considered:

- a) Service bay to accommodate the design service vehicle in accordance with Table 9.4.13-9: Minimum class of service vehicle.
- b) Restricted manoeuvring from a public roadway is allowed for an articulated vehicle.
- c) Full on-site manoeuvring is required all for all other classes of service vehicle.

The applicant is requested to submit swept path analysis certified by an RPEQ and complying with AS2890.2 demonstrating that a Waste Collection Vehicle (WCV) can adequately manoeuvre unimpeded through the development to the waste collection point.

Advice Note – *Should wish to clarify any issues contained in this memorandum, please do not hesitate to contact Sashi Dulare on telephone 07 5582 8641.*

Transport

5. Servicing

In order to demonstrate compliance with RO4 and RO5 of the Transport code, the applicant is requested to address the following:

- a) Submit amended drawings showing service bay(s) to accommodate an Articulated Vehicle (AV).
- b) Submit a swept path analysis to demonstrate that an AV can access the service bay(s) and exit the site in a forward gear.

6. Car parking design and layout

In order to demonstrate compliance with RO12/PO25 of the Transport code, the applicant is requested to submit amended drawings showing the following:

- a) Wheelstops in parking spaces #5 - #12 to prevent vehicle encroachment into the pedestrian walkway in accordance with Section 2.4.5.5 of AS2890.1.
- b) The width of car parking spaces to be fully dimensioned to a minimum of 2.5m wide in accordance with Figure 5.2 of AS2890.1.
- c) Pedestrian sight triangles on both sides of the driveway. Pedestrian sight triangles must be fully dimensioned in accordance with Figure 3.4 of AS2890.2. The following annotation must be included to read as follows: 'Pedestrian sight triangles to be kept clear of obstructions to visibility. Low planting permitted to a maximum height of 500mm'.
- d) Remove the notation of 'Entry' only for the northern crossover. It is expected that rigid trucks will utilise the northern crossover in order to exit the site.

Response Format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to mail@goldcoast.qld.gov.au

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

A handwritten signature in black ink that reads "Dawes". The signature is written in a cursive, flowing style with a large initial 'D'.

Lara Dawes

Supervising Planner (North)

For the Chief Executive Officer

Council of the City of Gold Coast