

26 May 2021

Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 4729

Attention: **Thomas Eaton (City Development)**

Dear Sir/Madam,

**RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO THE PROPOSED
WAREHOUSE IN THE ENVIRONMENTAL SIGNIFICANT OVERLAY ON LAND AT
84-160 CHRISTENSEN ROAD SOUTH, STAPYLTON Q 4207 (COUNCIL FILE
REFERENCE: MCU/2021/169)**

Further to the Information Request dated 13 May 2021 regarding the proposed development at the abovementioned site, we hereby submit the following updated proposal drawings prepared by Multi Span Australia Group Pty Ltd and supporting technical statements:

- Amended Architectural Drawing No. AR-1001 Revision J and AR-2001 Revision D; and
- Civil Engineering Response prepared by iCubed Consulting Pty Ltd.

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

Item 1: Tenancies included in the Application

As stated in the original application, the development of the site for a warehouse is identified as Accepted Development subject to requirements in the *High impact industry zone*. It is intended that all proposed works will comply with the relevant assessment benchmarks set out in the Level of Assessment Table.

The south-east corner of the development and in particular, Tenancy 5, is located within 100m of the wetland and therefore does not comply with the required outcomes of the *Environmental significance overlay code*. Consequently, a code assessment application is triggered for which all assessment is limited to PO5 of the overlay code.

Item 2: Stormwater Management Plan

As stated above, the development of the balance area of approved Lot 1 that is located in excess of 100m from the designated wetland will constitute Accepted Development subject to requirements. The accompanying statement prepared by iCubed Consulting confirms that all works to be carried out in approved Lot 1 will be in accordance with a Stormwater Management Plan for which all required outcomes of the *Healthy Waters Code* and *General Development Provision Code* will be achieved.

As such, Council's request for this report to be provided as part of this development application is not applicable.

Item 3: Water Connection Location

As stated above, the development of the balance area of approved Lot 1 that is located in excess of 100m from the designated wetland will constitute Accepted Development subject to requirements. The accompanying statement prepared by iCubed Consulting confirms the water connection has already been completed under a separate approval (OPW/2019/1603) which included details and dimensions of the site's water metering arrangement.

Consequently, no additional information is required in this instance.

Items 4 & 5: Waste Collection Vehicle & Articulated Vehicle Swept Paths

As stated above, the development of the balance area of approved Lot 1 that is located in excess of 100m from the designated wetland will constitute Accepted Development subject to requirements. Whilst RPEQ certification will accompany the subsequent building application to ensure all required outcomes of the *Transport Code* are complied with, it is noted that the accompanying set of plans for Tenancy 5 clearly show ample queuing and manoeuvring for both Articulated Vehicles and Refuse Collection Vehicles with all service vehicles able to enter and exit the site in a forward direction.

Consequently, no additional information is required in this instance.

Item 6: Car Parking Design & Layout

As stated above, the development of the balance area of approved Lot 1 that is located in excess of 100m from the designated wetland will constitute Accepted Development subject to requirements. Whilst RPEQ certification will accompany the subsequent building application to ensure all required outcomes of the *Transport Code* are complied with, it is noted that the accompanying set of plans for Tenancy 5 have been amended to show the following:

- Wheel stops to parking bays 5 to 12;
- Width of all car parking bays to be a minimum of 2.5m;
- Pedestrian sight triangles on both sides of all driveways; and
- Removal of the entry only notation for the northern crossover.

It is noted that the internal operations of each tenancy is of no consequence to Council in this instance given the setback of the tenancy to Christensen Road and the ability for all service vehicles to enter and exit approved Lot 1 in a forward direction via the existing crossover.

Consequently, no additional information is required in this instance.

Based on the above, it is important to reiterate that the extent of assessable development is limited to the section of Tenancy 5 located within 100m of a wetland. In relation to the proposed works outside of the *Environmental significant overlay*, a condition of approval may be imposed stating that all development for the purpose of a warehouse must comply with the required outcomes of all prescribed assessment benchmarks otherwise a further development application will be required.

In accordance with the Section 13.1 of the DA Rules, we have responded in full to the Information Request and therefore request that Council proceeds with its assessment of the application.

If you have any further questions regarding the abovementioned please do not hesitate to contact me on 0407-291-104.

Yours faithfully,

iPLAN TOWN PLANNING PTY LTD

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

Ben Battist
DIRECTOR

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