

Date: 19 July 2022
Contact: Thalia ALLSOP
Location: City Development
Telephone: 07 5582 8866
Your reference: Z21508
Our reference: MCU/2022/291

Ms Projects Pty Ltd
C/- I-Plan Town Planning Pty Ltd
PO BOX 242
ANNERLEY QLD 4103

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Ms Projects Pty Ltd

in relation to development of land/premises described as:
Part of Lot 334 SP193431 (being approved Lot 11) – 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

1 Preamble - Future Lot

Concerns are raised in regards to the proposed Material change of use application being somewhat premature in nature. The most recent Reconfiguring a lot approval for the area associated with the future lot 11, as noted within this application, is approval MIN/2020/494. It is noted any conditions associated with this application, particularly in relation to the infrastructure connection and timing, will be extending from and in reference to the conditions of the MIN/2020/494 approval. As such the proposed Material change of use will be conditioned to not be enacted/construction commenced until such a time that at least the MIN/2020/494 approval has been completed and approved lots sealed. In addition to this, further infrastructure delivery beyond what is to be delivered as part of the underlying ROL approval may be necessary for the proposed development to come online.

It is also noted that should there be further changes to the approved lots and/or infrastructure conditioned within MIN/2020/494 (or subsequent ROL applications yet to be lodged) additional changes may need to be made to this application or subsequent approval in order to comply/align.

The applicant is requested to consider how they intend to proceed with this application. Should appropriate considerations for the sequencing of development over the site in context to yet to be submitted overarching subdivision applications not occur, Council officers may need to rely on a preliminary approval route over a development permit (assuming a favourable outcome can be achieved).

Town Planning

2 Full site plan

The application for the proposed High impact industry development has been made over Lot 334 SP193431 and although the proposed is only located within part of the lot the part of the lot has not been finalised through the plan sealing process. The applicant is therefore requested to provide a site plan which illustrates the entire site and depicts the future lot 11 location within the site.

3 Container zone

The applicant is requested to confirm the purpose/use of the area labelled "Container zone" on the site plan. In confirming the purpose the applicant should state the length of time and frequency this zone will be utilised to ensure the use of the zone does not conflict the circulation and manoeuvring of the site and the purpose is compatible with the proposed use.

Landscape Assessment

4 Amended Statement of Landscape Intent and site plan

Landscape assessment are seeking adequate Landscaping adjacent to the frontage, which is required to soften the built form and hardstand areas, appropriately screen industrial buildings and storage areas, and enhance the visual amenity of the area to meet the Industrial design code PO6. After review of the submitted documentation Officers are seeking amendments to the site plan and statement of landscape intent demonstrating the following:

- a The space in front of the wheel-stops of the car parks 10 to 18 to be converted to a ground level garden bed connected to the frontage landscape buffer allowing a 2.1 metre soil width to be achieved for proposed tree planting.
- b All changes to the site layout resulting from this information request letter are to be incorporated within an amended Statement of Landscape Intent (SLI) and site plan. When responding to all other information request items in this correspondence the applicant is requested to not negatively impact the currently proposed garden area allocation within the subject site.

Transport Planning

5 Vehicle crossing design

To comply with Acceptable outcome AO1 of the Driveways and vehicular crossings code, the vehicular crossings must be designed in accordance with the City's Land Development Guidelines, specifically IPWEAQ Standard Drawing RS-051 – Heavy Duty Vehicle Crossing. In this regard, while the northern vehicle crossing will mostly be used by light vehicle traffic, officers consider that it may also be used by heavy vehicles up to a 20m Articulated Vehicle (AV). The applicant is therefore requested to widen this vehicle crossing from 6m as proposed to 9m to match the southern vehicle crossing width.

6 Access to car parking

To comply with Acceptable outcome AO2 of the Transport code, the applicant is requested to submit an amended drawing showing a notation advising that the gate will be opened by the first staff member to arrive onsite each day and remain open for visitor access during the hours of operation. The gate and front fencing must be set into the site to account for widening and land dedication requirements associated with the proposed site access intersection.

7 Servicing

To comply with Acceptable outcomes AO5, AO6.1 and AO6.2 of the Transport code, the applicant is requested to address the following:

- a Provide pedestrian sight triangles on both sides of both driveways in accordance with the requirements of section 3.4.5(b) of AS2890.2:2018. Relocate the security gates and any other obstruction a minimum of 2.5m into the site clear of the pedestrian sight triangles. Also, include the following annotation to clearly indicate the intent being that the "Pedestrian sight triangle to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level".
- b Relocate the proposed 'container zone' elsewhere onsite where it will not impact access and manoeuvring of heavy vehicles. Before responding to this point, the applicant is requested to discuss the alternate location with Transport Assessment.

8 Bicycle parking supply

To comply with Performance outcomes PO10 and PO12 of the Transport code, the applicant is requested to submit an amended drawing identifying a location where staff could store a bicycle internal to the tenancy should they decide to ride to work. Bicycle parking areas must be located as close as practical to the cyclist's ultimate destination, desirably somewhere near the office and amenities.

9 Car parking design

To comply with AO25.1 of the Transport code, the applicant is requested to submit amended drawings showing the following amendments:

- a Dimension all car parking facilities to show compliance with the requirements of AS2890.1:2004.
- b Show the access driveway and main car parking area to be drained sealed and line marked.

Water and Waste

10 Water Network Analysis Report

To ensure that all approval conditions are achievable and final in accordance with the Planning Act, and the City Plan, Water and Waste requests the following information be submitted to Council:

- a A water network analysis report is required showing the water demand calculation, suitable connection point. The capacity of the existing system (considering other existing development approvals) must be assessed and any required augmentation works shall be identified because of the development's additional water usage. The assessment must adhere to the *SEQ Water Supply and Sewerage Design and Construction Code* and the *Water Supply and Sewerage Infrastructure Plan*.

Advice Note: The applicant should liaise with Gold Coast Water to obtain the current model for potable water (please contact Uttam Saha, Coordinator Network Planning on telephone (07) 5582 8929).

11 Sewer Demand

- a The applicant is requested to provide the total development EP or the expected sewage generation from the proposed development.
- b *Advice Note: Once the information is provided, council will advise if further network reporting is required.*

12 Water Connection Location (above ground on lot water meter)

Based on the submitted material, it is unclear to Water and Waste where the proposed development's water meter(s) are proposed to be located in compliance with Council's Standard Water Meter Drawings.

It is important to note that water meters 50mm and larger take up a sizable amount of space. The development needs to be designed in a manner that ensures the layout caters for the water meters that are required to service the development as well as other items such as PMTs, landscaping, refuse servicing facilities, stormwater infrastructure, easements and the like.

Council's relevant internal referrals all need to be aware of the proposed location and satisfied that all other internal requirements are met and the water meters fit into the design concept.

This is the basis for requesting the information as outlined below which is to be demonstrated on the architectural drawing set.

All water meters 50mm 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). *Note: If a stacked arrangement is required, the potable water meter is typically mechanical and subsequently a longer easement/assembly is required. Please consider this when allocating space for the water meter(s). The size of the easement and space required for the water meter assembly is based on the size of the water meter(s) required.*

- a Council requests the applicant to seek advice and confirmation from a hydraulic consultant on the size of the required potable water and (if applicable) fire meters required for the proposal. Once the size of the water meters is determined, the required easement size and location of the water meters can be incorporated into the design plans. *Note: if advice is not obtained regarding the required meter size, and subsequently the required easement size based on the size of the meters, then the application may require a Minor Change should the layout of the design not provide sufficient room for the meter assembly.*
- b Provide an amended Ground Floor / Site Plan showing the location and dimensions of the easement for any above ground on lot water meters, based on advice from a hydraulic consultant. This information must be on an architectural plan.
- c Amended architectural plans displaying no buildings, structures, footings or landscaping within the proposed easement.

Please Note: Providing this information on an engineering drawing is not sufficient as the architectural drawing set will constitute the approved drawings rather than the engineering drawing. Therefore, this information must be demonstrated on the architectural drawing set.

13 Waste Planning Report

Information is required addressing all applicable performance outcomes detailed in the City Plan 'Solid Waste Management Code'. Refer section 4 of the SC6.15 City Plan Policy – Solid waste management which outlines the information which is required to support the application. Information is to include:

- a A planning report outlining the proposed waste management measures, ensuring to address all requirements of section 6 of the policy are demonstrated;
- b Expected weekly waste generation rates for the development (ensure to provide the calculations used - Refer Appendix A of the policy;
- c Type, quantity and size of waste containers for general and recyclable waste;
- d Plans detailing the location, size (with scaled dimensions including clearances) and design of all storage point/s, servicing point/s, service vehicle access, clearance and manoeuvrability;
- e Demonstrating the location of bin-carting and waste-carting routes and approximate distances; and
- f Swept path analysis as outlined below.

14 Waste Collection Vehicle Swept Paths Required

Demonstrate by submitting a swept path analysis complying with AS2890.2 and certified by an appropriately qualified RPEQ that a Waste Collection Vehicle (WCV) can adequately manoeuvre unimpeded through the development to each waste collection point.

- a Swept path analysis is to be generated by AutoTurn, AutoTrack or similar.
- b Plans must demonstrate vehicle specifications in accordance with the 'City Plan Policy – Solid Waste Management' including the kerb-to-kerb turning radius as nominated in Appendix C of SC6.15 City plan policy – solid waste management code.
- c Manoeuvring clearances in accordance with AS2890.2 must be clearly depicted on drawings and demonstrate no obstructions exist for all waste servicing manoeuvres.
- d Reversing movements on-site are to be kept to a minimum and access to the development from the road is to comply with AS2890.2.

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, appearing to read 'Adam Morris', written in a cursive style.

Adam Morris
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast