

14 October 2022

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

Attention: *Thalia Allsop (City Development)*

Dear Sir/Madam,

**RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO THE PROPOSED
HIGH IMPACT INDUSTRY ON APPROVED LOT 11 AT 84-160 CHRISTENSEN
ROAD SOUTH, STAPYLTON Q 4207 (COUNCIL FILE REFERENCE:
MCU/2022/291)**

Further to the Information Request dated 19 July 2022 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 P;
- Amended Landscape Concept Plan No. LS-1501 Revision B;
- Survey Plan No. SP320479; and
- RPEQ Traffic Engineering Response & RCV Swept Path Analysis prepared by QTraffic Consultants.

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

Item 1: Preamble Future Lot

As detailed in the original Planning Report, the proposed development is over approved Lot 11 with the plan sealing application for the approved industrial subdivision granted under file reference MIN/2020/494 currently with Gold Coast City Council. The supporting photographic images in the report show all external infrastructure works (including new road, kerb and channel, footpaths and street tree planting) having been completed.

Our client has advised that the following works associated with the original ROL have been undertaken:

- Civil works completed on 7th January 2021;
- Civil works went off maintenance 1st March 2022;
- Landscaping Works are still under establishment/maintenance period, but have been bonded with Council to allow for plan sealing;
- Energex and NBN have issued certificates of supply for the subdivision;
- Plan Sealing application lodged and fee paid to Council; and
- All outstanding requests for additional information associated with the plan sealing application has been submitted to Council Officers (Bradley Wallace & Alana Gardiner).

It is expected that the endorsement of Survey Plan 320479 plan sealing is imminent.

Consequently, the concerns raised by Council with respect to the timing of the development application can be addressed through reasonable and relevant condition including that the survey plan is registered with the Titles Office prior to the commencement of the use.

Item 2: Full Site Plan

As stated above, the development is over approved Lot 11 as identified in the attached copy of the survey plan currently before Council for plan sealing. The metes and bounds of this lot have been shown on the accompanying site plan no. AR-1001 Revision P therefore a condition of development may be imposed stating that the extent of all works are limited to Lot 11.

Item 3: Container Zone

The materials used for the manufacture of coffins will arrive at the site each fortnight via a bulk container which will be unloaded over a period of 24 hours therefore it will only remain onsite for 1 to 2 days. As shown on the amended site plan as well as the accompanying Traffic Engineering response prepared by QTraffic Consultants, on occasion a container is delivered, the northern crossover has been widened to 9m which ensures vehicles can continue to access the site whilst the container is being unloaded.

Items 4: Amended Landscape Concept Plan

As requested, the landscape concept plan has been amended to show the following:

- A minimum landscape strip of 2.4m in front of parking bays 10 – 17 (excluding the area for the proposed sliding gates being 0.9m along the frontage); and
- All necessary amendments to the landscape design resulting from the information request including the widening of the northern crossover an increase in the front landscape strip.

For further details, please refer to the amended Landscape Plan No. LS-1501 Revision B.

Items 5 – 9: Transport Planning

For the detailed response to all transport planning items, please refer to the accompanying Traffic Engineering Response dated 30 September 2022 prepared by QTraffic Consultants.

Items 10 & 11: Water Network & Sewer Demand

In reference to Items 10 and 11, the proposed development is over approved Lot 11 with the conditions of the original ROL approval requiring the provision for reticulated sewer and water infrastructure in accordance with the City Plan and the requirements of Gold Coast Water. Given the zoning of the land as *High impact industry zone* all necessary upgrades to water and sewer infrastructure has been addressed as part of the approved ROL with the off-maintenance period for the completion of these works having finished on 1 March 2022.

As such, the request for additional water and sewer network analysis is not reasonable nor relevant given that a condition of development approval will include a requirement for Lot 11 to be registered prior to the commencement of the use.

Items 13 & 14: Waste Planning Report & RCV Swept Path

As noted in the original Planning Report, the proposed development will be used by ACC Higgins for the manufacturing of coffins. The tenant currently operates from an existing facility at Yatala with the solid waste management for the proposed development being consistent with their existing premises which includes the following:

- General Refuse and Recycling Bins (standard industrial bins x 2) - Tues and Thursdays - Weekly Service; and

- Extraction Hopper Unit - (standard industrial bin x 1) - Once every fortnight.

In addition to the proposed waste management details, the Traffic Engineering Response includes a detailed swept path analysis for a Refuse Collection Vehicle (RCV) noting that the proposed awning height where the refuse bin collection will be carried out is no less than 7.64m.

Consequently, any further requirements associated with waste management and servicing via a RCV can be conditioned accordingly.

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



Ben Battist
DIRECTOR

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