

Date: 18 April 2023
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8289
Your reference:
Our reference: MCU/2023/88

Projects QLD 101 P/L
C/- Marc Joyce
9 Mount View Crescent
NARANGBA QLD 4504

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Projects QLD 101 P/L

in relation to development of land/premises described as:
Lot 108 SP316137 – 29 Homestead Drive, 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

Planning Assessment

1. Operations

To demonstrate the operations involved with the proposed Food industry it is requested the applicant provides the following information:

- a Nominate the type of product being produced as part of the proposal;
- b Outline the stages of production anticipated within the site;
- c Identify the volume produced annually;
- d Provide the anticipated number of staff/visitors on site during opening hours; and
- e The frequency and category of service vehicles.

2. Internal layout

It is required that the applicant provides amended plans identifying details of the internal layout including but not limited to the following:

- a location of equipment used for production;
- b storage areas;
- c location of loading and unloading activities;
- d staff amenities;
- e ancillary use areas (if any).

3. Odour report required – odorous development to surrounding sensitive receivers

Performance Criteria PC46 of the M38 Industrial Estate Place Code requires development protects existing and planned sensitive land uses from being exposed to air and odour emissions from industrial uses that have the potential to adversely impact on human health, amenity and wellbeing.

Performance Criteria PC46 of the M38 Industrial Estate Place Code requires that development mitigate any negative effects to amenity, health and safety from existing surrounding activities having regard to odour and emissions.

An odour impact assessment report is requested to be submitted to address potential odour impacts from the proposed development. The report must include the following information:

- a The expected impact of all relevant odour sources (e.g. production activities which may create odours) against the *Environmental Protection (Air) Policy 2019* and *EHP, 2013, Odour impact assessments from developments*;
- b Be conducted in accordance with relevant Australian Standards, the *Environmental Protection Act 1994* and Subordinate regulations and policies;
- c Provide all monitoring data and locations, methodology and calculations; and
- d Detail the required control measures to achieve compliance with the applicable legislation, criteria.

Transport Assessment

4. Design of car parking facilities

To comply with Acceptable solution AS3.1 of the Car Parking, Access and Transport Integration Constraint code, all car parking facilities must be designed in accordance with Australian Standards AS2890.1 – *Parking facilities - Part 1: Off-street car parking*. It is noted that the car

parking facilities are existing; however, further information is required in order to demonstrate that the parking facilities meet AS2890.1 requirements, including:

- i. 'Future' columns (near parking spaces #9 and 11) are in non-compliant locations – either remove columns (and notations) from drawings, or relocate columns to compliant locations (in accordance with the 'parked vehicle design envelope' as per Figure 5.2 of AS2890.1).
- ii. Wheel stops are to be shown in all car parking spaces fronting pedestrian walkways (i.e. parking spaces #13-16 and 22-26). Wheel stops shall be located in accordance with Clause 2.4.5.4 and Figure 2.6 of AS2890.1.
- iii. A bollard shall be shown in the 'shared area' associated with the PWD car parking space. The bollard location shall be consistent with AS2890.6 requirements.

5. Servicing

To comply with Acceptable solutions AS14.1 and AS14.2 of the Car Parking, Access and Transport Integration Constraint code (of Council's '03 Planning Scheme), the development is required to accommodate servicing by a 20 m Articulated Vehicle (AV). It is noted that an AV is permitted to undertake 'restricted' manoeuvring (i.e. a reverse movement to or from the site). However, a service bay and full on-site manoeuvring is required for all other classes of service vehicle (i.e. up to a 12.5 m Heavy Rigid Vehicle). It is unclear how servicing is undertaken on-site, as a service bay has not been identified and it is unclear how a HRV would turn-around on-site (for forward entry and exit to/from the site).

The applicant is requested to demonstrate how compliance with AS14.1 and 14.2 is achieved, with particular regard to on-site servicing by a HRV. Supporting information may include swept paths. Alternatively, suitable and sufficient information shall be provided to demonstrate an alternative outcome that complies with Performance criteria PC14 Car Parking, Access and Transport Integration Constraint code.

6. Access to car parking facilities

A security gate exists on access to the site. To comply with Performance criteria PC9 of the Car Parking, Access and Transport Integration Constraint code, the applicant shall confirm that the security gate would remain open during approved operating hours (in the event of development approval being granted). It is noted that such would also be reflected in conditions.

7. Bicycle parking facilities

Drawings show a good level of bicycle parking provision on-site. However, the applicant is requested to confirm whether these facilities are secure / enclosed for staff use ('Security Level B'), or freely accessible for visitor use ('Security Level C'). It is expected that staff use would be more prevalent, and, as such, the facilities shall be secure in accordance with the requirements of AS2890.3 and to meet AS15.2 of the Car Parking, Access and Transport Integration Constraint code.

Advice Note -

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

- s35.1 *An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.*
- s35.2 *Further advice may include advice about how the applicant may change the application.*

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



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