

19 October 2023

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

Attention: **Alexa Brown (City Development)**

Dear Sir/Madam,

**RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO THE PROPOSED
MEDIUM IMPACT INDUSTRY ON APPROVED LOT 10 AT 84-160 CHRISTENSEN
ROAD SOUTH, STAPYLTON Q 4207 (COUNCIL FILE REFERENCE:
MCU/2023/247)**

Further to the Information Request dated 15 August 2023 regarding the proposed development at the abovementioned site, we hereby submit updated proposal drawings prepared by Multi Span Australia Group Pty Ltd and a Traffic Engineering Statement prepared by QTraffic Consultants.

It is important to note that the proposed layout has been amended to show the relocation of the ancillary administration office towards the eastern side boundary. Whilst the change results in a minor reduction in the overall area of landscaping, being a reduction of 3.6% to 3.4% of the site area, the proposal maintains a landscape strip of 3m in depth across the majority of the frontage to Christensen Road South together with the reduction in the amount of impervious area towards the front of the building. Furthermore, an increase in the gross floor area from 2,516m² to 2,979m² coincides with an increase in the total number of car parks to ensure compliance with the prescribed car parking rate in the *Transport code*. Overall the changes to the plans are consistent with the required outcomes of the relevant codes with the exception of the performance outcomes already identified in the original application.

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

Item 1: Amended Drawings

As requested, the proposal plans have been amended to state reference to the proposed use, being Medium Impact Industry. In addition, a locality plan numbered AR-1000 Revision B is provided showing the location of approved Lot 10 with respect to the overall subdivision approval for the estate.

As a result of the changes to the proposed ancillary office, the extent of sealed hardstand areas is in fact reduced. The accompanying Traffic Engineering Statement prepared by QTraffic Consulting shows that all hardstand areas in front of the designated loading docks (5) will be utilised for service vehicle manoeuvring.

Item 2: General Development Provisions

In reference to PO2 of the *General development provisions code*, it is important to note that the site is identified in the *High impact industry zone* for which hours of operation and noise impacts are not relevant in this instance given the separation distance from any sensitive receiving environments. In relation to odours, emissions and storage of contaminant substances, any further requirements can be conditioned accordingly noting that the approval for adjoining Lot 11 which involved spray painting activities has conditions imposed to ensure compliance with the relevant required outcomes and the *Environment Protection Regulation 2019*.

In reference to the proposed use and ERA 12 – Plastic Product Manufacturing, the tenant, Martin Engineering, has advised that their annual total through put is less than 50t. As such, an application for ERA 12 is not required at this stage. It is requested that advice be included in the conditions of approval stating that any plastic manufacturing is no greater than 50t per annum otherwise an application of an environmental authority must be obtained from Council.

Items 3 to 5: Transport Assessment

In reference to compliance with compliance with PO3, PO7 and PO20 of the *Transport code*, please refer to the accompanying Traffic Engineering Response prepared by Q Traffic Consulting.

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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