

Contact Officer: Rhianna McMullen
Our Ref: DA/4/2020

16 March 2020

Gladstone Regional Council
C/- Stephen Whitaker
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FORTITUDE VALLEY QLD 4006

Email: stephen.whitaker@cardno.com.au

Dear Sir,

**INFORMATION REQUEST
PLANNING ACT 2016 S68
DEVELOPMENT ASSESSMENT RULES 2017 PART 3**

**DA/4/2020 - MATERIAL CHANGE OF USE - IMPACT
PARKING STATION
5 AGNES STREET, AGNES WATER QLD 4677
LOT 8 CP 910294**

Reference is made to the above Development Application and the Confirmation Notice issued on 5 March 2020.

Please be advised that upon review of the Development Application and supporting information, it has been determined that further information is required in order to satisfactorily assess the application. The information requested is set out below:

Development Design Code

1. Acceptable Outcome 5.1 (AO5.1) requires that *Development does not result in an increase in flood level flow velocity or flood duration on upstream, downstream or adjacent properties*, whilst Acceptable Outcome 23 (AO23) requires that *Stormwater management systems are designed and constructed in accordance with the Engineering Design Planning Scheme Policy*. Provide a Site Based Stormwater Management Plan (SBSMP), that addresses both stormwater quality and quantity, for the proposed development in accordance with the Engineering Design Planning Scheme Policy, Queensland Urban Drainage Manual and the State Planning Policy.
2. Acceptable Outcome 8.1 (AO8.1) requires that *Earthworks and any retaining structures and their zone of influence must:*
 - (a) *be wholly contained within the development site,*
 - (b) *ensure the top and toe of any batter slope (excluding those associated with road works) is a minimum of 0.9m horizontally from the boundary of the development site.*

On drawing R2018073-CI-0102, Section 2, the proposed retaining wall appears to be constructed against the western property boundary. Whilst on drawing R2018073-CI-0120, the stormwater outlets 1/SW03, 1/SW04 and 1/SW05 are located outside of the subject lot. Provide amended plans that demonstrate that the proposed retaining, including the footing is located 0.9m from the property boundary and the stormwater outlet structures are constructed within the subject lot.

3. Acceptable Outcome 8.1 requires that *Excavating or filling is no greater than 1m*. Demonstrate the maximum cut/fill depths and proposed cut/fill volumes for the development.
4. Acceptable Outcome 8.2 (AO8.2) requires that *Development is designed such that the steepest formed batter slope is 1 vertical to 4 horizontal*. Drawings R2018073-CI-0101 and R2018073-CI-0102 note finished batter slopes of 1 in 2. Provide amended plans that demonstrate the provision of 1 in 4 batter slopes.
5. Acceptable Outcome 11.1 (AO11.1) requires that *Access driveways are:*
 - (a) *designed and constructed in accordance with the Engineering Design Planning Scheme Policy, and*
 - (b) *in accordance with AS2890 as amended, and*
 - (c) *certified by a Registered Professional Engineer of Queensland.*

Provide further clarification in relation to the following:

- a. The proposed southern crossover is not compliant with AS2890.1, Figure 3 Prohibited Locations of Access Driveways. Provide comment in relation to the suitability of this access crossover. There are concerns in relation to the proximity of the proposed crossover to the existing T-Intersection, given that on-street parking is not restricted within this section of Agnes Street.
 - b. Drawing R2018073-CI-0120, proposes that the southern crossover to Agnes Street be a "New Type A Two Way Access Commercial Driveway" in accordance with Standard Drawing CMDG-R-042. Given the number of parking spaces proposed within the carpark (87 spaces), Agnes Street is a Minor Type Road Frontage and the expected turnover rate of the car parking area is medium to high. Therefore, a 6m wide Type B2 Urban Commercial Driveway, in accordance with Standard Drawing CMDG-R-042A, would be required. Provide amended plans that include an updated note that reference the correct standard drawing and driveway type.
6. Acceptable Outcome 12 (AO12) requires that *Manoeuvring, loading and unloading areas, and parking areas (car and bicycle) are:*
 - (a) *designed and constructed in accordance with the Engineering Design Planning Scheme Policy,*
 - (b) *Imperviously sealed used concrete or asphalt bitumen,*
 - (c) *in accordance with AS2890 as amended, and*
 - (d) *certified by a Registered Professional Engineer of Queensland.*

Provide further clarification in relation to the following:

- a. R2018073-CI-0120 does not clearly articulate proposed circulation aisle widths and therefore does not demonstrate that the design is in accordance with AS2890.1. Provide an amended copy of the applicable drawing/s with aisle widths to demonstrate compliance.
 - b. Demonstrate how access to the parking spaces adjacent to the south-eastern corner of the site (Spaces 85-87 on drawing R2018073-CI-0100) is achieved.
8. Performance Outcome 25 (PO25) requires that *Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to:*
- (a) *existing capacity of stormwater infrastructure and ultimate catchment conditions,*
 - (b) *discharge for existing and future upstream development.*

Demonstrate that the proposed extensions to existing stormwater infrastructure are sized appropriately for existing and future upstream development. Line SW03 has a smaller cross-sectional area than the pipes that discharge into the line.

Landscaping Code

9. Acceptable Outcome 7.1 requires that *Shade trees are located at the rate of 1 tree per 6 car spaces.*

Provide a Landscaping Plan showing the proposed landscaping of shade trees.

END OF INFORMATION REQUEST

Please note that the next stage of the application process cannot commence until an information request response to this information request and any applicable referral agency's information request has been made by the applicant. A response to this information request may be provided in one of the following three ways:

1. providing all of the information requested together with a written notice asking the Assessment Manager and any applicable referral agency to proceed to the next stage of the application process; or
2. providing part of the information requested together with a written notice asking the Assessment Manager and any applicable referral agency to proceed to the next stage of the application process; or
3. a written notice:
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the Assessment Manager and any applicable referral agency to proceed with the assessment of the application.

Also, please note that if no response is received to this information request or any applicable referral agency's information request within 3 months of the date of this request/s, then the application will automatically transition to the Decision Stage. However, you may obtain from the requesting Authority (ie. Council or a referral agency) an extension of time to respond to the information request. The request for the extension must be in writing and must be received by the requesting Authority prior to the expiry of the three (3) month period. Please refer to Part 3 of the *Development Assessment Rules 2017* for further detail.

Should you have any queries in relation to this matter, please contact Council's Planning Officer Rhianne McMullen on (07) 4970 0700.

Yours faithfully



FOU

H A ROBERTSON
MANAGER DEVELOPMENT SERVICES