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Murray & Associates (Qld) Pty Ltd ACN 075 543 154 ABN 81 075 543 154 www.mursurv.com info@mursurv.com

25 July 2024

The Chief Executive Officer
Central Highlands Regional Council
PO Box 21
EMERALD QLD 4720

Dear Sir,

RESPONSE TO INFORMATION REQUEST - DEVELOPMENT PERMIT FOR A STAGED MATERIAL CHANGE OF USE TO ESTABLISH A WAREHOUSE

Property Description: Lot 7 on SP202483
Property Address: 1-7 King Street, Emerald QLD 4720
Development Type: Staged Material Change of Use to establish a Warehouse
Local Government: Central Highlands Regional Council
Planning Instrument: Central Highlands Regional Council Planning Scheme
Our Reference: 400801
Council Reference: DA023-2024
Applicant: 2 B Electrical Pty Ltd

On behalf of 2 B Electrical Pty Ltd, please find attached our formal response to Council's Information Request, dated 23 July 2024.

Response:

Item 1 – Please find attached:

- Amended Site Plan showing direction of traffic for light vehicles;
- Building elevations and dimensions of small and large containers;
- Ste Elevation showing ground clearance of containers; and
- Indicative site elevations from Robert Street and Selma Road.

Item 2 – Please find attached building elevations and dimensions of small and large containers. The large containers will have varying side opening configurations. Some might have two openings, some might have a large central opening. All container sides facing a road frontage will be painted a consistent colour, ie white or grey.

Item 3 – The landscaping proposed has nothing to do with flood hazard. Overland flow from impervious surfaces will drain toward the garden beds established on Roberts Street frontage. In a major flood event small, raised garden beds will be irrelevant to the impediment of flow of flood water. Please see attached an elevation of the visual appearance of landscaping from Robert Street and Selma Road. The Council can condition the use to provide a landscape plan as part of a future Operational Works application. Plantings will consist of plants endemic to the local area. Should Council require a security fence can be erected around the entire

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perimeter of the site, between the landscaping and containers. This is not deemed necessary by the applicant, as the containers will act as a security barrier.

Item 4 – The site will be accessed by light vehicles only. Given the large width between rows of containers and also at the end of each row swept paths of a light vehicle manoeuvring on-site is not necessary as it can clearly be achieved. The site plan has been amended to show one-way vehicle movements on-site. This will be directed through signage erected on-site.

Item 5 – Page 10, 20 and the Flood Hazard Code Assessment all clearly state that the built form of all containers will be raised 200mm above ground level.

Extract from Page 10;

Prior to construction the site will be levelled with a slight gradient draining towards the Roberts Street Road reserve. The majority of overland flow will be captured in the garden beds established around the perimeter of the site on Roberts Street and Selma Road. All containers will be on footings 200mm above the site ground level. This is to:

- *Preserve the floor of the container;*
- *Reduce vermin living under the container;*
- *Enable objects to be easily loaded/unloaded from vehicles; and*
- *Enable stormwater/floodwater to pass underneath the container during major rain events.*

To clarify, this means that all containers will have a gap of 200mm above ground level to enable water to pass under the container. We request that Council run this built form in their flood model to determine whether this design will have any impact.

In relation to hardstand, as stated on page 11 of the Planning Report, *[g]iven the nature of the use no formalised vehicle parking is proposed. The entire site will be finished with blue metal to enable all weather access and also to minimise the ongoing maintenance of the site.*

This is the applicant's response in full. In order to enable Public Notification material to be prepared we request Council provide the adjoining landowner details and mailing address.

Yours faithfully,

Andrew Bell
Director / Registered Surveyor / Senior Town Planner
MURRAY & ASSOCIATES (QLD) PTY LTD

Attachments:

- Amended Site Plan
- Building elevations and dimensions of small and large containers

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- Site Elevation of Ground Clearance
- Indicative site elevations from Robert Street and Selma Road

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