

4th June 2019

Our Ref: 18014

Your Ref: 1905-10997 SRA

Dpt of State Development, Manufacturing, Infrastructure and Planning
Planning and Development Services (SEQ South)
PO Box 3290
Australia Fair QLD 4215

ATTN: Gareth Richardson

Dear Gareth,

Response to SARA's Information Request (IR) for 'Tourist Attraction & Market at 124 Distillery Rd, Eagleby (Lot 2 SP102952) – MCUI/11/2019 – 1905-10997 SRA

Grummitt Planning Pty Ltd have been commissioned by the applicant '**Tonken Oc Pty Ltd** to respond to SARA's Information Request issued in response to the referral process under Section 12 of the Development Assessment Rules for a Material Change of Use for a Tourist Attraction & Market at the above site. The applicant has sought to provide SARA with the requested information where it has been appropriately requested and therefore provides the following response to the information requested in the respective letter dated 27th May 2019:

1. PUBLIC PASSENGER TRANSPORT

The applicant is requested to provide further information demonstrating how the proposed development achieves compliance with Performance Outcome (PO) 19, 21 and 22 of State code 6: Protection of state transport networks of the *State Development Assessment Provisions* (SDAP).

To assist in demonstrating compliance, the applicant is requested to provide:

- (a) An adequate number of taxi rank/s with sufficient capacity (number of parking bays) to cater for the demand generated by the proposed tourist attraction. This should consider likely passenger volumes and the demand for taxi services given factors such as the gross floor area of the development, use mix, anticipated demand, demographic considerations, and regular uses/activities.
- (b) Taxi ranks positioned to maximise coverage and decrease the distance that potential passengers have to walk to access the facility. Taxi ranks should be sited near uses that generate major trips, the main entry to the development and major pedestrian facilities. Taxi ranks should have their own dedicated parking bays and not be used for other pick-up and drop-off purposes.
- (c) Amended plans which demonstrate any proposed taxi ranks are located and designed to provide convenient, safe and equitable access for passengers, including people with a disability.

Response to Item 1:

Given that the proposed development is a specialized tourist attraction that is not yet operational, it is somewhat difficult to depict with 100% accuracy, the precise number of persons that will attend the site on any one given day, along with their method of transport. However, given the limited public transport services within the vicinity at present, it is anticipated that the majority of attendees will arrive by their own private motor vehicle. Notwithstanding this, following advice from the traffic consultant's TTM who have been working on this project for a number of years, it was determined, two taxi bays would be adequate to cater for the demand generated by the proposed tourist attraction, given the demographics, the type of development and from professional experience with such proposals.

The taxi rank is proposed to be positioned to the frontage of the main entrance to the tourist attraction, thereby providing safe and easy access to and from the facility. In terms of equitable access, this area will be at level access and immediately adjacent to the equitable access to the main building.

Signage/road markings will ensure that the dedicated parking bays are for the parking of taxis only, and not for any other pick-up and drop-off purposes. Taxi ranks positioned to maximise coverage and decrease the distance that potential

Please see the amended drawings prepared by Cottee Parker contained in [Attachment 1](#) to this response.

1. ADVICE – URBAN BUSES AND PRIVATE CHARTERED BUSES

Section 7.3 - TransLink Access within the Traffic Engineering Report, prepared by TTM Consulting, dated 1 March 2019, report number 18GCT0066, revision 3, advises the development allows for urban bus services to route through the site by entering the main access from Henry Hester Drive and setting down at a dedicated bus stop to the south of the main building. The Bus Stop Area Plan, prepared by Cottee Parker, dated 28 February 2019, drawing number SD2013, issue A, shows an indented bus bay of 25m in length with entry and exit tapers.

The applicant is advised that the future provision of an urban bus stop on the site or an urban bus service through the site is unlikely to be supported.

Advice is provided that the development is likely to generate demand for private/chartered coach/bus/minibus parking such as that associated with tour companies. Therefore, the proposed Bus Stop Area should still be provided as a bus zone for this purpose.

Response to Advice 1:

The architectural drawings, and Traffic Engineering Report, particularly in respect of the provision of a dedicated bus stop within the site, have been prepared in consultation with Council officers and Translink, whereby it was advised that provision should be made within the site for a dedicated bus stop for both private/chartered coach/bus/minibus parking, as well as public translink buses, and that provision shall be made for the public buses to service the site through the actual site itself rather than externally.

Copies of email correspondence has been provided as part of this response, contained in **Attachment 2**, which confirms the above. However, it should be noted that the position and route, whilst contained wholly within the site, deviates slightly from the preferred Translink route. The reason for this is that once the engineers reviewed the proposed route in greater detail, and prepared a swept path analysis, there was insufficient space and maneuvering facilities to provide the route as suggested. The route now proposed and shown on the architectural drawings and traffic engineering report (Appendix b) lodged with the original submission documents pertaining to this application, provides an appropriate, safe, convenient and compliant route, over and above that proposed indicatively by Translink/Council.

Notwithstanding the above, whilst we acknowledge the comments made within Advice 1 and our response above, we reserve the right for this to be subject to further subsequent discussions between the applicant and Translink when such a service comes to fruition.

The above information responds to the issues contained within the Department's Request for Information dated 27th May 2019. We submit that the proposed development meets the Department's requirements in respect of taxi drop off facilities, as well as the provision of private bus parking, but acknowledge the advice given in respect of the public bus service, and reserve the right for this to be discussed at the appropriate time, with the appropriate authorities/service providers.

We are of the opinion therefore that the information and amended supporting documentation provided with this response satisfactorily addresses the Department's issues raised in its Information Request such that the proposed use is commensurate with Performance Outcome (PO) 19, 21 and 22 of State Code 6: Protection of state transport networks of the *State Development Assessment Provisions* (SDAP).

The applicant will now commence the public notification process.

Yours faithfully



Julie Cary
Senior Town Planner
Grummitt Planning Pty Ltd

- Attachment 1: Amended Drawings prepared by Cottee Parker
Attachment 2: Copies of correspondence between the applicant, Council & Translink regarding bus service provision

Attachment 1

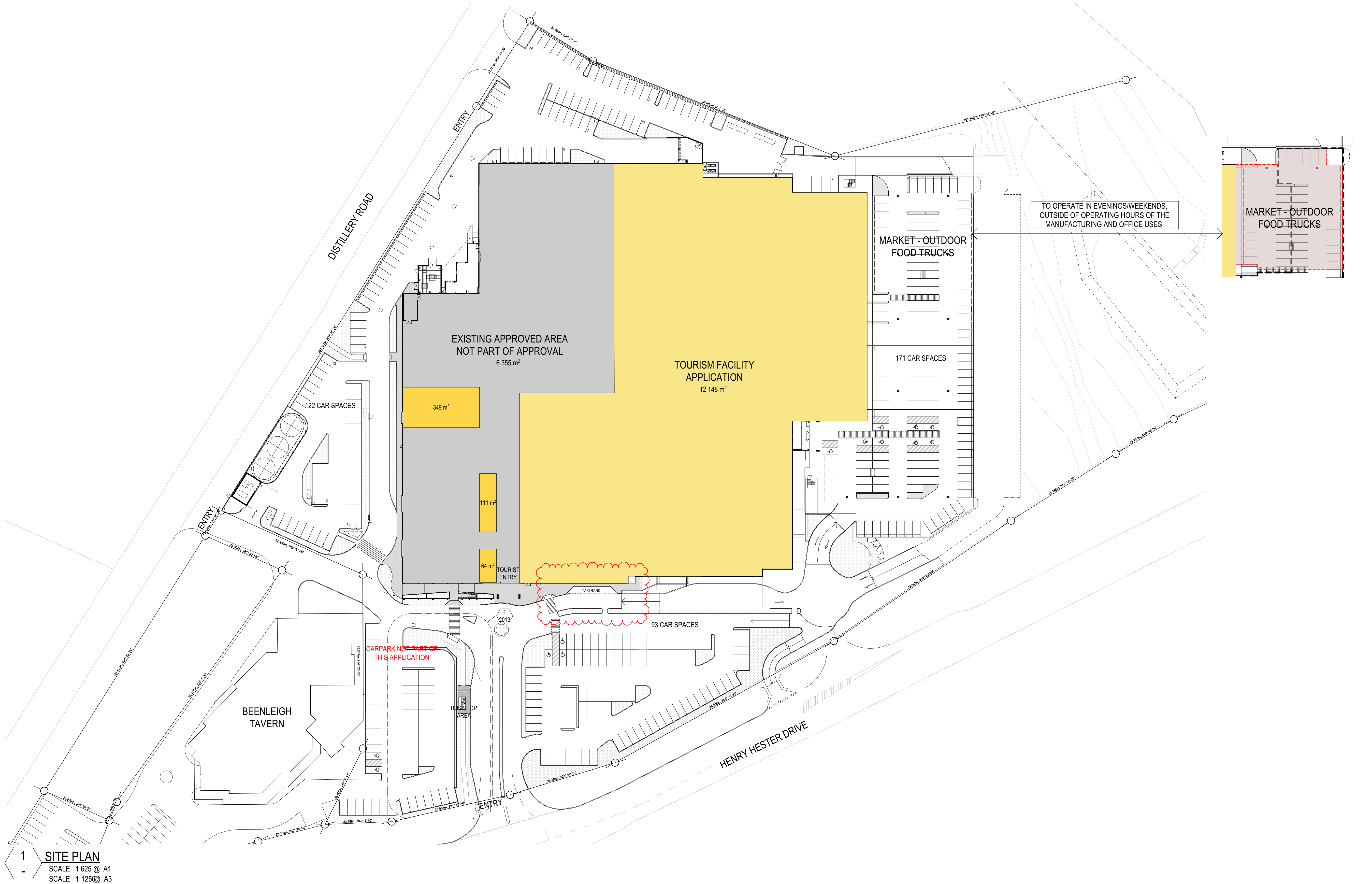
Amended Proposal Plans

- *Prepared by Cottee Parker*

Grummitt Planning Pty Ltd



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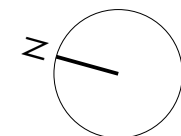
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0 12.5 25 37.5 50 62.5
SCALE 1: 625 @ A1
SCALE 1: 1250 @ A3



BM Server: CPABNEBIM01 - BIM Server 201600/S289 Distillery Rd Master AC20: 31/05/2019: 12:28 PM

SCHEMATIC DESIGN

D DA SET REVISION
C DA SET REVISION
A DA SET
ISSUE PURPOSE

31/05/19 HL BM BM
28/02/19 HL BM BM
03/04/18 HL BM
DATE D C A

DISTILLERY ROAD

124 DISTILLERY ROAD, BEENLEIGH

CLIENT - TONKEN PROPERTY GROUP

DRAWING TITLE

SITE PLAN

JOB No

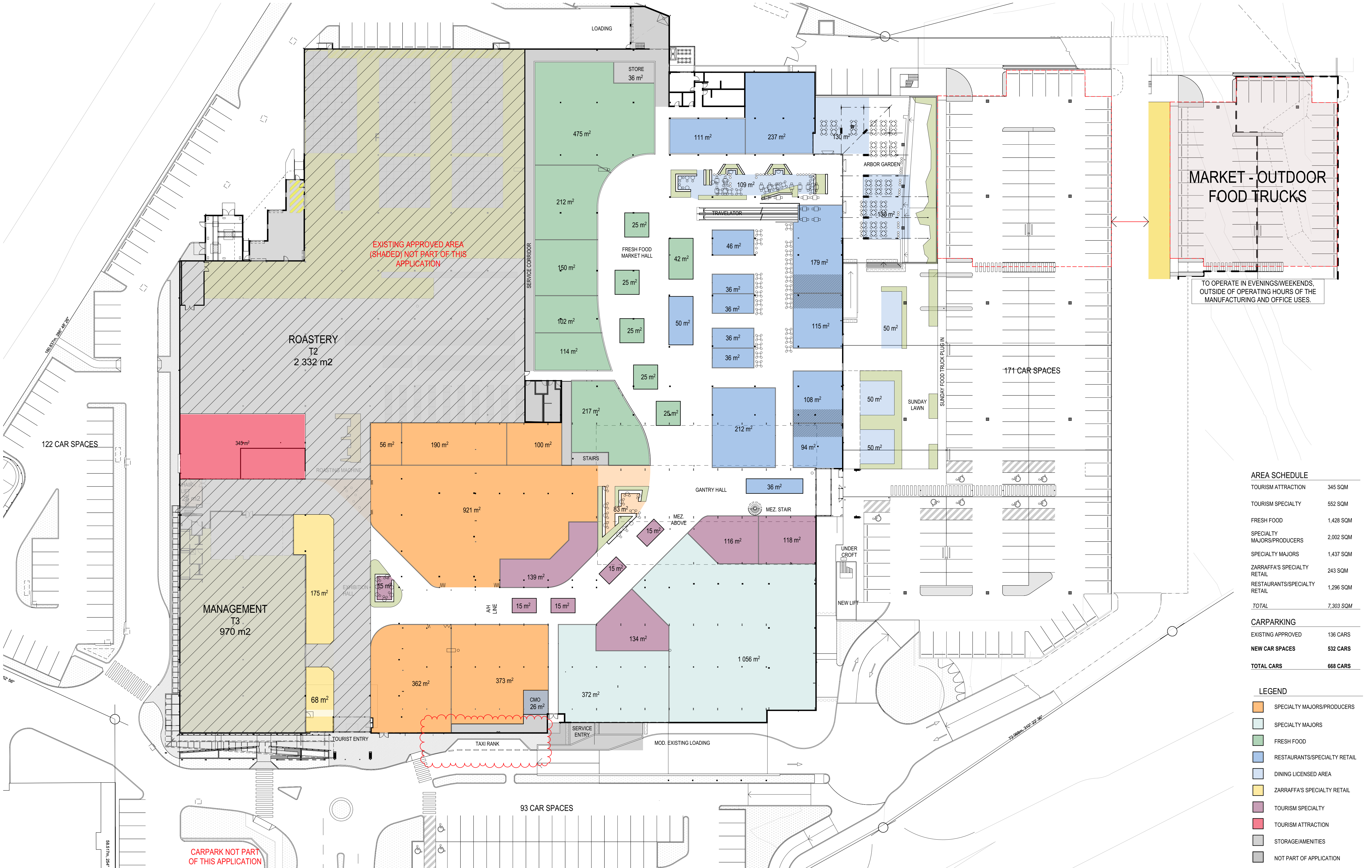
5289

DRAWING No

SD1002

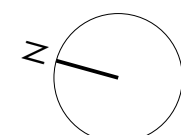
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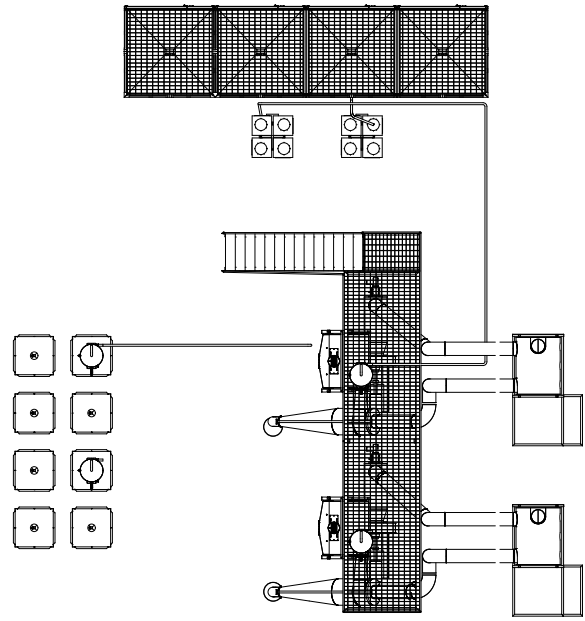
D



AREA SCHEDULE	
TOURISM ATTRACTION	345 SQM
TOURISM SPECIALTY	552 SQM
FRESH FOOD	1,428 SQM
SPECIALTY MAJORS/PRODUCERS	2,002 SQM
SPECIALTY MAJORS	1,437 SQM
ZARRAFFA'S SPECIALTY RETAIL	243 SQM
RESTAURANTS/SPECIALTY RETAIL	1,296 SQM
TOTAL	7,303 SQM
CARPARKING	
EXISTING APPROVED	136 CARS
NEW CAR SPACES	532 CARS
TOTAL CARS	668 CARS

LEGEND	
	SPECIALTY MAJORS/PRODUCERS
	SPECIALTY MAJORS
	FRESH FOOD
	RESTAURANTS/SPECIALTY RETAIL
	DINING LICENSED AREA
	ZARRAFFA'S SPECIALTY RETAIL
	TOURISM SPECIALTY
	TOURISM ATTRACTION
	STORAGE/AMENITIES
	NOT PART OF APPLICATION





1 EXTERNAL WORKS PLAN PART B
SCALE 1:200 @ A1
SCALE 1:400 @ A3

DRAWING CONTINUED ON 1304

REFER TO 0900 SERIES FOR GENERAL NOTATION, ABBREVIATIONS, SYMBOLS AND NUMBERING SYSTEMS

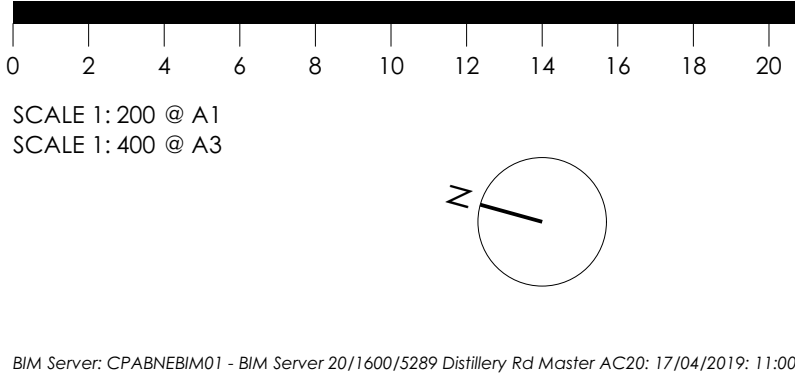
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GENERAL NOTES

- All construction to comply with Building Code of Australia and applicable Australian standards.
- Builder and/or Subcontractor to supply one sample each of the proprietary items, finishes, samples materials and shop drawings for sign off prior to placement of order, fabrication or construction. Once approved one signed item is to be held by the Builder and one duplicate item to be forwarded to Client's Representative.
- Do not scale from this drawing - use figured dimensions
- A signed original of this drawing is retained in Cottee Parker Architects Offices for verification purposes.
- The Client is to review design and documentation detailed within this document. Cottee Parker Architects will assume the design and documentation satisfies the client's Principal's Project Requirements if Cottee Parker Architects receives no written advice to the contrary within 20 working days from date of last issue.
- Information detailed in drawing revisions is for information only and may not be indicative of all changes made.
- Builder and/or Subcontractor to confirm setbacks, levels, setbacks and critical dimensions on site including all services fixtures and fittings prior to and during the works. Notify Architect to any conflicts discovered prior to proceeding.
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B	REVISED EXTERNAL WORKS	17/04/19	HL	BM	BM
A	FOR CONSTRUCTION	29/05/19	CE	BM	
ISSUE PURPOSE	DATE	D.	C.	A.	

FOR CONSTRUCTION

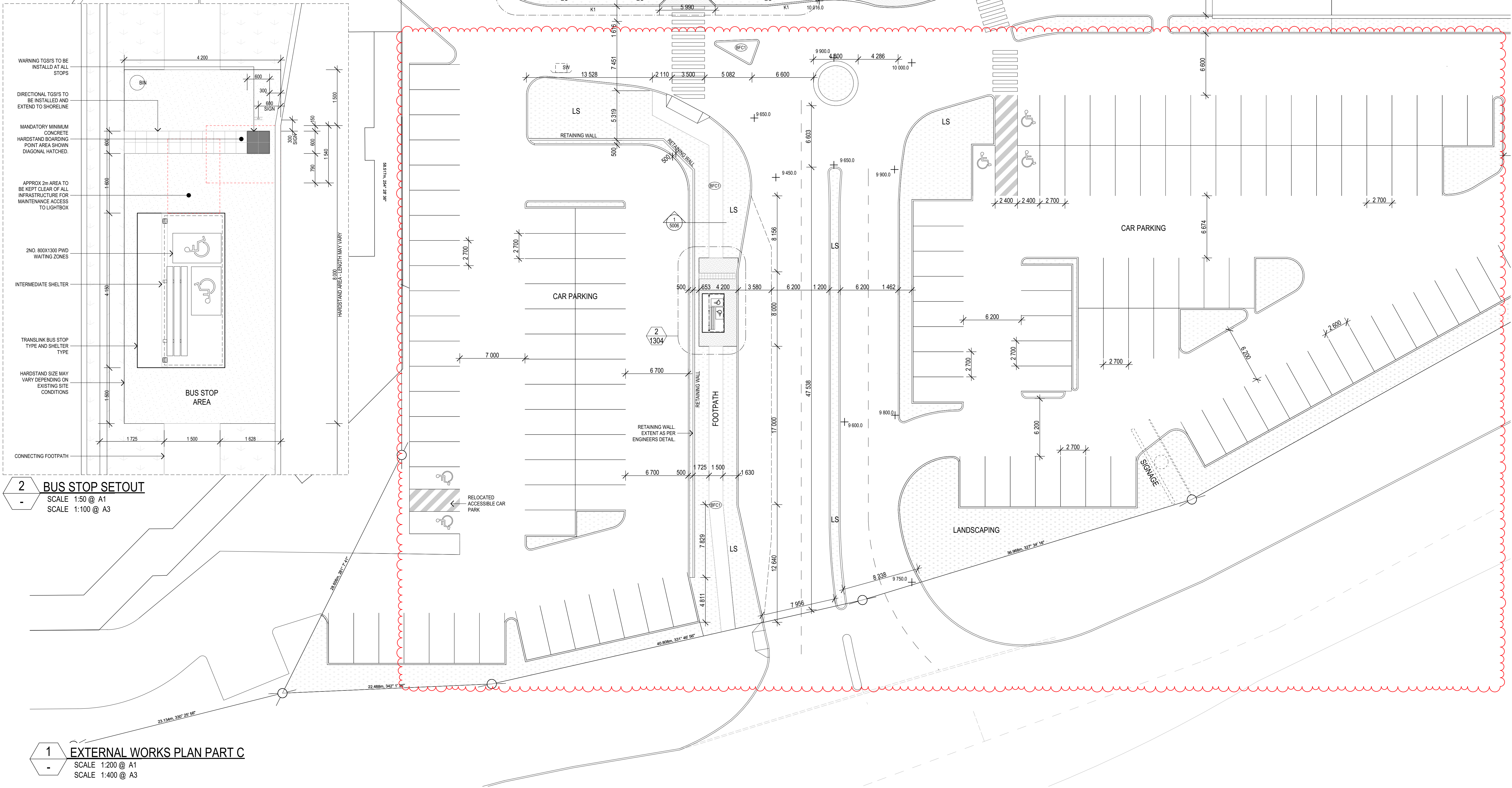
JOB No
5289

DRAWING No
1303

ISSUE
B

DISTILLERY ROAD
124 DISTILLERY ROAD, BEENLEIGH
TONKEN PROPERTY GROUP
DRAWING TITLE
EXTERNAL WORKS PLAN

DRAWING CONTINUED ON 1303



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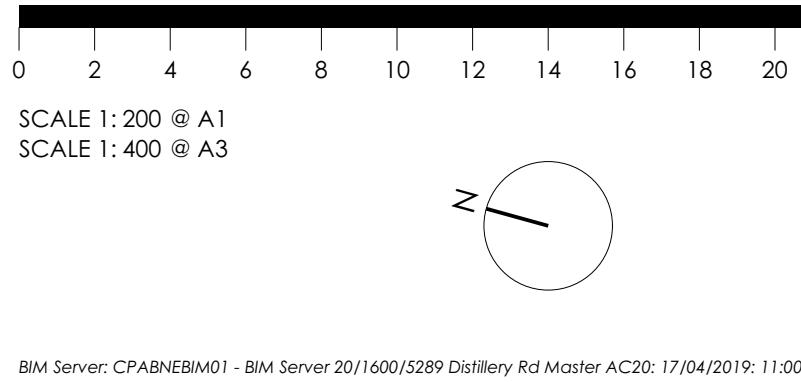
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E	REVISED EXTERNAL WORKS	17/04/19	HL	BM	BM
D	EXTERNAL WORKS AMENDMENT	26/03/19	HL	BM	BM
C	EXTERNAL WORKS AMENDMENT	26/03/19	HL	BM	BM
B	REVISED EXTERNAL WORKS	25/03/19	HL	BM	BM
A	FOR CONSTRUCTION	29/03/19	CE	BM	BM
ISSUE PURPOSE	DATE	D	C	A	

FOR CONSTRUCTION

JOB No
5289

DRAWING No
1304

ISSUE
E

DISTILLERY ROAD

124 DISTILLERY ROAD, BEENLEIGH

TONKEN PROPERTY GROUP

DRAWING TITLE

EXTERNAL WORKS PLAN

DRAWING CONTINUED ON 1304

1 EXTERNAL WORKS PLAN PART C

SCALE 1:200 @ A1
SCALE 1:400 @ A3

DRAWING CONTINUED ON 1304

REFER TO 0900 SERIES FOR GENERAL NOTATION, ABBREVIATIONS, SYMBOLS AND NUMBERING SYSTEMS

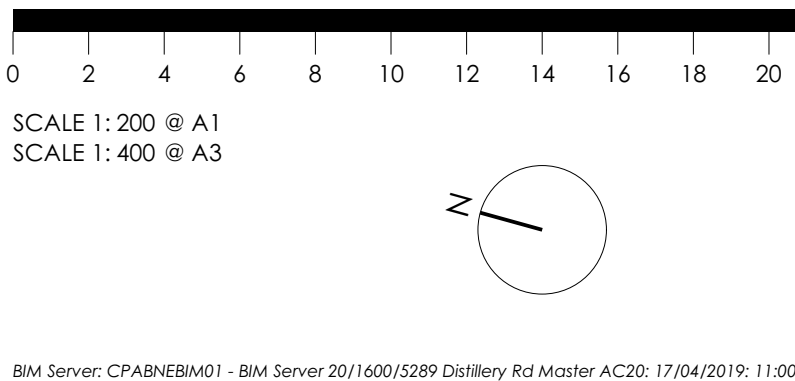
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C	REVISED EXTERNAL WORKS
B	REVISED EXTERNAL WORKS
A	FOR CONSTRUCTION
ISSUE PURPOSE	

17/04/19	HL	BM	BM
25/03/19	HL	BM	BM
29/03/19	CE	BM	
DATE	D.	C.	A.

FOR CONSTRUCTION

JOB No
5289

DRAWING No
1305

ISSUE
C

DISTILLERY ROAD

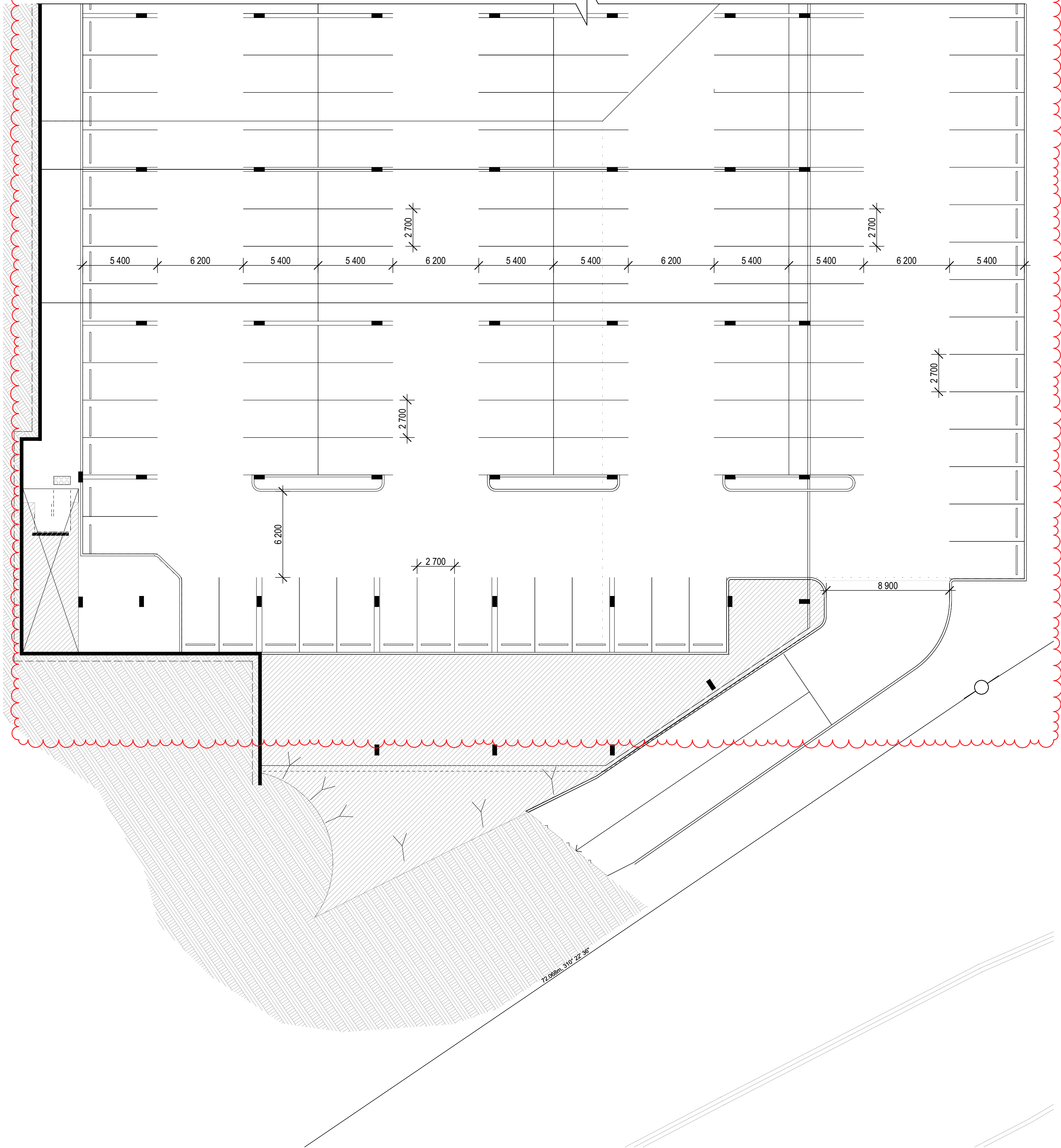
124 DISTILLERY ROAD, BEENLEIGH

TONKEN PROPERTY GROUP

DRAWING TITLE

EXTERNAL WORKS PLAN

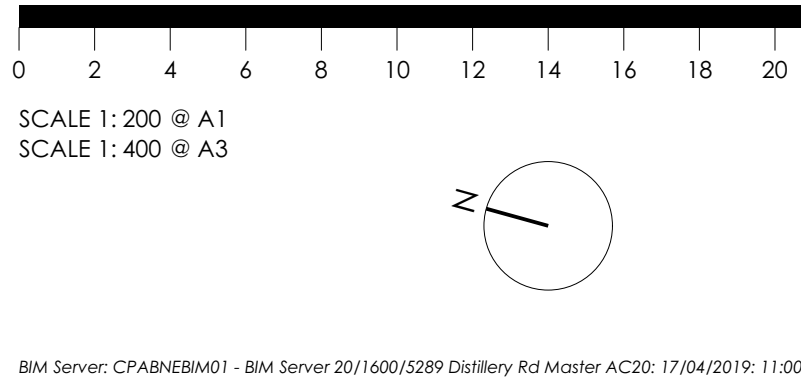
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1 EXTERNAL WORKS PLAN UNDERCROFT
SCALE 1:200 @ A1
SCALE 1:400 @ A3

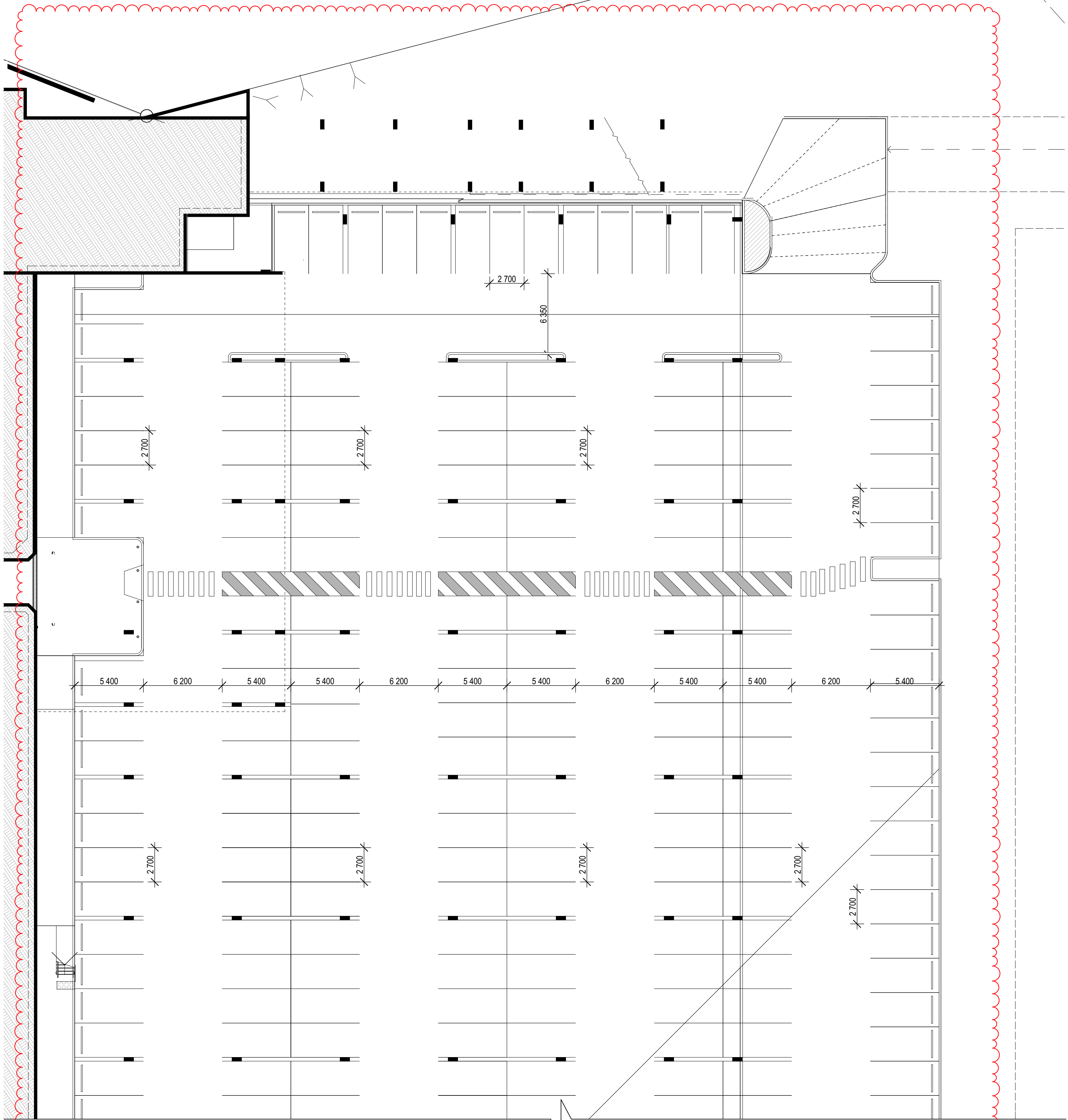
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 3. Do not scale from this drawing - use figured dimensions
 4. A signed original of this drawing is retained in Cottee Parker Architects Offices for verification purposes.
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2 EXTERNAL WORKS PLAN UNDERCROFT
SCALE @ A1 1:200



DRAWING CONTINUED ON 1

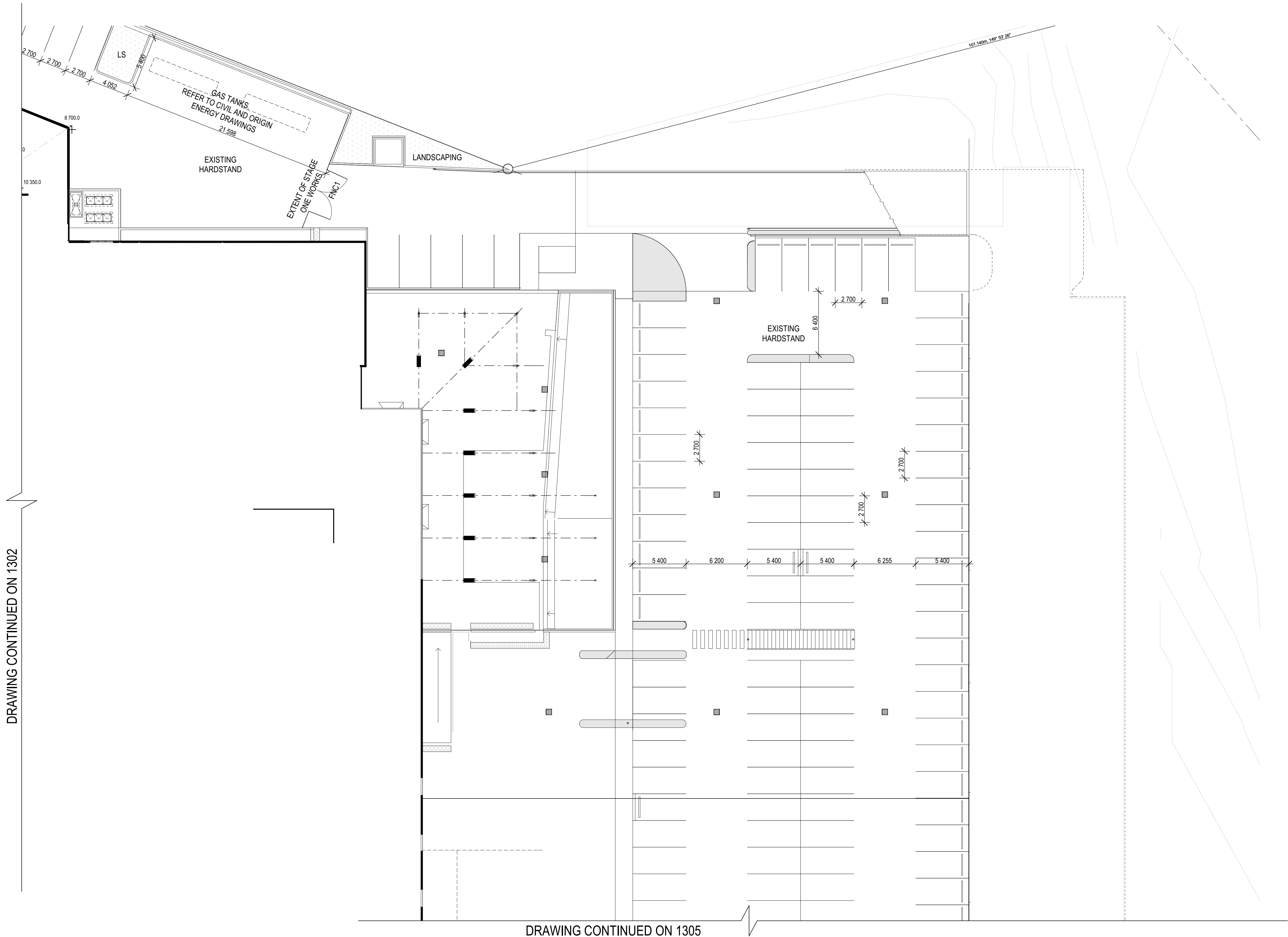
REFER TO 0900 SERIES FOR GENERAL NOTATION, ABBREVIATIONS, SYMBOLS AND NUMBERING SYSTEMS

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124 DISTILLERY ROAD, BEENLEIGH
TONKEN PROPERTY GROUP
DRAWING TITLE
EXTERNAL WORKS PLAN
DRAWING No 1306
ISSUE B

B	REVISED EXTERNAL WORKS	17/04/19	HL	BM	BM
A	FOR CONSTRUCTION	29/05/19	CE	BM	BM
ISSUE PURPOSE	DATE	D.	C.	A.	

FOR CONSTRUCTION

JOB No
5289



DRAWING CONTINUED ON 1302

DRAWING CONTINUED ON 1305

REFER TO 0900 SERIES FOR GENERAL NOTATION, ABBREVIATIONS, SYMBOLS AND NUMBERING SYSTEMS

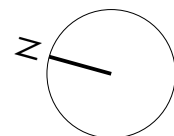
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A	REVISED EXTERNAL WORKS	17/04/19	HL	BM	BM
ISSUE PURPOSE	DATE	D.	C.	A.	

FOR CONSTRUCTION

JOB No
5289

DRAWING No
1307

ISSUE
A

DISTILLERY ROAD
124 DISTILLERY ROAD, BEENLEIGH
TONKEN PROPERTY GROUP
DRAWING TITLE
EXTERNAL WORKS PLAN

DRAWING CONTINUED ON 1307

DRAWING CONTINUED ON 1303

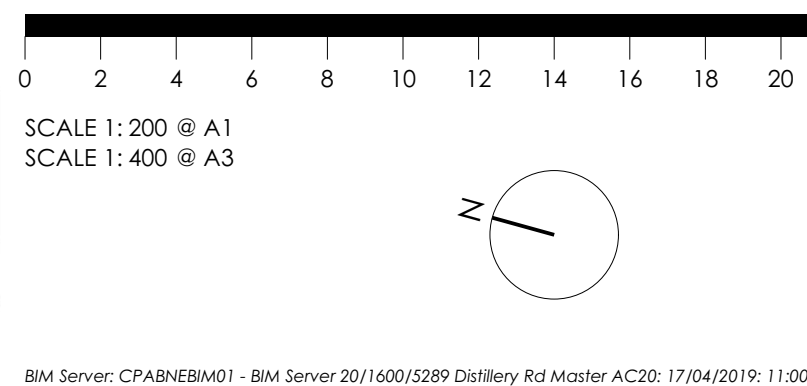
1 EXTERNAL WORKS PLAN PART A

DRAWING CONTINUED ON 1303

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- | GENERAL NOTES | |
|--|--|
| 1. All construction to comply with Building Code of Australia and applicable regulation standards. | 4. A signed original of this drawing is retained in Coffree Parker Architects Offices for verification purposes. |
| 2. Builder and/or Subcontractor to supply one sample each of the proprietary items, finish, samples materials and shop drawings for sign off prior to placement of order, fabrication or construction. Once approved one signed item is to be held by the Builder and one duplicate item to be forwarded to Client's Representative. | 5. The Client's to review design and documentation detailed within this document. Coffree Parker Architects will assume the design and documentation satisfies the client's Principal's Project Requirements if Coffree Parker Architects receives no written advice to the contrary within 20 working days from date of last issue. |
| 3. Do not scale from this drawing - use figured dimensions | 6. Information detailed in drawing revisions for information only and may not be indicative of all changes made. |

7. Builder and or Subcontractor to confirm setouts, levels, setbacks and critical dimensions on site including all services fixtures and fittings prior to and during the works. Notify Architect to any conflicts discovered prior to proceeding.
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C	REVISED EXTERNAL WORKS	17/04/19	HL	BM	BM
B	REVISED FOR CONSTRUCTION	01/06/18	CE	BM	
A	FOR CONSTRUCTION	29/05/18	CE	BM	
	ISSUE PURPOSE	DATE	D.	C.	A.

FOR CONSTRUCTION

JOB No
5289

DISTILLERY ROAD
124 DISTILLERY ROAD, BEENLEIGH
TONKEN PROPERTY GROUP
DRAWING TITLE
EXTERNAL WORKS PLAN

DRAWING No **1302** ISSUE **C**

Attachment 2

**Correspondence Between
Logan City Council / Translink
re: Bus Route**

Grummitt Planning Pty Ltd



Business Member
www.b1g1.com

Julie Cary

From: Ryan, Jonty <JontyRyan@logan.qld.gov.au>
Sent: Tuesday, 28 May 2019 3:04 PM
To: Julie Cary
Cc: Binch, Jessica
Subject: RE: 124 Distillery Rd, Eagleby
Attachments: Beenleigh Proposal 14-6-2018.jpg; MCUI/17/2018 - Update on potential bus stop

Hi Julie,

Thanks for sending this through.

Translink have advised Council officers that they have agreed to providing a service on site (the potential route is shown in the attached). Council's discussions with Translink have not changed since our email dated 30/10/2018.

I hope this clarifies your question.

Regards,

Jonty

Jonty Ryan | Planning Officer – Major Developments | **Logan City Council**

Phone: 07 3412 5360 | PO Box 3226 Logan City DC QLD 4114 | jontyryan@logan.qld.gov.au
logan.qld.gov.au | facebook.com/logancitycouncil | twitter.com/logancc

City of Logan: Innovative, Dynamic, City of the Future

From: Julie Cary [mailto:Julie@grummittplanning.com.au]
Sent: Tuesday, 28 May 2019 9:49 AM
To: Ryan, Jonty <JontyRyan@logan.qld.gov.au>; Binch, Jessica <JessicaBinch@logan.qld.gov.au>
Subject: 124 Distillery Rd, Eagleby

Good morning Jonty/Jess,

I have today received the IR from SARA, which I have attached for your convenience.

Whilst we are happy with the first issue regarding the taxi rank, and have already made provision for such within the amended plans, you will see that they have included 'advice' that the bus stop location **within the site**, they are unlikely to support. However, I note that this is just an 'advice' note, and not an item for 'information requested'.

As you will recall, there were discussions between our client, Council and Translink in terms of providing a bus service at some point in the future. Would you mind clarifying whether those discussions centred around Translink being actively supportive of a stop and link through the site, or whether it was on the lines of 'they would consider such a service/facility'.

Look forward to hearing from you at your earliest convenience, in order to provide the formal response to both IR's in the next few days.

Kind regards

Julie

We would encourage you to head over and 'Like' and 'Share' our facebook page which will enable you and your friends and colleagues to stay in tune with all matters planning related.

<https://www.facebook.com/Grummitt-Planning-Southport-148166311958327/>



Julie Cary | Senior Town Planner | Grummitt Planning

P: (07) 55640484 | julie@grummittplanning.com.au | www.grummittplanning.com.au
customercare@grummittplanning.com.au

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Julie Cary

From: Binch, Jessica <JessicaBinch@logan.qld.gov.au>
Sent: Tuesday, 30 October 2018 8:35 AM
To: Julie Cary
Cc: Ryan, Jonty
Subject: MCUI/17/2018 - Update on potential bus stop
Attachments: Beenleigh Proposal 14-6-2018.jpg

Hi Julie,

Based on our discussions with Kenton, we understand that the extension of the public bus network and provision of a public bus stop to service the site was a significant priority for the development.

Following discussions with Translink, our transport planning team here at Council have advised that Translink have agreed to provide a service (potential route shown on the attached plan); however, it will be up to Zarraffa's to provide a bus stop within the site. This is because the current road network doesn't facilitate a bus turnaround. Any bus stop would need to meet the TransLink Public Transport Infrastructure Manual guidelines in terms of design and signage.

I understand that it was always the intention for the site to provide a set down area for buses, but the proposal would need to demonstrate how private and public buses could use a set down area in coordination with each other.

Council are happy to forward any amended proposal plans provided to Translink for additional feedback and consultation.

Kind regards,

Jessica Binch | A/Coordinator – Major Projects | Major Developments and Appeals – Development Assessment Branch
Logan City Council | Phone: 07 3412 5285 | PO Box 3226 Logan City DC QLD 4114 |
JessicaBinch@logan.qld.gov.au
logan.qld.gov.au | facebook.com/logancitycouncil | twitter.com/logancc

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Possible Bus Stop location

