

November 23, 2016

The Assessment Manager
City Of Gold Coast Council
Nerang – Southport Road
NERANG. QLD.

DELIVERED BY HAND

Dear Sir/Madam,

The following is a properly made submission and is addition to the previous Material Change of Use submission dated 17/11/2016 received by Council 21/11/2016.

Development Application MCU No: 201600948 & PN 232620/13/DA1 (Impact Assessment) over Lots 1&2 SP 114768 Plan -Michigan Drive, Kopps Road, California Drive.

Applicant-Owners/Operators VRS Holdings P/L and Warner Bros. Properties Australia P/L – as tenants in common.

Area of Land – 31,770m² – Rezone No 820 Portion '40' in 1980 'Special Purpose'.

I refer to the City Plan Version 3 – Code Template – Low Density Residential Zone. City Plan Code template, Pages 1-7.

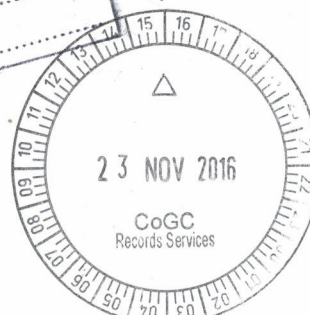
Page 1 – (1); (2) The purpose of the code will be achieved through the following overall outcomes.

- (a) Land Uses – (i) Consist of a range of low density residential uses such as Dwelling Houses. Community residences and Home Based Businesses to maintain a 'high level of residential amenity and protect the local character of the zone'. (v) (vi) (vii).

Large Lot Precinct – (3) The purpose of Large Lot Precinct will be achieved through the following overall outcomes –

(a); (b); (c).

Table 6.2.1-2: Low Density residential zone code – PO1- AO1. PO2 Site Cover (a); (b). AO2 Site Cover does not exceed 50%.



Residential density is limited to a dwelling house. AO6 Large Lot Precinct – No acceptable outcome provided. PO8 Lots of a size and configuration that (a); (b); (c). AO8.1; AO8.2; PO9 Large Lot Precinct- New lots are not created. AO No acceptable outcome provided.

[Conclusion – The development of a 774 (731?) car parking station does not meet either the Performance or the Acceptable Outcomes of the Low Density Codes. The proposal does not fulfil the requirements of the relevant planning provision and in this regard the following is noted.

[The proposed commercial development, Village Roadshow Theme Parks, Movie Studios, etc., which are owned by VRS Holdings (Citic?) & Warner Bros Aust. P/L. They are not essential and are not necessary infrastructure, they are not Roads, Bridges, Sewers, Hospitals, Airports, Railways, The State Government and Council confirms they have 'No State Interest' in the land or the owner/operators of same. The Theme Park uses operate under various licences.

[It is a bold statement the applicants make, that the parking station complies with the 'relevant' noise criteria and appropriate mitigation measures have been included to manage "noise emissions associated with the proposed development". This Car Parking Station will operate day and night, with the ingress and egress of some 774/731 vehicles. However, this number could be far exceeded, especially if the visitors are coming and going at different times throughout the day and night. The compilation of all the Noise of their passengers arriving and leaving, the exhaust fumes, would be significant to the adjoining residential area and child care centre, rendering the proposal unsuited to the site. It would be reasonable to suggest, this car park station is clearly contrary to the reasonable expectations of nearby and local residents.

[The landscaping of this site even if a jungle of greenery was planted to enhance the visual amenity. Local residents would still be able to hear the noise of the site, smell fumes, vibration, potential rev heads using the site, lighting flooding their properties.

The development/use is simply inappropriate and too big for the site.

Not only do we object to this application, but this application must be refused.

Regards,



Dawn & Stuart Walker
6 Hensman Park Court Oxenford. – 55 734557

Encl; 1+ 7 Copies of Village Roadshow- Dear Resident notifications, it gives a snapshot of the after hour events at this commercial site, these do not begin to show the number of events carried out over a 12 month period.
One is for the MCU for the proposed car park station.

Council of the City of Gold Coast
This is an authorised version of the original document



VILLAGE ROADSHOW THEME PARKS

Warner Bros. Movie World

Pacific Motorway
Ovenford Gold Coast
Queensland 4210

Tel: 07 5573 8399
Fax: 07 5573 3666

Web Site: www.ThemeParks.com.au

16 November 2016

To the Home Owner,

Village Roadshow Theme Parks is the owner of the vacant lot of land off Kopps Road and Michigan Drive and we have recently lodged a development application over the Kopps Road lot.

The details of the development application can be found on City of Gold Coast's PD Online system which can be accessed at <http://pdonline.goldcoast.qld.gov.au>, Application Number 201600948.

We welcome you to contact our reception on 07 5573 3999 and quote Kopps Road to receive an information pack regarding the proposed development.

Yours sincerely,

The Management Team
Warner Bros. Movie World



Warner Bros. Movie World is operated by Village Roadshow Theme Parks Pty Ltd ABN 60 010 919 623
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mcu.



VILLAGE ROADSHOW THEME PARKS

Warner Bros. Movie World
Pacific Motorway
Oxenford Gold Coast
Queensland 4210
Tel: 07 5573 3999
Fax: 07 5573 3666
Web: themeparks.com.au

Delivery Date: 12/11/16

DEAR RESIDENT

Movie World would like to advise all residents that private functions will be held on Wednesday 16th and Friday 25th November 2016.

- During the event on the 16th November there will be musical entertainment between 6:30pm – 11:00pm
- During the event on the 25th November there will be a fireworks display which will commence at 7:00pm and conclude at 7:15pm.

We will monitor noise levels through the evening to ensure we comply with the conditions as specified by the Gold Coast City Council.

If you have any queries in regards to noise during these events please call our Manager on Duty on 07 5573 8259. Movie World trusts this will not cause any inconvenience to our neighbours.

Kind regards,

Conferences & Events Team
Village Roadshow Theme Parks



Village Roadshow Theme Parks Pty Ltd ABN 60 010 919 820 of Pacific Motorway, Oxenford QLD 4210

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VILLAGE ROADSHOW THEME PARKS

Warner Bros. Movie World
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Oxenford Gold Coast
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Tel: 07 5573 3999
Fax: 07 5573 3666
Web: themeparks.com.au

Delivery Date: 09/11/16

DEAR RESIDENT

Wet n Wild & Movie World would like to advise all residents that private functions will be held on Saturday 12th, Tuesday 15th, Thursday 17th, and Friday 18th November 2016.

- Saturday 12th November there will be musical entertainment until 11:00pm in the Stars Pavilion.
- Tuesday 15th November the Constrictor, Aqualoop and River Rapids will be operating from 7:00am - 9:00am.
- Thursday 17th November the Constrictor, Aqualoop and River Rapids will be operating from 6:00am - 8:00am.
- Friday 18th November the H2O Zone will be operating from 7:00am - 9:00am.

We will monitor noise levels through the mornings to ensure we comply with the conditions as specified by the Gold Coast City Council.

If you have any queries in regards to noise during these events please call our Manager on Duty on 07 5556 1670. Wet n Wild & movie World trusts this will not cause any inconvenience to our neighbors.

Kind regards,

Conferences & Events Team
Village Roadshow Theme Parks



Village Roadshow Theme Parks Pty Ltd ABN 92 010 919 623 of Pacific Motorway Oxenford QLD 4210

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Warner Bros. Movie World
Pacific Motorway
Oxenford Gold Coast
Queensland 4210
Tel: 07 5573 3999
Fax: 07 5573 3666
Web: themeparks.com.au

Delivery Date: 01/11/16

DEAR RESIDENT

Movie World would like to advise all residents that private functions will be held on Friday 04th, Wednesday 9th, Saturday 12th, Thursday 17th, Friday 18th, Saturday 19th, Friday 25th and Saturday 26th November 2016.

- During the event on the 04th November the Superman Escape and Batwing Spaceshot will be operational between 6:45pm -7:45pm and there will be musical entertainment in Stars Pavilion until 10:00pm.
- During the event on the 9th November there will be entertainment in Stars Pavilion until 8:00pm.
- During the event on the 12th November there will be musical entertainment in Western Town until 10:00pm.
- During the event on the 17th November in Stars Pavilion there will be musical entertainment until 9:00pm.
- During the event on the 18th November in Stars Pavilion there will be musical entertainment until 11pm.
- During the event on the 19th November the Dooomsday Destroyer will be operational between 7:00pm - 8:00pm.
- During the event on the 25th November the Green Lantern Coaster and Superman Escape will be operational between 6:50pm – 8:00pm. There will also be musical entertainment in Stars Pavilion until 10:30pm.
- During the event on the 26th November the Arkham Asylum and Superman Escape will be operational between 7:00pm – 8:00pm. There will also be musical entertainment in Stars Pavilion until 11:00pm.

We will monitor noise levels through the evening to ensure we comply with the conditions as specified by the Gold Coast City Council.

If you have any queries in regards to noise during these events please call our Manager on Duty on 07 5573 8259. Movie World trusts this will not cause any inconvenience to our neighbours.

Kind regards,

Conferences & Events Team
Village Roadshow Theme Parks



Village Roadshow Theme Park Pty Ltd ABN 62 003 919 623 of Pacific Motorway, Oranstead QLD 4271

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VILLAGE ROADSHOW THEME PARKS

Warner Bros. Movie World
Pacific Motorway
Oxenford Gold Coast
Queensland 4210
Tel: 07 5573 3999
Fax: 07 5573 3666
Web: themeparks.com.au

Delivery Date: 01/11/16

DEAR RESIDENT

Paradise Country would like to advise all residents that a private function will be held on Saturday 5th November 2016.

- During the event on the 5th November there will be entertainment in the Farmhouse Restaurant until 12:00am (Midnight).

We will monitor noise levels through the evening to ensure we comply with the conditions as specified by the Gold Coast City Council.

If you have any queries in regards to noise during these events please call our Manager on Duty on 07 5573 8259.

Paradise Country trusts this will not cause any inconvenience to our neighbours.

Kind regards,

Conferences & Events Team

Village Roadshow Theme Parks



Village Roadshow Theme Parks Pty Ltd ABN 80 010 919 021 of Pacific Motorway, Oxenford QLD 4210
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11/10/18
9.50pm



Warner Bros. Movie World Fright Nights

DEAR RESIDENT

Warner Bros. Movie World would like to advise all residents that Fright Night Events will be held at Movie World throughout October as per below.

| | | | | |
|-----------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| Sat 1 st October | Sat 8 th October | Sat 15 th October | Sat 22 nd October | Sat 29 th October |
| Fri 7 th October | Fri 14 th October | Fri 21 st October | Fri 28 th October | Mon 31 st October |

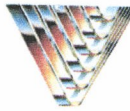
During these events the Superman Escape, Batwing Spaceshot and Arkham Asylum rides will be operational until 9.00pm and live music and entertainment will continue until 11pm as approved by the Gold Coast City Council.

We would like to assure you that noise levels will be monitored throughout the evening. Should you have any queries during these events please call our Manager on Duty on 07 5573 8380.

Warner Bros. Movie World would like to take this opportunity to extend an invitation to come along and experience Fright Nights for yourself. To redeem your double pass to Fright Nights for Saturday 1st October or Friday 7th October please call 07 5519 6207 and quote "FN Residents Offer" before Thursday 29th September. We hope to see you there!

Visit www.frightnights.com.au for more information.

From the Management and Staff of Village Roadshow Theme Parks



VILLAGE ROADSHOW THEME PARKS

4.40 PM
[Redacted]
[Redacted]
Warner Bros. Movie World
Pacific Motorway
Oxenford Gold Coast
Queensland 4210
Tel: 07 5573 3999
Fax: 07 5573 3666
Web: themeparks.com.au

Delivery Date: 22/09/16

DEAR RESIDENT

Movie World would like to advise all residents that private functions will be held on Saturday 24th September.

- During the event on the 24th September the Doomsday Destroyer will be operational between 6:30pm - 8:00pm.
- There will also a short scenario/play for approx 10 minutes on guests arrival which will include cap guns going off (approximately 1 minute), the Flame/Fire Ball that is used during the Hollywood Stunt Driver Show and other small effects. This will take place between 6:30pm - 7:00pm.
- There will also be musical entertainment throughout the night. ? TIL WHEN.

We will monitor noise levels through the evening to ensure we comply with the conditions as specified by the Gold Coast City Council.

If you have any queries in regards to noise during these events please call our Manager on Duty on 07 5573 8259.

Movie World trusts this will not cause any inconvenience to our neighbours.

Kind regards

Conference & Events Team
Village Roadshow Theme Parks



Village Roadshow Theme Parks Pty Ltd ABN 60 010 919 623 of Pacific Motorway, Queensland QLD 4210
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SEA WORLD
RESORT
& MANNED SHARK

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