Queensland Government

SARA reference: 2404-40203 SRA
Council reference: OTH/2024/20

26 July 2024

Chief Executive Officer
Gold Coast City Council
mail@goldcoast.qld.gov.au

Dear Sir/Madam

SARA response – 10 Homestead Drive, Stapylton

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 30 April 2024.

Response

Outcome:	Referral agency response with conditions
Date of response:	26 July 2024
Conditions:	The conditions in **Attachment 1** must be attached to any development approval.
Advice:	Advice to the applicant is in **Attachment 2.**
Reasons:	The reasons for the referral agency response are in **Attachment 3**.

Development details

Description:	Request for a change application, other than a minor change, to a development approval pursuant to section 82 of the *Planning Act 2016*, to Development Permit for a Material change of use for Warehouse and Development Permit for Operational work for Change to ground level.
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 7, Division 3, Table 1, Item 1 – Material change of use for a hazardous chemical facility (Planning Regulation 2017)
SARA reference:	2404-40203 SRA
Assessment Manager:	Gold Coast City Council
Street address:	10 Homestead Drive, Stapylton
Real property description:	Lot 122 on SP329476
Applicant name:	FPI Queensland Pty Ltd

South East Queensland (South) regional office
Level 9, 12-14 Marine Parade, Southport QLD 4215
PO Box 3290 Southport BC QLD 4215

Applicant contact details:	c/- Gassman Development Perspectives Pty Ltd mail@gassman.com.au
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Elly Wong, Planning Officer on (07) 5644 3215 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Karley Lawler
Manager, Planning and Development Services (SEQ South)

cc FPI Queensland Pty Ltd c/- Gassman Development Perspectives Pty Ltd, mail@gassman.com.au

enc Attachment 1–Referral agency conditions
Attachment 2–Advice to the applicant
Attachment 3–Reasons for referral agency response
Attachment 4–Representations about a referral agency response provisions
Attachment 5–Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Development Permit for Material change of use		
Schedule 10, Part 7, Division 3, Table 1, Item 1 (Planning Regulation 2017) — The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Education to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The total quantity of flammable liquid stored is limited to 217,000L in packages not exceeding 20L.	Prior to the commencement of use and to be maintained at all times.
2.	The spillage capacity must be in accordance with the Proposed Dangerous Goods Strategy, prepared by HL Architects Pty Ltd, dated 19/06/2024, reference no. SK-01 and revision 2.	Prior to the commencement of use and to be maintained at all times.
3.	All building component joints required to contain spilled liquids (wall to floor, wall panel to wall panel, rollover bund to floor, rollover bund to wall) must be sealed with a fire and chemical resistant material.	Prior to the commencement of use and to be maintained at all times.
4.	Any drain valves that connect the spillage containment system to the stormwater system must be manually operable and accessible from outside of the spill containment area. The valves shall be clearly identifiable to emergency services by signage.	Prior to the commencement of use and to be maintained at all times.
5.	Any drain valves that connect the spillage containment system to the stormwater system must close automatically on activation of the fire alarm.	Prior to the commencement of use and to be maintained at all times.
6.	The emergency plan must clearly identify scenarios when the stormwater drain valves should be closed and the valves must be clearly identified on the emergency services manifest.	Prior to the commencement of use and to be maintained at all times.
7.	The emergency plan must clearly identify actions that should be taken to minimise the possibility of a fire in the flammable liquid bunker spreading to the main warehouse e.g., by stipulating that foam application *inside* the bunker should be stopped if the underground tanks are full.	Prior to the commencement of use and to be maintained at all times.
8.	The underground spillage tanks shall be fitted with clearly visible level indication.	Prior to the commencement of use and to be maintained at all times.
9.	If deemed safe and practical by the applicant's engineers, the	Prior to the

	underground spillage tanks should be fitted with a riser pipe overflow that causes liquid in the bottom of the tanks to overflow first.	commencement of use and to be maintained at all times.
10.	The underground tanks should be designed and constructed in accordance with AS1940:2017 *The storage and handling of flammable and combustible liquids.* Accordingly, the tank vents should be located away from potential ignition sources.	Prior to the commencement of use and to be maintained at all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016* its regulation or the State Development Assessment Provisions v3.0 (SDAP). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The proposed development has been assessed against and complies with State code 21: Hazardous chemical facilities of the SDAP, with conditions. In particular:

- The proposed development is designed so as reasonably practicable to ensure human health and safety, and the built environment are protected from off-site risks resulting from physical or chemical hazards. The proposed development will be fitted with smoke detection that can detect a fire in its early stages and notify an emergency responder at all times.
- Storage and handling areas for packages of liquid hazardous chemicals are provided with a spill containment system with a working volume capacity that exceeds 100 percent of all packages within the area. Conditions are imposed to ensure the spill containment system is effective.

Material used in the assessment of the application:

- The development application material and submitted plans.
- *Planning Act 2016.*
- Planning Regulation 2017.
- SDAP, version 3.0, as published by SARA.
- Development Assessment Rules.
- SARA DA Mapping system.
- Section 58 of the *Human Rights Act 2019.*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

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1 Pursuant to Section 68 of the *Planning Act 2016*

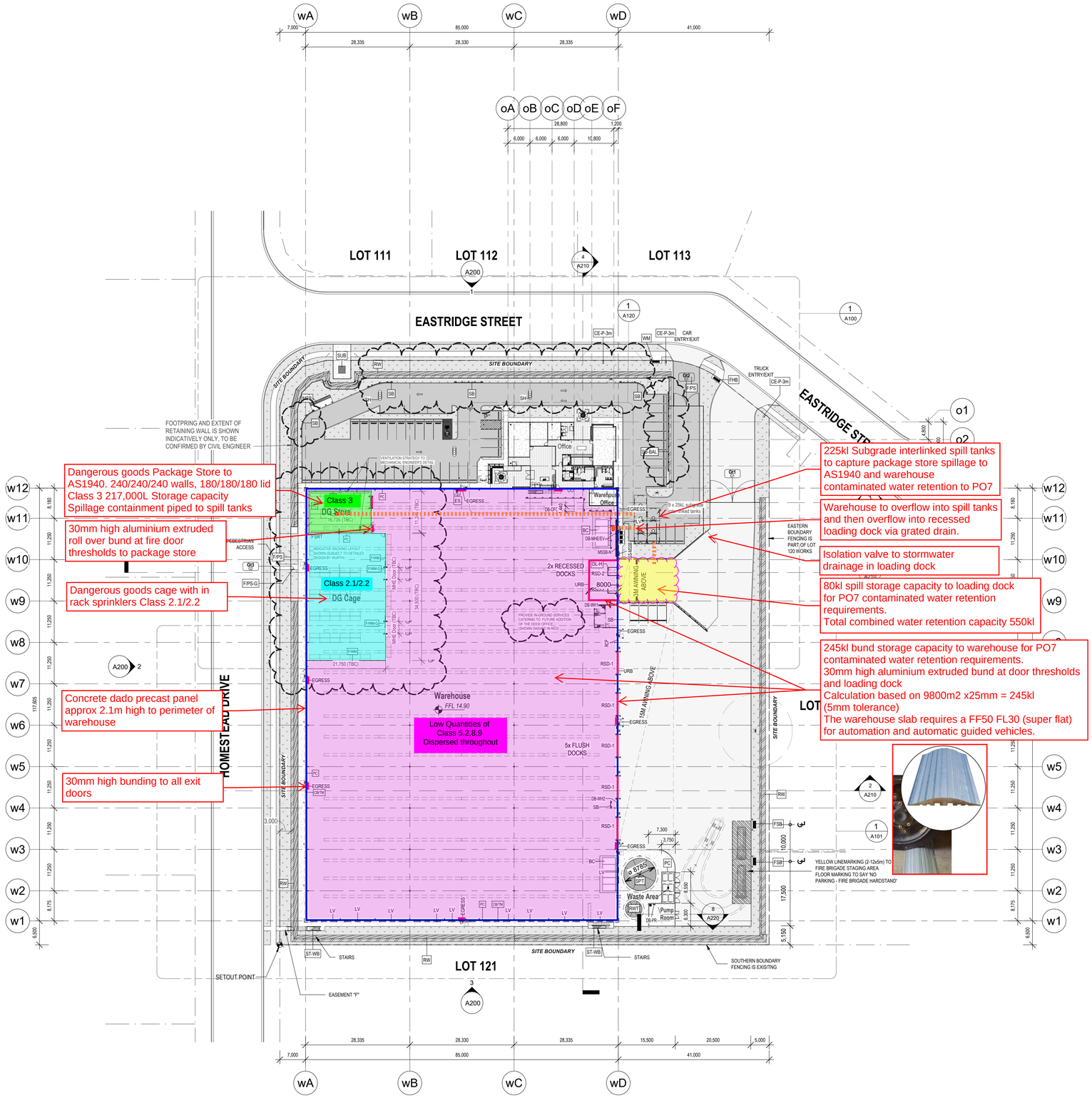
2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



1 A200 **Site Plan (Overall)**
1 : 500 @B1

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 2404-40203 SRA

Date: 26 July 2024

DEVELOPMENT TABLE

SITE AREA	20,895 sqm
WAREHOUSE (Inclusive of WH Amenities & Dock Office)	10,064 sqm
OFFICE GF	463 sqm
SPRINKLER PUMP ROOM	45 sqm
WASTE AREA	32 sqm
TOTAL BUILDING AREA	10,604 sqm
CAR PARKING PROVIDED	57 Spaces
15M AWNING	1,018 sqm
3M AWNING	35 sqm
HEAVY DUTY PAVEMENT	3,871 sqm
LIGHT DUTY PAVEMENT	2,225 sqm

NOTES ON METHOD OF AREA MEASUREMENT

1.This is a pre-completion as-designed area measurement survey only, and does not represent the final as-built conditions when the build is completed.
2. The 'Dominant Wall' of the warehouse is taken to be at the outside face of the wall girt / inside face of the Trimdek wall cladding.
3. The 'Dominant Wall' of the Main Office is taken to be at the outside face of the external solid aluminium panel & curtain wall.
4. Concurrence on the definition of 'Dominant Wall' as noted above must be obtained from the qualified surveyor conducting the as-built survey to ensure consistency in interpretating PCA Guidelines, PRIOR to commencing steel fabrication and construction.

Car Parking Schedule

Type	Description	Spaces
PK-CP1	PK-CP1_5.5 x 2.5m - 90 deg (Disable)	1
PK-CP2	PK-CP2_5.5 x 2.5m - 90 deg	38
PK-CP3	PK-CP3_6.6m x 2.2m Parallel	2
PK-CP4	PK-CP4_6.3m x 2.2m Parallel	1
PK-CP5	PK-CP5_5.5 x 2.5m - 90 deg Staff Parking	4
PK-CP EV	PK-CP_5.5 x 2.5m - EV Charging Bay	1
PK-CP FEV	PK-CP_5.5 x 2.5m - 90 deg Future EV	10
Grand total		57

General Legend

All drawings must be read in conjunction with Architectural Specifications Document No. 231212-CC-A600- Architectural D&C Specifications & Schedule of Finishes.

BC	Battery Charge Bay
CB	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified.
CB/TM	Steel framed wall with 0.42 BMT Colorbond cladding in Trimdek Profile. Colorbond finish as specified. Toe of wall cladding to incorporate ventilated toe mould details at concrete dado wall junction to mechanical engineer's requirements.
CE-P-3m	3.0m high x 0.9m wide pylon signage in accordance with FPI Signage Guidelines
DL-H	Standard pit mounted dock levellers equivalent to Rite Hite Genisys HL700 or approved equivalent installed in accordance with manufacturers requirements. Include steel angle surrounds and rubber bumpers. Dock leveller to interface with roller shutter door.
EGRESS	Egress door.
ES	Emergency Shower & Eyewash
F/PS	Black powdercoated 'Palisade' style fencing 2,100mm high.
F/PS-G	Black powdercoated 'Palisade' style security gates. Gap below gate to NOT exceed 100mm. Height to match adjacent fence.
F/WM	Wire Mesh for storage cage as specified. Galvanised finish.
F/WM-G	
FHB	Fire Hydrant Booster
FSB	Fire Sprinkler Booster
FSRT	Fire Sprinkler Remote Test Point. Provide drainage pit where required by hydraulic and fire services engineers.
LV	2-stage ventilation louvres sizes as shown. Min. 55% free area. Louvre assembly to be weatherproof and vermin-proof with dust filter.
MSB	Main Switch Board to electrical engineer's details.
PC	Precast concrete wall panel with sealed joints to engineer's details. paint finish as specified
RSD-1	Roller Shutter Door (Flush Docks) (6.0m W x 5.5m Hi) attached to steel PFC perimeter door trim. Motorised with manual chain override and wind lock. Finish as specified.
RSD-2	Roller Shutter Door (Recessed Docks) (2.7m W x 3.3m H). Motorised with manual chain override and wind lock. Finish as specified .
RW	Retaining wall to engineer's details.
RWT	Rainwater to engineer's details.
SB	Safety barrier to be Armco steel guardrail or equivalent approved. Stubby nose wrapped around ends. Painted safety yellow.
SB-BAL	Safety barrier to be Armco steel guardrail or equivalent approved with galvanised handrail/balustrade above to an overall height of 1200mm a.ffl. Stubby nose wrapped around armco ends. Painted safety yellow.
SH	Speed Hump to be min.900mm wide and max.75mm high, UV-rated & anti-slip rubber with embedded black & yellow strips.
SPT	Sprinkler Tank to fire engineer's details.
ST-WB	Galvanised steel stairs with serrated steel grating treads equivalent to Webforge Pattern 'C', open risers & grating landing to engineer's details. Provide nosing strip with contrasting colours to AS requirement.
SUB	Substation to electrical engineer's details.
URB	25mm Urethane floor bunding
WM	Water meter

- ALL LEVELS AREA INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS FOR FINAL LEVELS OF ALL EARTHWORKS.
- ALL LEVELS SHOWN TO BE ±1000mm

FOR TENDER

SK-01 Rev.2
Proposed Dangerous Goods Strategy
19/06/2024

Rev	Description	Date
P5	Prop column grid adjusted as per KD Engineer's design info. Warehouse cladding colour to match design brief. Aerial downpipe arrangement as per Hydraulic design info. Waste Room details added.	08.04.24
P6	Additional ventilation louvres added. DBs added. Office AC plant area nominated. Main Office overflow strategy updated, office roof access stairs changed to proprietary aluminium system.	10.05.24
P7	Fit-out to client's requirements. Office column setout added.	27.05.24
P8	DG Store & DG Cage area added.	28.05.24
P9	Curtain wall sill/slab edge details updated. Guardrails and wheelstops added. Dock Office front facade details deleted upon relocation to warehouse internal.	31.05.24

WÜRTH — CLIENT/USER

FRASERS PROPERTY — DEVELOPER
FRASERS PROPERTY GROUP QUEENSLAND
Greenshouse, West Village
Level 8, 97 Boundary St
West End, QLD 4101
Tel: 07 3249 7400

mcnab relationship builders — BUILDER

PROJECT: WURTH INDUSTRIAL FACILITY
ADDRESS: LOT 122 VANTAGE YATALA EASTRIDGE STREET STAPYLTON, QUEENSLAND
PROJECT NUMBER: 231212

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General Notes:-
Architectural drawings to be read in conjunction with all other consultants detailed drawings, specifications & reports.
Do not scale this drawing. Verify all dimensions on site.
Refer all discrepancies to HLA before commencing any work.

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