

Date: 23 January 2025
Contact: Natasha Sidabutar
Location: City Development
Telephone: (07)5582 8121
Your reference: 6172
Our reference: COM/2024/374

Fpi Queensland Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Fpi Queensland Pty Ltd C/- Gassman Development Perspectives

in relation to development of land/premises described as:
Lot 204 SP316171, Lot 205 SP316171 – 2 Highlands Street, STAPYLTON QLD 4207, 2 Fairway Street, STAPYLTON QLD 4207

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, the applicant may respond to this information request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for the applicant to respond to this information request is three (3) months of the date of this letter.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

It would be in the applicant's best interest to address all of the information requested.

Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

Planning Assessment

1. Car parking

As identified within the submitted transport impact assessment, the car parking provision is considerably short of Acceptable Solution AS8.1.1 of the M38 Industrial Estate Place Code. The applicant has provided justification that a Warehouse use would require limited staff less than that of other industrial uses.

Given that there is no end user proposed at this time, including a parking provision that would fall short of the requirements of other industrial uses does not facilitate flexible reuse of the built form for future development. Given flexible use of the limited industrial land is highly sought to support the industrial economy, placing physical restrictions by way of a shortfall in car parking is not supported by City officers.

The table of development Table A – Yatala Enterprise Area Local Area Plan Table of Development (as modified) – Material change of use identifies Self Assessable land uses within Precinct B (General Impact Business and Industry) including but not limited to the following:

- Low impact industry
- Manufacturer's shop
- Service industry

Given that the above industrial uses are Self Assessable and intended for the site, the justification that the estimated Warehouse car parking requirements are less than that of other industrial uses is considered to conflict with the intent of the Land Use Classification Plan and associated table of development. The justification provided does not meet Performance Criteria PC8. The applicant is requested to amend the current proposal to include car parking provision that allows for flexible industrial use of the site as intended by the M38 Industrial Estate Place Code. This is discussed further in the following Information request items.

Transport Assessment

2. Car parking

M38 Industrial Estate Place Code

Vehicular parking – PC8

To comply with AS8.1.1, the proposed development requires 211 off-street car parking spaces. The proposal represents a significant parking shortfall, with only 121 car parking spaces proposed. The information provided in the *Transport Impact Assessment* does not provide sufficient justification to meet PC8.

Given that the end users and specific operations for the proposed development are unknown, the applicant is requested to demonstrate compliance with the prescribed parking rate.

Alternatively, suitable and sufficient justification shall be provided to demonstrate that the expected parking demand will be fully accommodated on-site, in accordance with PC8 noting the above identified noncompliance with the Performance Criteria.

3. Site access and servicing

M38 Industrial Estate Place Code

Site access – PC43

Site servicing – PC55

Car Parking, Access and Transport Integration Constraint code

Driveways and crossovers – PC18

The proposal for vehicle access to be taken from Christensen Road conflicts AS43 and AS55.1 of the Place code, and AS18 of the Constraint code, as follows:

- *AS43: Vehicular access to the site is designed and constructed in accordance with Council, Department of Main Roads and Austroads standards, and/or the following minimum requirements:*
 - f) where the site has frontage to two roads, access is taken off the secondary/minor road, if possible.*
- *AS55.1: The number of vehicle entry points to a development site is minimised, particularly in areas which have high volumes of pedestrian traffic and on streets with a significant through road function.*
- *AS18: Access to developments with more than one frontage road is via minor roads. Impacts of driveway traffic are concentrated on less busy roads, with traffic distributed to major roads via existing intersections.*

Given the high-order function of Christensen Road and the proposed access driveway is located off a left-turn slip lane which increases risk of rear-end collisions, to maintain the operation, capacity and safety of Council's road network, direct access to/from Christensen Road is not supported.

The proposed vehicle access arrangements shall be consolidated to the Highlands Street frontage (with the exception of 'truck egress' to Homestead Drive). Of note, officers are supportive of separation between truck and passenger car access points (in accordance with the relevant assessment benchmarks), however, internal connectivity shall be provided between car parking areas to reduce the overall number of vehicle access points and to remove vehicle access from Christensen Road.

4. Loading and unloading

M38 Industrial Estate Place Code – PC52, PC53

Submit a swept path to demonstrate that a fire truck is able to circulate from Lot 204, to the proposed easement in Lot 205 (and through Lot 205), with all movements achieved in a continuous, forward motion.

5. Design of car parking areas and car park spaces

Car Parking, Access and Transport Integration Constraint code – PC3

Dimensions, for all car parking and servicing facilities, shall be shown on development drawings (not just on figures within the *Transport Impact Assessment*). Car parking facilities shall be designed in accordance with the relevant 'User Class' requirements of AS2890.1 (for both staff and visitor use), and surface gradients shall be identified; dimensions shall be shown for all service bays, with notations shown on development drawings to clearly identify service bays (within the building); pedestrian sight triangles shall also be dimensioned, and the relevant notation amended to read: "*Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level.*"

6. Provision of bicycle parking spaces

Car Parking, Access and Transport Integration Constraint code – PC15

Section 7.0 of the *Transport Impact Assessment* states that "*The proposed development provides a secured bicycle parking facility, suitable for 10 bicycles, adjacent to the office.*" The proposed bicycle facility shall be clearly identified on development drawings.

Water and Waste Assessment

7. Water Network Capacity

A water capacity assessment is required to confirm if any augmentations to Council's potable water network as a result of the proposed development.

To ensure that all approval conditions are achievable and final in accordance with the Planning Act, and the City Plan, Council requests the following information be submitted to Council:

- a A potable water supply network capacity assessment for the proposed development. The capacity of the existing system (considering other existing development approvals) must be assessed, and any required augmentation works shall be identified as a result of the development's additional water usage. The assessment must adhere to the *SEQ Water Supply and Sewerage Design and Construction Code* and the *Water Supply and Sewerage Infrastructure Plan*.

Advice Note: The applicant should liaise with Council to obtain the current model for potable water (please contact Uttam Saha, Coordinator Network Planning on telephone (07) 5582 8929)

8. Solid Waste Management

Refuse Facilities – PC10

Council acknowledges the Transport Impact Assessment report '24260', version 2 dated 16 December 2024 by Rytenskild Traffic Engineering which does not demonstrate how the CoGC front-loading refuse collection vehicle will service the designated refuse storage areas whilst moving unimpeded through the site.

The Applicant is therefore requested to demonstrate compliance with AS10.1 of the M38 Industrial Estate Place Code and the 'Solid Waste Management Policy for New Developments' by addressing the items below:

- a Ensure sufficient access and clearance for the waste collection vehicles to service the bins by providing swept paths for a waste collection vehicle servicing both warehouses.
 - i Swept path analysis is to be generated by AutoTurn, AutoTrack or similar.
 - ii Plans must demonstrate vehicle specifications including dimensions and the wall-to-wall turning radius of the design service vehicle.
 - iii Manoeuvring clearances in accordance with AS2890.2 must be clearly depicted on drawings and demonstrate no obstructions exist for all waste servicing manoeuvres.
 - iv Reversing movements on-site are to be kept to a minimum and access to the development from the road is to comply with AS2890.2.
- b Ensure the servicing point is clearly separated from car parking bays, loading bays, footpaths and pedestrian access.

Subdivision Engineer

9. Amended Access Easement Plan

Part of existing building within Lot 205 encroaches into proposed access easement area. However, proposed Access Easement Plan does not include proposed limit of height for proposed access easement area. In addition, the application package does not include sufficient information to confirm that encroached part of existing building achieves to comply with the (minimum) 4.8m vertical clearance for fire trucks (refer to the Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots from Queensland Fire and Emergency Services).

In this instance, the applicant is requested to submit an amended Access Easement Plan showing annotations (i.e. height information for existing building and proposed limit of height for proposed access easement) at existing structures within proposed access easement. Proposed limit of height for proposed access easement should be complied with the (minimum) 4.8m vertical clearance for fire trucks.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Natasha Sidabutar copied into the email nsidabutar@goldcoast.qld.gov.au

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Natasha'.

Natasha Sidabutar
A/ Senior Planner
For the Chief Executive Officer
Council of the City of Gold Coast