

OUR REF: 6172
YOUR REF: 2501-44383 SRA
COUNCIL REF: COM/2024/367

28 February 2025

Chief Executive Officer
Department of State Development, Manufacturing Infrastructure and Planning
PO Box 3290
SOUTHPORT QLD 4215

Via email: SEQSouthPlanning@dsdilgp.qld.gov.au

Attention: Mr. Gabriel Escobar

Dear Sir,

**RE: RESPONSE TO STATE ASSESSMENT AND REFERRAL AGENCY INFORMATION
REQUEST – 2501-44383 SRA**

**AT: 2 HIGHLANDS STREET AND 2 FAIRWAY STREET, STAPYLTON QLD 4207 (LOT
204 AND 205 ON SP316171)**

Gassman Development Perspectives, on behalf of the Applicant, FPI Queensland Pty Ltd, are pleased to provide the following response to the State Assessment and Referral Agency's (SARA) Information Request dated 24 February 2025. The Applicant considers this a full response to the information requested, and requests SARA to proceed with their assessment of the development application.

1.0 RESPONSE TO INFORMATION REQUEST

A detailed response to each of the items raised within SARA's Information Request is provided below.

Traffic Impact Assessment

1. Issue

It is understood the development application has been lodged pursuant a preliminary approval (MIN/2023/64). However, the Traffic Impact Assessment provided with the referral application does not provide confirmation the traffic generation and distribution associated with the proposed development is consistent with the existing preliminary approval. As such, insufficient information is available to demonstrate compliance to Performance Outcomes (POs) PO1-PO5 of State Code 6: Protection of state transport networks (State code 6) of the State Development Assessment Provisions.

Action

The applicant is requested to provide confirmation that the proposal is consistent with the existing preliminary approval.

Applicant response:

In response to item 1, the Traffic Impact Assessment (TIA) submitted with this referral application was created in consideration of the TIA submitted with the Preliminary Approval (MIN/2023/64) and that submitted with the Stage 2 subdivision application (COM/2020/262), seeking to demonstrate an overarching consistency with both the original prescribed traffic generation for the estate, as well as that anticipated for Stage 2. We note both of these applications were referred to and approved by SARA. Both prescribed a trip generation rate of 0.42 trips per 100m² of gross floor area (GFA). The submitted TIA supporting the proposed warehouse identified a trip generation of 0.49 trips per 100m² of GFA. The reason these figures slightly differ is the 0.42 rate was based off trip survey data collated by the traffic engineer on the project. The 0.49 rate is used now given this figure represents the most up to date data available for comparable industrial development. Notwithstanding the very minor difference, these rates are considered generally consistent as far as trip general is concerned and the slight increase has not material impact on traffic impacts of the proposed warehouse.

Summary

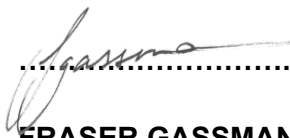
The above information satisfactorily responds and addresses all the matters raised as part of the Information Request dated 24 February 2025 pursuant to section 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*.

We look forward to a timely and favourable determination of the application.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

A handwritten signature in black ink, appearing to read 'Fraser Gassman', is written over a horizontal dotted line.

FRASER GASSMAN
SENIOR TOWN PLANNER