



ATTACHMENT A

TARGETED TRAFFIC RESPONSE LETTER



gasman
development
perspectives

VantageYatala[®]

13 February 2025

RTeref: 24242

Chief Executive Officer
City of Gold Coast
PO Box 5042
Gold Coast MC 9726

Dear Sir/Madam,

**RESPONSE TO INFORMATION REQUEST (COM/2024/372)
PROPOSED WAREHOUSE DEVELOPMENT
LOT 303 VANTAGE ESTATE, YATALA**

Reference is made to the above project and Information Request (COM/2024/372) dated 28th January 2025. We have been engaged to address the proposed warehouse development at Yatala. The following transport matters have been raised.

Item:

Transport Assessment

2. Car parking

M38 Industrial Estate Place Code

Vehicular parking – PC8 C

To comply with AS8.1.1, the proposed development requires 84 off-street car parking spaces. The proposal represents a significant parking shortfall, with only 47 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.

Response:

The proposed provision of 47 car parking spaces will comfortably accommodate the expected staffing levels, and results in a car parking supply rate of 0.70 spaces per 100m² GFA. This approach is consistent with recent approvals, such as DEV2023/1466 (North Maclean, EDQ), where a warehouse (distribution centre) with a GFA of 40,939m² was approved with a total of 140 car parking spaces. This equates to a rate of 0.34 spaces per 100m² GFA. Additionally, for application MCUI/24/2022/A (Berrinba, Logan City), a warehouse with a GFA of 21,055m² was approved with 100 car parking spaces, resulting in a rate of 0.47 spaces per 100m² GFA.

As shown as Attachment A, a review of Nearmap imagery indicates that similar developments in the Yatala area generate a very low parking demand. The results of the review are summarised in Table 4.1, with the car parking relationships detailed in Table 4.2.

As shown in Table 4.2, the surveyed sites indicate low car parking utilisation, with car parking rates as low as 0.17 spaces per 100m² GFA. These sites consist of large warehouse developments with relatively low staff requirements. It is expected that the subject development will operate in a similar manner, as it will primarily function as a warehouse.

Table 4.1 – Aerial Imagery Survey Results

Location	Number of Car Parking Spaces Occupied		
	Tuesday 11 th April 23	Wednesday 2 nd Nov 22	Tuesday 16 th August 22
Bluestone Place, Yatala	20 spaces	28 spaces	31 spaces
Arthur Dixon Crt, Yatala	14 spaces	22 spaces	23 spaces
Thomas Hanlon Crt, Yatala	9 spaces	7 spaces	8 spaces

Table 4.2 – Average Car Parking Rates

Location	Approx. Area	Avg. Spaces Occupied	Car Parking Rate
Bluestone Place, Yatala	9,000m ²	15 spaces	0.17 spaces per 100m ²
Arthur Dixon Crt, Yatala	8,500m ²	19 spaces	0.23 spaces per 100m ²
Thomas Hanlon Crt, Yatala	2,500m ²	21 spaces	0.84 spaces per 100m ²

Given the above data, the provided car parking rate of 0.70 spaces per 100m² is considered to be satisfactory, and should adequately meet future car parking demands. The provision of 47 car parking spaces is expected to adequately service the development without resulting in significant overflow into the public street system.

Please contact the undersigned regarding any queries in relation to this matter.

Yours faithfully

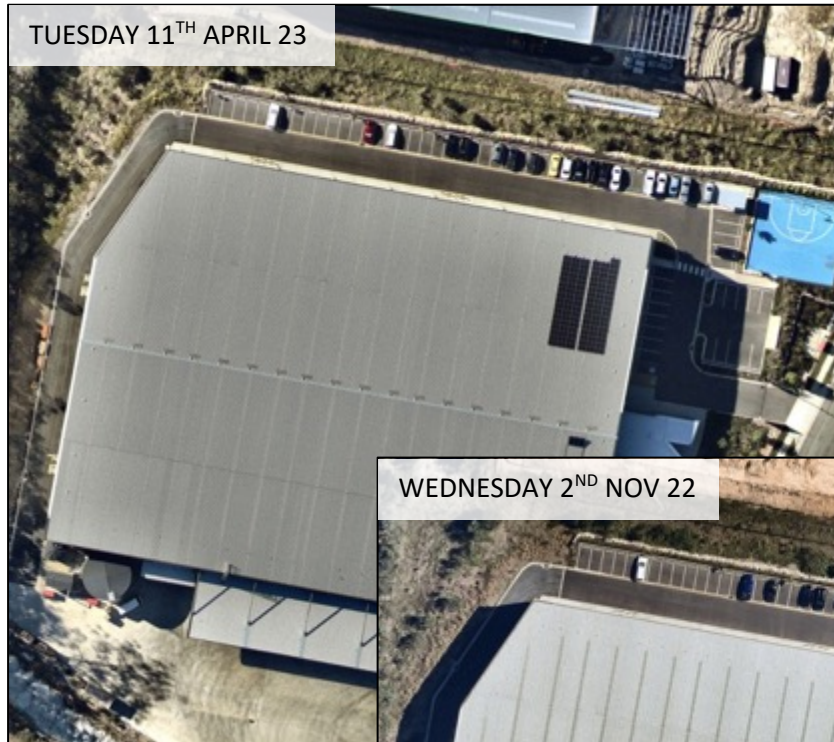


LUKE RYTENSKILD
DIRECTOR, B.ENG (Civil), RPEQ 6293

ATTACHMENT A - SURVEYED CAR PARKING DEMAND AT VARIOUS WAREHOUSE DEVELOPMENTS

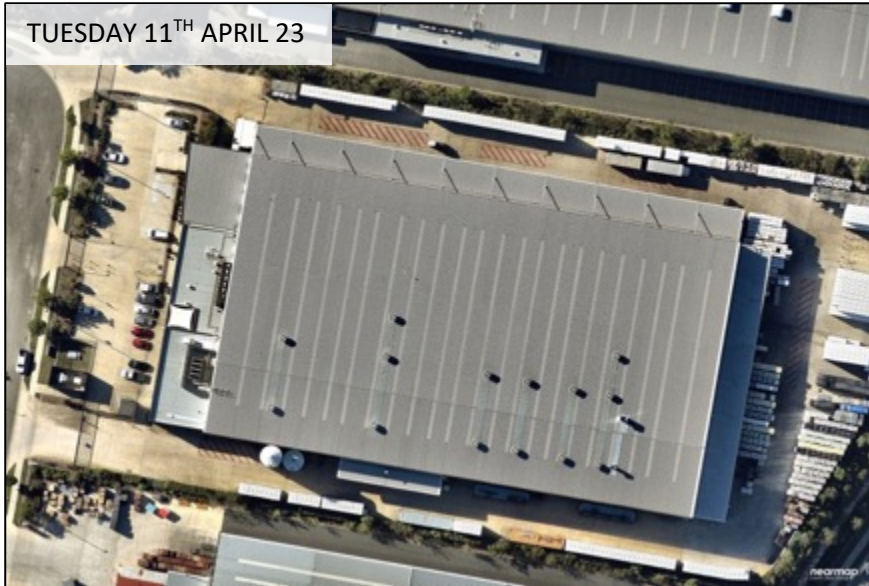
ATTACHMENT B - SURVEYED CAR PARKING DEMANDS AT VARIOUS WAREHOUSE DEVELOPMENTS

CAR PARKING DEMANDS AT 1 BLUESTONE PLACE, YATALA (GFA APPROX: 9,000M²)

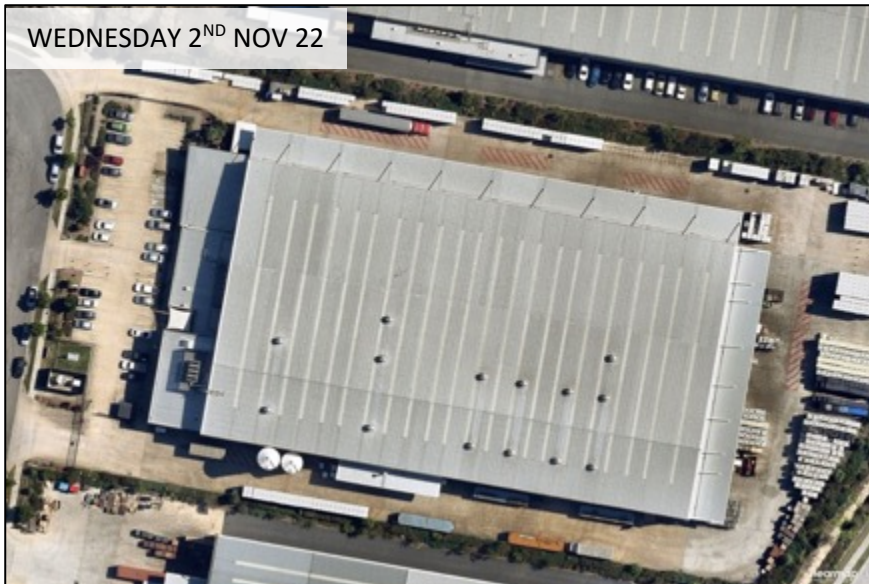


CAR PARKING DEMANDS AT 23 ARTHUR DIXON COURT, YATALA (GFA APPROX: 8,000M²)

TUESDAY 11TH APRIL 23



WEDNESDAY 2ND NOV 22



TUESDAY 16TH AUGUST 22



CAR PARKING DEMANDS AT 14 THOMAS HANLON COURT, YATALA (GFA APPROX: 2,500M²)

