

OUR REF: 6172
YOUR REF: COM/2024/367

20 March 2025

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

Via email: mail@goldcoast.qld.gov.au

Attention: Ms. Natasha Diabutar

Dear Madam,

RE: RESPONSE TO COUNCIL INFORMATION REQUEST – COM/2024/372

AT: 1 HIGHLANDS STREET, STAPYLTON QLD 4207 (BAL LOT 505 SP316171)

Gassman Development Perspectives, on behalf of the Applicant, FPI Queensland Pty Ltd, are pleased to provide the following response to Council's Information Request dated 28 January 2025. The Applicant considers this a full response to the information requested, and requests Council 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 Council's Information Request is provided below.

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 In accordance with Section 3.8 of the Land Development Guidelines – Change to Ground*

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.

Applicant response:

A response to item 1, the scale of the proposed warehouse is not generally conducive for uses outside of logistics, storage or distribution, which traditionally do not generate a high need for car parking spaces given the limited number of staff required to operate these facilities and low generation of visitors. As such the proposed parking rate generally demonstrates compliance with PC8. However, as above mentioned, other industrial uses falling under Low impact industry or service industry definitions, are considered accepted and could potentially operate within the warehouse. In this instance, the site features ample room for overflow car parking within the hardstand areas of the site as industry/manufacturing nature uses in the building will likely generate smaller quantities of truck movements on site but have a higher staff yield. If such an industrial use were to occupy the warehouse, six roller doors for unloading and loading purposes are located along the southern façade, and it is unlikely all would be required for regular use. This would allow parking in front of them without negatively impacting on site operations or truck movements. Importantly, the site still features ample space for truck maneuvering throughout and will still allow for entering and exiting the site in a forward gear. Regardless of this, it is important to remember any such development which does not meet the carparking rate will trigger an application to Council, whereby the parking rate would be interrogated based on the new user.

A targeted response justifying the proposed rate of parking has been provided in **Attachment A**, the targeted Traffic Response Letter.

Transport Assessment ***2. Car Parking***

M38 Industrial Estate Place Code
Vehicular parking – PC8

To comply with AS8.1.1, the proposed development requires 215 off-street car parking spaces. The proposal represents a significant parking shortfall, with only 100 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.

Applicant response:

A response to item 2, the proposed use generally complies with PC8, providing ample parking considering other potential future users, anticipated due to the size and scale of the development. Further mentioned in the item 1 response, the site is of a size whereby hardstand areas, as well as areas in front of unused roller doors, can be used for parking as necessary. This allows for flexible parking based on site use as requested.

A response to item 2, a targeted response justifying the proposed car parking rate for the development has been provided in **Attachment A**, the targeted Traffic Response Letter.

Water and Waste Assessment

3. Water Network Capacity

A water capacity assessment is required to confirm if any augmentations to Council's potable water and sewer network are required 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)

Applicant response:

A response to item 3, the overarching Preliminary Approval (MIN/2023/64) and subsequent subdivision approval (COM/2020/262) previously assessed the potable water supply network capacities to ensure infrastructure would be adequate enough to service the estate. Such infrastructure has been provided as part of delivery of the lots on which the development is located. The proposed land use aligns with the assumptions of industrial development utilised in these initial servicing assessments. Given the proposed development will operate within the approved estate utilising approved and existing infrastructure, no potable water supply network capacity assessment is required in this instance.

Operational Works Assessment

4. Portable Long Service Levy (QLeave)

QLeave has advised that the \$150,000 threshold includes all work associated with the project and is not only limited to the work subject to this OPW. Therefore, under section 73 of the Building and Construction Industry (Portable Long Service Leave) Act 1991, the applicant may be required to pay the portable long service levy for the site.

In accordance with section 77(2) of the abovementioned act, Council cannot issue a development permit for Operational Works unless it has sighted –

- a) An approved form issued by the Authority that clearly shows –
 - i. That the levy or the first instalment of the levy has been paid; or*
 - ii. That an exemption from payment of the levy exists in relation to the work; or*
 - iii. That an exemption from immediate payment of the levy exists in relation to the work;**
- b) Written advice from the Authority stating something mentioned in paragraph (a).*

Please provide evidence that section 75 of the Act with respect to payment of the levy has been complied with. If the applicant believes this to be incorrect, please contact QLeave directly on levies@qleave.qld.gov.au or compliance@qleave.qld.gov.au or 1300 753 283.

Applicant response:

A response to item 4, the QLeave Potable Long Service Levy Notification and Payment Confirmation has been provided in **Attachment C**. This QLeave payment encapsulates the entirety of the Stage 3 works and added too when required. The works associated with the

proposed development are to be tendered and completed within the same package and therefore will utilise the same QLeave payment.

5. Change to ground level and creation of new waterbodies

Treatment to fill and retaining wall – AS13.1 & AS13.2/PC13

Demonstrate that the batters and any retaining walls do not create a negative visual impact on the area.

Specifically, earthworks batters within private property are to have a maximum slope of 1:2 and benching is to be undertaken where any proposed freestanding batter exceeds 2.5m. The applicant is required to provide levels for the batter heights and gradients in a percentage form. Demonstrate that these batters are compliant with Land Development Guidelines Table 3.3 or justify why an alternative is safe and should be acceptable to Council.

Applicant response:

A response to item 5, the proposed batters are a slope of 1:2 and therefore cannot be landscaped, instead they will be shotcrete batters. Whilst shotcrete does not provide high levels of aesthetic appeal, the shotcrete batters will be screened from a publicly accessible view via generous landscaping. In the north, the site adjoins a 10m wide common property area of the estate, which is to be landscaped as per the historically submitted landscape plans. This 10m wide planted area will provide an adequate buffer ensure the batter is not visible from the road. In the southeastern corner of the site, a portion of the rear batter directly fronts the road. This area of the batter still does not meet the requirements to allow landscaping to occur. As such, Microbenching has been proposed to allow this corner fronting the road to be planted, ensuring amenity is maintained and the shotcrete batter is screened adequately. The Landscape Intent Plan has been amended and provided in **Attachment B** to reflect these changes.

Summary

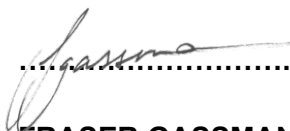
The above information satisfactorily responds and addresses all the matters raised as part of the Information Request dated 23 January 2025 pursuant to section 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*.

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



FRASER GASSMAN
SENIOR TOWN PLANNER

Enclosed: Attachment A – Targeted Traffic Response Letter
 Attachment B – Amended Landscape Intent Plans
 Attachment C – Qleave Potable Long Service Levy Notification and Payment Confirmation