

Date: 15 May 2025
Contact: Natasha Sidabutar
Location: City Development
Telephone: 075582 8121
Your reference: 6349
Our reference: COM/2025/97

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

in relation to development of land/premises described as:
BAL Lot 505 SP316171 – 1 Highlands 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.

Council's Project Team

The assessment of this application will be undertaken by the following Council project team.

Assessment Manager Natasha Sidabutar Senior Planner 5582 8121 NSIDABUTAR@goldcoast.qld.gov.au	Planning Coordinator Adam Morris Planning Coordinator 5667 3856 ASMORRIS@goldcoast.qld.gov.au	Transport Planning Cameron Jackson Transport Planner 55828956 CAJACKSON@goldcoast.qld.gov.au
Water and Waste Hunter Grove-McGrath Civil Engineer 2114 3224 hgrove-mcgrath@goldcoast.qld.gov.au	Engineering and Hydraulic Assessment Mark Durrington Senior Stormwater and Flood Engineer 55817255 MDURRINGTON@goldcoast.qld.gov.au	Plumbing and Drainage Mark Elliot Senior Plumbing and Drainage Inspector 55828912 MELLIOTT@goldcoast.qld.gov.au
Environmental Health Andrew Gow Environmental Health Approvals Leader 55829270 AGOW@goldcoast.qld.gov.au	OPW Assessment Thomas Cullane Civil Engineer 55828207 TCULLANE@goldcoast.qld.gov.au	Landscape and Open Space Uma Giri Landscape Planner 56673949 UGIRI@goldcoast.qld.gov.au

INFORMATION REQUEST

Planning Assessment

1. Environmental Management

The subject site is located within both Precinct B and Precinct C of the Land Use Classification and Staging Plan. Development within Precinct C is required to demonstrate responsiveness to the nearby heavy industrial uses and associated odour impacts.

Acceptable Solutions AS9 of the M38 Industrial Estate Place Code requires development within Precinct C to provide an Environmental Management Plan (EMP). The submitted material does not include an EMP. In lieu of an EMP to be approved by Council, the development is required to demonstrate compliance with Performance Criteria PC9 by detailing how negative aspects of the existing amenity of the local area are ameliorated.

Transport Assessment

2. Vehicle Parking

To meet Acceptable solution AS8.1.1 of the M38 Industrial Estate Place code, the proposal is required to provide a minimum of 244 car parking spaces. The submitted drawings show 230 car parking spaces, resulting in a shortfall of 14 spaces. The applicant is invited to investigate providing some additional parallel car parking spaces along the western boundary of the site in the area labelled as 'Heavy Duty Pavement' on the submitted drawings. Should additional car parking spaces be provided within this location, the applicant is to demonstrate that manoeuvring areas for Articulated Vehicles (AV) are not impacted by these spaces and that the relevant clearances are maintained between parked vehicles and AVs in accordance with AS2890.2:2018.

3. Design of off-street parking facilities

To demonstrate compliance with Acceptable solution and Performance criteria AS3.1/PC 3 of the Car Parking, Access and Transport Integration Constraints code, the applicant is requested to provide amended drawings which address the following:

- a. Show fully dimensioned pedestrian sight triangles on the exit side of each access driveway designed in accordance with Figure 3.4 of AS2890.2:2018. The pedestrian sight triangles must be annotated as follows "Pedestrian sight triangles to be kept clear of all obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level".
- b. In parking aisles which exceed 6 car parking spaces on each side, provide a turnaround bay to allow vehicles to exit the aisle in a forward gear when all spaces are occupied.
- c. In the northern and southern parking aisles which exceed 100m in length, show humps in accordance with Section 4.9(a) of AS2890.1:2004.
- d. The submitted swept path analysis shows an AV manoeuvring over a recessed loading dock area. The applicant is requested to confirm the grades of the manoeuvring areas and recessed docks to ensure that the AVs are not manoeuvring over a significant drop.
- e. Number all car parking spaces for ease of reference.

OPW Engineering

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; or
- 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.

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 at top and bottom and gradients. 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.

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



Natasha Sidabutar

Senior Planner

For the Chief Executive Officer

Council of the City of Gold Coast