

Date: 7 January 2022
Contact: Natasha Sidabutar
Location: City Development
Telephone: 075582 8289
Your reference: 6097
Our reference: MCU/2021/638

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:
Lot 501 SP295994 – 60 Stapylton Jacobs Well Road, 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

TOWN PLANNING

1. Preamble

Officers note that the applicant has addressed the siting of the warehouse exceeding the bounds of the previously approved lot configuration. In order for officers to support the proposed layout, specific timing conditioning will be imposed to ensure that the proposed use can commence subsequent to the approval of the Minor change application for a boundary realignment and associated plan sealing.

ARCHITECTURE AND URBAN DESIGN

2. Building design and appearance

The proposed North, East, South and West Elevations for the warehouse contain large areas of Colorbond Basalt dark grey walls that result in a stark and austere appearance and does not achieve an appropriate visual amenity. In order to achieve an attractive façade that addresses the street frontages and public realm, the proposal is requested to incorporate additional colour panels or vertical bands in the wall cladding to create an interesting and varied pattern that assists to break up the building bulk.

3. Awnings over entrances

Please provide extended covered awnings over pedestrian entrances in order to provide appropriate weather protection and amenity to staff and patrons in accordance with PC18 or AS 18.4.

LANDSCAPE ASSESSMENT

4. Retaining structures

The submitted material identifies boulder retaining walls to varying heights behind the frontage landscape buffers. Sections included within the Statement of Landscape Intent indicate that the retaining walls are typically setback from the property boundary behind a 3 metre wide landscape buffer with a maximum grade of 1V:4H. This does not appear to align with the submitted architectural elevations (DA-A200, rev. P3) or the site plans which indicate that landscape buffers to Homestead Drive and Highland Street would be approximately 2 metres wide planting area. To clarify the area available for landscape planting and demonstrate that a suitable streetscape amenity outcome will be achieved in accordance with Acceptable solution AS25.1 of the M38 Industrial Estate Place Code, the applicant is requested to:

- a Provide detailed cross sections through each of the sites frontages to demonstrate the frontage landscape interface. A minimum of four sections are requested to be provided through each frontage. Along the Homestead Drive frontage one of the sections is requested to be through the narrowest portion of the landscape buffer adjacent the identified office. Each requested cross section is requested to clearly identify, the extent of the retaining structures, property boundary location, batter grade of landscape buffer areas, heights of retaining walls, widths of garden beds, and locations of boundary fencing.
- b The site and facilities floor plan is requested to be updated to more clearly differentiate between the proposed boulder retaining wall and the area available for landscape planting.
- c The applicant is requested to either provide preliminary earthworks plans or include notations on the cross sections requested by point (a) above identifying the surface grade of the garden areas within the frontage buffers.

5. Amended Statement of Landscape Intent

The applicant is requested to prepare and submit an amended statement of landscape intent that clearly reflects any changes to the site layout that occur in response to other items within this Information Request.

TRANSPORT ASSESSMENT

6. Car parking supply

To comply with Acceptable solution AS8.1.2 of the M38 Industrial Estate Place Code, the development must provide a minimum of 258 car parking spaces. The submitted drawings show a total of 63 car parking spaces. Compliance with AS8.1.2 is therefore not achieved. Alternatively, to comply with PC8, Rytenkild Traffic Engineering advises that there will be a maximum of 63 staff onsite. While this may be the case, consideration must be given to shift changeover periods where the demand for parking will double for a short period of time. The applicant is therefore requested to increase the supply of onsite parking to accommodate all staff including during the shift changeover periods.

7. Bicycle parking supply

To comply with Acceptable solution AS41.4 of the M38 Industrial Estate Place Code, the development must provide a minimum of 31 bicycle parking spaces. The submitted drawings show a total of 10 bicycle parking spaces. Compliance with AS41.4 is therefore not achieved. Rytenkild Traffic Engineering has not addressed bicycle parking supply. To comply with PC41, the applicant is requested to demonstrate that the proposed supply of bicycle parking is sufficient for the proposed workforce.

8. Safe vehicle access

To comply with Acceptable solution PC43 of the M38 Industrial Estate Place Code, the applicant is requested to demonstrate that the proposed vehicle access points to Homestead Drive and Fairway Street provide sufficient sight distance to oncoming traffic compliant with the requirements of section 3.4.5a of AS2890.2:2018. This is to be based on the approved road long sections.

9. Access to car parking

To comply with Performance Criteria PC7 and PC9 of the Car Parking, Access and Transport Integration Constraints Code, the applicant is requested to confirm that all gates (including the gates to the service area) will remain open during the proposed hours of operation to ensure that cars and service vehicles are not required to queue on the road whilst waiting to enter the site. It is requested that a notation be provided on the drawing beside each gate confirming the hours of operation. If recommended for approval, a condition will be imposed requiring all gates to remain open during the hours of operation.

10. Servicing

To comply with Performance Criteria PC14 of the Car Parking, Access and Transport Integration Constraints Code, the applicant is requested to relocate or reduce the area allocated for shipping container hardstand to enable an Articulated Vehicle (AV) to manoeuvre to access the south-eastern roller door. Reverse in manoeuvres from Homestead Drive will not be supported.

HEALTH AND REGULATORY

11. Amended acoustic report required

Submission of the acoustic report prepared by 'Acousticworks', dated 29 November 2021 (reference: 2021559 RO1C Goodyear Stapylton Jacobs Well Yatala ENV.docx) is acknowledged. Following review of the report, the applicant is requested to address the following further acoustic information via the submission of an amended report:

- a Clarify the location and specifications of the tilt concrete panels with a figure showing the location of the walls.
- b Provide short-term noise events (i.e. air-brakes, door closures, rubbish collection) assessment for a standard 15min period.
- c Assessment against the Sleep Disturbance criteria as existing ambient levels already exceed the Acoustic Quality Objectives criteria; and
- d Confirmation that the Noise Contour Map image in Figure 3 is inclusive of all noise sources.

STORMWATER AND HYDRAULIC ASSESSMENT

12. Stormwater management

The applicant is advised officers are still undertaking a review of the submitted/relevant stormwater management material. Should further information be necessary to finalise a recommendation a further information request will be issued by separate correspondence.

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.

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)

- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to mail@goldcoast.qld.gov.au

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 black ink, appearing to read 'Adam Morris', written in a cursive style.

Adam Morris
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast