

Date: 28 January 2022
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8289
Your reference: 6098
Our reference: MCU/2021/718

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 proposed the development on a lot configuration that is different to the existing approved subdivision layout. In order for officers to support the proposed layout, specific timing conditioning will be imposed to ensure that the proposed use can not commence prior to plan sealing and the approval of the Minor change application to amend the lot configuration.

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 accordance with AS19 or PC19. In order to achieve an attractive façade 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.

ENVIRONMENTAL HEALTH ASSESSMENT

3. Amended acoustic report

Submission of the acoustic report prepared by 'Acoustic Works', dated 20 December 2021 (Ref: 2021556) 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) As the site will operate during the night period it is requested assessment consider the potential for sleep disturbance at nearby sensitive receptors in accordance with the Queensland *Ecoaccess Guideline: Noise - Planning for Noise Control* (2015); and
- b) Detail the required control measures to achieve compliance with the applicable legislation and standards.

TRANSPORT ASSESSMENT

4. Assessment benchmarks

The Rytenskild Traffic Engineering report addresses the requirements of the Transport code. The development is subject to a preliminary approval. The applicant is requested to address the below items as required by the M38 Industrial Place Code and Car Parking, Access and Transport Integration Constraints Code.

5. Car parking supply

It is noted the applicant has provided an assessment of the development's car parking supply against the Transport code. Car parking supply must however be assessed against AS8.1.1/PC8 of the M38 Industrial Estate Place Code. To comply with AS8.1.1, a total of 278 spaces are required to be provided. The development provides 172 spaces; therefore compliance with AS8.1.1 is not achieved, requiring consideration against PC8. In any case, Officers have reviewed the development's response to the proposed parking supply and are of the opinion that compliance with PC8 of the M38 Industrial Estate Place Code has not been demonstrated, for the following reasons:

- No justification has been provided to support the supply of parking for Warehouse A.

- With respect to the 'National Tiles' tenancy, insufficient information has been provided to substantiate staff parking demand.
- Visitor parking demand has not been addressed.

To assist in demonstrating compliance with PC8, the applicant is requested to address the following:

- a) Provide further justification/evidence to support the reduced parking supply of Warehouse A, noting that the future operator is unknown, and operational requirements (e.g. staff/visitor numbers) cannot be substantiated.
- b) Provide a letter from National Tiles which provides commentary on the development's operational requirements, including but not limited to:
 - i. Confirm maximum number of staff members to be on-site at any one time, including a breakdown of staffing positions (e.g. Warehouse, office, trade centre, display centre staff etc.). Evidence existing operation, of a similar size, would assist in this regard.
 - ii. Demonstrate how this fluctuates throughout a 24 hour period, including at the changeover of shifts. A sample roster would assist in this regard.
 - iii. Provide commentary on the expected **frequency** and **nature** of visitor attendance to the site. Surveys of visitor attendance over a two (2) week period at another site would assist in this regard, if display/trade centres are operating elsewhere.
- c) Having regard to the information provided in points (a) and (b), the Traffic Engineer is requested to readdress the development's peak parking demand, and demonstrate that this can be accommodated on-site at all times. Consideration must be given to the potential for overlapping staff parking demand at the changeover of shifts.
- d) The applicant is requested to number the car parking spaces on the drawings for ease of reference.

6. On-site vehicle parking and movement

Pursuant to AS50.1 (a) of the M38 Industrial Place Code, internal driveways must be designed and constructed to enable all vehicles to enter and exit the site in a forward motion. The applicant is requested to update the drawings to include turnaround bays at the end of parking aisles in the parking area for Warehouse A.

7. PWD spaces location

Pursuant to AS50.3 of the M38 Industrial Place Code, short term/high turnover visitor parking and disabled parking spaces are required to be located close to the main building entrance. While a requirement of the building code, PWD spaces are requested to be shown on the drawings to ensure that they are accommodated for within the overall parking supply, and to assist in demonstrating compliance with AS50.3.

8. Bicycle parking supply

It is noted the applicant has provided an assessment of the development's bicycle parking supply against the Transport code. Bicycle parking supply must however be assessed against AS41.4/PC41 of the M38 Industrial Place Code. Pursuant to AS41.4 of the M38 Industrial Place Code, bicycle parking must be provided at a rate of 1 staff space per 800m² GFA. No visitor bicycle parking is required. This equates to a requirement to provide 34 Security level B (staff) spaces. The development provides ten (10) Security level C spaces per tenancy to be used

by either staff or visitors. Compliance with AS41.4 is not achieved, requiring consideration against PC41.

PC41 states that *'A network of pedestrian paths and cycleways is provided which considers....(e) provision of bicycle end-of-trip facilities.'* The provision of ten (10) security level C spaces per tenancy is considered appropriate, with provision for staff to park bicycles internal should security or the weather be of a particular concern. It is however noted that the areas proposed to accommodate ten (10) spaces do not appear large enough to accommodate ten (10) spaces in accordance with the dimensional requirements for bicycle parking in accordance with AS2890.3. The applicant is therefore requested to dimension or redesign/relocate bicycle parking to achieve the minimal dimensional requirements of AS2890.3.

9. Pedestrian access

Pursuant to AS45.1 of the M38 Industrial Place Code, pedestrian paths designed for disabled access are required to be provided between building entrances, public footpaths and car parking areas. Pedestrian paths have not been provided as required by AS45.1. The applicant is requested to update the drawings to provide pedestrian paths as required by AS45.1.

10. Design of off-street parking area

To assist in demonstrating compliance with AS3.1 of the Car Parking Access Transport Integration Constraints Code, the applicant is requested to address the following:

- a) Provide typical dimensions of the off-street parking facilities, including but not limited to, dimensions of parking spaces, parking aisles, loading areas etc in accordance with AS2890.1 and AS2890.2.
- b) Provide pedestrian sight triangles at all driveways in accordance with AS2890.1 and AS2890.1. Pedestrian sight triangles must be dimensioned on the architectural drawings and annotated as 'Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted up to a maximum mature height of 500mm above driveway level.'
- c) Undertake a sight distance assessment, with photographic evidence, from all vehicle accesses to demonstrate that sight distance is achieved in accordance with AS2890.1 and AS2890.2.

11. Access to parking

To comply with Acceptable outcome AS9.1 of the Car Parking Access Transport Integration Constraints Code, car parking spaces for employees or visitors must not have gates, which restrict vehicular access. The development includes security gates; therefore, compliance with AS9.1 is not achieved, requiring consideration against Performance criteria PC9. PC9 requires that access to car parking is provided for employees and visitors. The applicant is requested to address PC9 as follows:

- a) Confirm that the gates are to remain open during operating hours; or
- b) If any gates are to remain closed during operation hours, demonstrate how access will be provided for staff visitors, including for service vehicles.

LANDSCAPING ASSESSMENT

12. Wheel stops

In order to ensure the operation of parking bays does not result in vehicles unnecessarily overhanging garden beds, it is requested that amended plans are provided showing parking bays which are perpendicular to garden areas incorporating wheel stops.

13. Amended Statement of Landscape Intent

The applicant is requested to submit an amended Statement of Landscape Intent that clearly reflects any relevant changes that occur as a result of items within this Information Request.

WATER AND WASTE ASSESSMENT

14. Water Meter Location

The Engineering Servicing Strategy Plan – 6098 ENG SP 002, Revision A shows the water meter in a suitable location consistent with the OPW/2020/633.

However, the architectural Site Plan by Pace Architects – 211026 – DA – 102 appears to propose the water meter in a different location, being in the northwest corner. This location is not supported as there is existing infrastructure (ie: the road crossing provided in OPW/2020/633) which is suitable for re-use. This has a benefit to the applicant as a new connection (in the northwest corner) requires additional work and costs whereas the existing road crossing should be an easier and cheaper outcome.

Given the Engineering Servicing Strategy Plan is aligned with the stamped approved plan pertaining to the OPW/2020/633, Water and Waste request the applicant to amend the architectural drawings as per the Engineering Servicing Strategy Plan proposal.

- a) Update the Architectural Site Plan drawings to show the water meter as per the Engineering Servicing Strategy Plan proposal.
- b) Show and label the water meter easement to show dimensions in accordance with the City of Gold Coast Meter Standard Drawings.
- c) Update the Engineering Servicing Strategy Plan to show the proposed VXO's in accordance with the proposed architectural plans to ensure the water meter location does not clash with the VXO.

HYDRAULICS ASSESSMENT

15. Stormwater management

The proposed development appears to be reliant on the stormwater infrastructures proposed as part of the approved Site based stormwater management plan (Gassman Development Perspectives, Version 4, 5th February 2021). However, no information is available to confirm if the proposed stormwater infrastructures has been delivered on site. As such, the applicant is requested to provide evidence to confirm that the proposed stormwater infrastructures have been constructed and are functioning as per the approved stormwater management plan.

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



Steven Mitchell
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast