

Date: 23 June 2022
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8289
Your reference: 6111
Our reference: MCU/2022/242

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 502 SP316137 – Lot 502 Homestead Drive, 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 / relationship with concurrent minor change applications to the Vantage Industrial Estate

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 cannot commence prior to plan sealing and the approval of the Minor change application to amend the lot configuration (MIN/2022/245).

Note: Item 8 of the following Information Request relating to Stormwater drainage is in response to the changes proposed in MIN/2022/245. It is requested that the applicant provides response to the Stormwater drainage clarification to enable officers to determine the suitability of the future lot configuration to support the proposed development in its entirety.

ARCHITECTURE AND URBAN DESIGN

2. Building design and appearance

The proposed North and South Elevations for the warehouse spanning 254 metres in length contain large areas of Colorbond Basalt dark grey walls and garage doors 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 and break up the large expanse of dark grey colour, the proposal is requested to incorporate additional colour vertical bands in the wall cladding and change the garage door colour to create an interesting and varied pattern that assists to break up the building bulk. These improvements will assist the large warehouse to complement with nearby warehouses that provide a degree of differentiation in the wall cladding and garage colours.

WATER AND WASTE

3. Waste Servicing Point – insufficient clearance

Water and Waste acknowledge information supplied by the applicant. However, further information is required to ensure the x2 Re-fuse/Bin Enclosures and the awnings above these areas are constructed to allow effective and safe operation of the front-end loader Waste Collection Vehicles while servicing bulk bins as per PC10 of the M38 Industrial Estate Place Code.

PC10 of the M38 Industrial Estate Place Code states that Waste Collection vehicle operating dimensions and required clearances must be considered when designing the location of the servicing point in a new development.

The applicant is to amend the submitted Elevation drawings by Fraser Property to ensure adequate clearance for bin servicing is provided as the current awning height over the Waste Storage point has not been nominated. It is to be noted 6.4m vertical clearance is required above a re-fuse storage/servicing area to allow a front loading WCV to adequately service the sites waste. Please review Appendix C – Waste Collection Vehicle Dimensions within the “Solid waste Management Policy for new developments.

The applicant is requested to including the following within an amended suite of plans

- a) Revised elevation drawings within the architectural set to ensure sufficient awning heights are provided above the re-fuse storage/service area.

TRANSPORT ASSESSMENT

4. Raised pedestrian/cyclist pathway

To ensure compliance with M38 Industrial Estate Place Code Performance criteria PC41 and Car parking, Access and Transport Integration code Performance criteria PC12 and PC19 amended drawings must be submitted showing raised pedestrian pathways through the staff car park to help slow traffic and prioritise pedestrian safety. In accordance with AS2890.1 Section 2.3.3, the primary concern with aisle lengths greater than 100m is the need to manage traffic speed. Given effective aisle lengths up to 120m are proposed, traffic control devices, such as speed humps must be introduced to ensure internal traffic and pedestrian safety.

5. Queuing assessment

To demonstrate compliance with Car parking, Access and Transport Integration code Performance criteria AS7.3 the Traffic impact assessment is to be amended to include:

- a) Queuing and congestion assessment. Submit a queuing and congestion assessment for the staff car park. At the end of the 5am shift traffic volumes will be significant, potentially 188 vehicles egressing and 175 vehicles entering, all through one driveway crossing. The potential for long queuing and traffic congestion around the car park entrance is considered high.

If the carpark remains within the front with no changes, consideration may be given for two driveway crossings for the staff car park, one dedicated entry and one dedicated exit. These two driveway crossings must be located either side of the Eastridge Street intersection and may be reduced in width to reflect one way traffic flow. Where a safer and more efficient design is proposed compliance with M38 Industrial Estate Place Code PC43 is considered to be achieved.

6. Sliding and boom gates

To demonstrate compliance with Car parking, Access and Transport Integration code AS9.1 and / or PC9, the Traffic impact assessment must be amended to include the following:

- a) Clarify how the boom gate systems located at the car park entrance will operate. Issues to address include, but are not limited to: When and how do the car park and service road boom gates open? How are the two traffic streams prioritised? How is risk and conflict between different traffic streams managed during the shift change over period when traffic volumes are high? Will queuing acrossing the service road intersection be permitted?
- b) Clarify when and how the proposed Auto sliding gates at each driveway entrance will be opened and closed. How do they function in combination with the boom gates at the staff car park entrance? How will the sliding gate be activated at the northern truck entrance?
- c) Relocate boom gates. If a single driveway access is proposed to the Staff car park, amended drawings must be submitted showing the boom gate post located to the side of the driveway so that it does not reduce the effective width and efficiency of the driveway.

ENVIRONMENTAL HEALTH ASSESSMENT

7. Amended acoustic report required

Submission of the acoustic report prepared by 'Acoustic Works' dated 22 May 2022 (Ref: 2022064) 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) The background monitoring location is not considered representative of the (residential) noise sensitive receivers in proximity to the subject site. Furthermore, it is likely/possible the recorded noise levels were influenced by heavy machinery in the area. Additional (representative) background noise level monitoring is to be undertaken for a minimum of five (5) days including a full weekend period should operations be proposed on weekends; and
- b) Detail the required control measures to achieve compliance with the applicable legislation and standards.

HYDRAULICS AND WATER QUALITY

8. Stormwater drainage

It is understood that no changes have been proposed from the previously approved stormwater management strategy except the stormwater drainage system along the southern boundary of Lot 201 which has been moved further south. Previously it was approved as a drainage easement. Now it is proposed as a drainage reserve to be dedicated to Council.

The drainage reserve has also been proposed to be a 3 metres wide concrete drain to convey stormwater runoff during major storm events and to facilitate Council's access to the end-of-line Council's bioretention and detention basins. Total width of the drainage reserve is 6 metres with a batter slope of 1 in 2. The drainage reserve will also accommodate a stormwater pipe and a sewer pipe. However, the proposed relocated drainage system included two major bending to connect with the already constructed stormwater inlet and outlet systems.

Council's officers envisage that the proposed bends will cause hydraulic head loss and will increase the erosion potential. Therefore, the applicant is requested to demonstrate that the additional head losses will not cause any unacceptable hydraulic impact / nuisance on upstream roads. The applicant is also requested to demonstrate that adequate erosion protection measures have been implemented at these bends.

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 (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