

Date: 21 November 2022
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8289
Your reference: 6132
Our reference: MCU/2022/525

Eastridge 117 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:
Eastridge 117 Pty Ltd

in relation to development of land/premises described as:
Lot 117 SP316137 – 28 Eastridge 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.

INFORMATION REQUEST

Planning Assessment

1. Signage location

The proposal plans include the location of signage through the annotation of 'BRAND' within the elevations and perspective drawings. While officers are supportive of nominating the location of signage, the lettering is to be removed from the proposal plans.

Note: No advertising device(s) is to be erected on the premises without the necessary approval under Council's *Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016*.

2. Design of carpark areas

The proposed development includes a rate of pervious area less than anticipated within the approved Stormwater Management Plan which is discussed further in item 9 of the following information request. Additionally, the frontage landscaping does not sufficiently provide shade to the carpark areas to demonstrate compliance with PC21 of the M38 Industrial Estate Code. It is considered that there is opportunity to provide further pervious areas within the carpark design through additional landscaping. It is requested that the applicant provides amended drawings demonstrating an increase to pervious area through additional landscaping within the carpark areas.

Principal Architect/Urban Designer

3. Building design and appearance

The proposed elevations 2, 3 & 4 for the warehouse contain large areas of pre-cast concrete walls with a single colour finish that result in a stark and austere appearance and does not achieve an appropriate visual amenity in accordance with AS19 or PC19. Officers acknowledge that these walls may not be visible in the future as surrounding lots are developed, however the proposal should achieve appropriate visual interest in the interim. In order to achieve an attractive façade to all elevations the proposal is requested to incorporate additional colour panels or vertical bands in the wall finish to create an interesting and varied pattern that assists to break up the building bulk.

Transport Assessment

4. Design of car parking facilities

In order to demonstrate compliance with Acceptable Solutions AS3.1, AS13 and AS19.1 of the Car Parking, Access and Transport Integration Constraint Code of Council's '03 Planning Scheme, the following modifications are required to car parking layouts:

- i. Provide a turn-around bay at the terminating end of **each** parking aisle (i.e. in place of car parking spaces 16 and 26; with respect to the eastern parking aisle, car parking space 26 may be able to be retained if parking spaces are shuffled westwards to provide a turn-around bay, at least 2.8 m wide, at the end of the parking aisle – noting that there appears to be unused space at the end of the aisle).
- ii. Provide dedicated pedestrian access into the site – pedestrian access should be provided approximately between car parking spaces 19 and 20 to align with the proposed pathway fronting the building (this could be achieved by shuffling parking spaces 17-19 slightly further to the west).
Note – minimum car parking requirements (34 spaces) will be maintained with these changes given that a surplus of car parking is proposed.
- iii. Provide wheel stops in all car parking spaces fronting pedestrian walkways.
- iv. Show pedestrian sight triangles on development drawings (note – sight triangles are required on **both** sides of the driveway, at the property boundary, given that service

vehicle access will be required - similar to that shown on the Landscape Intent Plan).
Development drawings shall include:

- a. Fully dimensioned sight triangles in accordance with AS2890.2 requirements.
- b. The following notation: *"Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500 mm above driveway level."*

5. Servicing

Given that a service bay is proposed to be located internal to the building, drawings shall be updated to clearly identify this facility. The proposed service bay shall be clearly delineated on development drawings (3.5 m wide x 12.5 m long bay) and a notation shall be included identifying that signage and line marking / pavement markings / physical barriers will be provided to delineate the service bay. In addition, the notation shall identify that signage will be located on the outside of the building to identify the location of the service bay (for the benefit of delivery drivers).

Note – it will be accepted (in the case of this development) that Articulated Vehicles can load/unload within the parking aisle on-site.

6. Gated access

Drawings appear to show gated access to the site. To comply with Performance Criteria PC9 of the Car Parking, Access and Transport Integration Constraint Code of Council's '03 Planning Scheme, the applicant is requested to confirm that the gate would remain open during approved operating hours. This is required in order to provide unobstructed access for staff, visitors and service vehicles to/from the site.

7. Bicycle parking facilities

Drawings show a high level of provision for bicycle parking facilities, which is supported. The applicant is requested to confirm that these spaces are intended for staff use, and if so, that they will be located within a secure, roofed enclosure to meet 'Security Level B' requirements of AS2890.3.

Environmental Health Assessment

8. Acoustic assessment required

PC46 of the *M38 Industrial Estate Place Code* requires that the proposed development must not detract from the amenity of the local area, having regard, but not limited, to the impact of noise and hours of operation. An acoustic report is requested to be submitted to address the potential noise impacts from the proposed development to the nearest noise sensitive premises. The report must:

- a. Provide background sound level monitoring;
- b. Detail the expected impact of all relevant industrial/commercial noise sources (e.g. loading/delivery activities, car-park/vehicle movement noise, all mechanical plant and equipment, industrial noise etc) against the *Environmental Protection (Noise) Policy 2008* during all applicable time periods;
- c. Be conducted in accordance with *AS1055.1-3 - Acoustics – Description and Measurement of Environmental Noise* and the *Environmental Protection Act 1994* and Subordinate Regulations and Policies;
- d. Provide all monitoring data and locations, methodology and calculations;
- e. 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

- f. Detail the required control measures to achieve compliance with the applicable legislation and standards.

Hydraulic Assessment

9. Stormwater management

According to the approved Stormwater Management Plan (SWMP), stormwater quality and quantity estimations were made under the assumption the site comprises 80% impervious area and 20% pervious area. However, the proposed development appears to have an impervious area close to 100% of the site. Please clarify how the proposal meets the stormwater quantity/quality objectives within the approved SWMP. Provide a stormwater layout plan prepared by a qualified professional (RPEQ) for the entire site identifying all stormwater management measures.

Water and Waste Assessment

10. Water Connection Location (above ground on lot water meter)

Based on the submitted material, it is unclear to Water and Waste where the proposed development's water meter(s) are proposed to be located in compliance with Council's Standard Water Meter Drawings.

It is important to note that water meters 50mm and larger take up a sizable amount of space. The development needs to be designed in a manner that ensures the layout caters for the water meters that are required to service the development as well as other items such as PMTs, landscaping, refuse servicing facilities, stormwater infrastructure, easements and the like.

Council's relevant internal referrals all need to be aware of the proposed location and satisfied that all other internal requirements are met and the water meters fit into the design concept.

This is the basis for requesting the information as outlined below which is to be demonstrated on the architectural drawing set.

All water meters 50mm in diameter or larger require an above ground on lot water meter configuration and an associated easement in accordance with Council's Standard Water Meter Drawings (available on Council's website). Note: If a stacked arrangement is required, the potable water meter is typically mechanical and subsequently a longer easement/assembly is required. Please consider this when allocating space for the water meter(s). The size of the easement and space required for the water meter assembly is based on the size of the water meter(s) required.

- a. Council requests the applicant to seek advice and confirmation from a hydraulic consultant on the size of the required potable water and (if applicable) fire meters required for the proposal.

Once the size of the water meters is determined, the required easement size and location of the water meters can be incorporated into the design plans. Note: if advice is not obtained regarding the required meter size, and subsequently the required easement size based on the size of the meters, then the application may require a Minor Change should the layout of the design not provide sufficient room for the meter assembly.

- b. Provide a Ground Floor / Site Plan showing the location and dimensions of the easement for any above ground on lot water meters, based on advice from a hydraulic consultant. This information must be on an architectural plan.
Note: The location of the proposed water meter must utilize the existing water service road crossing at the SW corner of the site.

- c. Amended architectural plans displaying no buildings, structures, footings or landscaping within the proposed easement.

Please Note: Providing this information on an engineering drawing is not sufficient as the architectural drawing set will constitute the approved drawings rather than the engineering drawing. Therefore, this information must be demonstrated on the architectural drawing set.

11. Solid Waste – Advice Note

Although not subject to the solid waste code assessment, the plans depict a 3000L bin near the frontage of the site. Council does not support 3,000L bins from being used unless the waste collection vehicle is able to service the bins directly with a drive on/ drive off service. The bins must be situated in a manner that facilitates the drive on/drive off service and the bins do not require any movement, by the waste collection team or otherwise.

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

- a. A revised waste servicing strategy that uses a maximum bin size of 2,000L bins OR Reposition the 3,000L bin(s) in a location that provides a drive on / drive off service – this shall be supported by a swept path analysis.

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