

OUR REF: 6132
YOUR REF: MCU/2022/525

24 February 2023

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC 9729

Via email: NSIDABUTAR@goldcoast.qld.gov.au

Attention: Ms Natasha Sidabutar (City Development)

Dear Madam,

**RE: RESPONSE TO COUNCIL INFORMATION REQUEST MCU/2022/525 –
DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR A
WAREHOUSE**

AT: 28 EASTRIDGE STREET, STAPYLTON QLD 4207 - LOT 117 ON SP316137

Gassman Development Perspectives Pty Ltd, acts on behalf of the applicant, Eastridge 117 Pty Ltd, and provides the following response to Council's Information Request dated 21 November 2022. The Applicant considers this a full response to the information requested, and requests Council to proceed with their assessment of the development application.

A detailed response to each item is provided below.

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.

Applicant response:

In response to item 1, the architectural plans have been amended to remove the proposed future signage. It is also confirmed that the applicant will submit a separate signage application to ensure the relevant approval is obtained prior to the signage being displayed. A copy of the amended proposal plans is provided within **Attachment A**.

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.

Applicant response:

In response to item 2, the architectural plans have been amended to provide additional landscaping to the car parking areas to ensure adequate shade and visual amenity. Additional pervious area has been provided by removing the concrete up to the wheel stops of parking bays and replacing this with additional grassed landscaping. A copy of the amended proposal plans is provided within **Attachment A**.

The submitted Statement of Landscape Intent has also been amended to reflect the revised landscaping arrangement within the car parking areas. Additional layout changes resulting from other items within this Information Request have also been reflected on the amended landscape plans. A copy of the amended Statement of Landscape Intent is provided within **Attachment B**.

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.

Applicant response:

In response to item 3, the architectural plans have been amended to incorporate additional colour variation to elevations two and four (painted vertical bands of colour) to ensure visual interest is maintained in the interim period given surrounding lots are not yet fully developed.

However, additional bands of colour variation are not proposed for elevation three. Elevation three faces the rear of the site, which adjoins existing development and cannot be seen from any public road. Further, existing vegetation on the neighbouring developed site to the north serves to further screen the rear of the building, such that additional colour/material variation is not required.

A copy of the amended proposal plans illustrating updates to elevations two and four is provided within **Attachment A**.

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.”

Applicant response:

In response to item 4, the following amendments have been made to the architectural plan set (provided within **Attachment A**):

- i. A 2.8-metre-wide turn-around bay has been provided at the end of each parking aisle;
- ii. A dedicated pedestrian crossing has been provided to ensure appropriate access to the development;
- iii. Wheel stops are now indicated on the plans for all parking bays fronting pedestrian walkways; and
- iv. Pedestrian site triangles (and requested annotation) are now illustrated on the proposal plans in accordance with Australian Standards.

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.

Applicant response:

In response to item 5, the architectural plans have been amended to clearly delineate the proposed internal service bay and to include a new notation identifying that signage will be provided outside the building to identify the location of the service bay. The amended proposal plans are provided within **Attachment A**.

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.

Applicant response:

In response to item 6, it is confirmed that the gates will remain open during approved operating hours. This has already been confirmed in the planning report submitted with the application as well as included as an annotation on the originally submitted proposal plans.

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.

Applicant response:

In response to item 7, the bicycle parking spaces have been moved inside the warehouse building to ensure compliance with Australian Standards are met. It is confirmed that these spaces are intended for staff use.

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.*

Applicant response:

In response to item 8, an acoustic report was previously submitted and approved by Council as part of the originating application for the overall industrial subdivision. This report was prepared by Acoustic Works (dated 2019 – refer **Attachment C**) and allowed for a range of industrial uses to operate within the industrial estate area 24 hours a day, 7 days a week. The proposed Warehouse land use is considered to be consistent with the types of standard industrial uses accounted for within this acoustic report. As such, further acoustic reporting is not considered necessary and is not included within this response.

Further to the above, operations of the subject site are unlikely to have any significant impact on sensitive receivers (including during the night-time period), given the nearest sensitive receivers are located in excess of 350m away from the subject site. The original acoustic report addressed the potential conflict between industry uses and nearby sensitive receivers by restricting the hours of operation for uses located within Precinct A only (among other recommendations). As the subject site is located within Precinct B, no further restrictions apply and further acoustic reporting is considered unnecessary.

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.

Applicant response:

A response to Item 9 of this request is provided within the Stormwater Advice Letter provided within **Attachment D**.

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.

Applicant response:

In response to item 10, a water metre is proposed to be located along the frontage of the site, however, the exact size and location of the required water metre is subject to detailed hydraulic

design to be provided at the detailed Operational Work stage. However, the architectural plans have nonetheless been amended to show the indicative location and size of the required water meter easement within the southern verge area. The amended architectural plans are provided within **Attachment A**.

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.*

Applicant response:

In response to item 11, the proposal plans have been amended to nominate two 2,000L bulk bins within the refuse storage area (instead of the 3,000L bulk bin previously proposed). The amended proposal plans are provided within **Attachment A**.

Summary

The above information satisfactorily responds and addresses all the matters raised as part of the Information Request dated 21 November 2022 pursuant to section 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*.

We look forward to a timely and favourable determination of the application.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES



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ERIKA DI LUIGI

TOWN PLANNER

Enclosed: Attachment A – Amended Proposal Plans
 Attachment B – Amended Statement of Landscape Intent
 Attachment C – Original Acoustic Report
 Attachment D – Stormwater Advice Letter