

Date: 17 August 2023
Contact: Kyra REID
Location: City Development
Telephone: 5582 8866
Your reference: 6182
Our reference: COM/2023/162

FPI Queensland Pty Ltd
C/- Gassman Development Perspectives Pty Ltd
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager

(Confirmation Notice given under section 2 and Information Request given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: FPI Queensland Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives Pty Ltd
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

Street address: 10 Homestead Drive, STAPYLTON QLD 4207
Real property description: Lot 122 SP316137

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 3 August 2023

Application number: COM/2023/162

Approval(s) sought: Combined development permit for a Material change of use and Operational works (Code assessment)

This development application is not a development application to carry out a development under a superseded planning scheme.

However, this development application has been lodged pursuant to the M38 Industrial Place Code. As such, *Warehouse* is as defined in superseded *Our Living City Gold Coast Planning Scheme (2003)*.

Nature of development proposed: Warehouse and Change to ground level

Referral Agencies

There are no referral agencies identified for this development application.

Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Public Notification

Public notification is not required for the development application.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

INFORMATION REQUEST

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.

Landscape Assessment

1. Frontage retaining/fencing

Officers have identified inconsistencies between the provided architectural, landscape, and civil drawings. The architectural drawings and Statement of Landscape Intent (SLI) do not depict the retaining wall alignment along the frontages of Homestead Drive and Eastridge Street, as detailed within the proposed Operational works (Change to ground level) drawings.

Additionally, the sections provided in the SLI are not representative of the 3 metre wide landscape buffer between wall and boundary line where buffer planting with tree planting can be facilitated (as shown on the SLI Concept plan).

The applicant is requested to submit an amended set of architectural drawings and SLI to demonstrate:

- a. The proposed frontage fence on top of the retaining wall; and
- b. consistency frontage retaining wall alignment is consistent with the submitted Change to ground level drawings.

2. Amended Statement of Landscape Intent

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

In responding to other items within this Information Request, the applicant is requested not to decrease any of the currently demonstrated areas of garden/landscaping.

Transport Assessment

3. Car parking supply

To comply with AS8.1.2 of the M38 Industrial Place Code, the development must provide 104 car parking spaces. The submitted drawings show a total of 50 spaces. Compliance with AS8.1.2 is therefore not achieved, requiring consideration of an alternative solution.

Project Traffic Engineer (Pekol Traffic and Transport) has proposed the following solution:

- Austroads considers the 85th percentile peak parking demand to be an adequate measure of the minimum parking provision.
- A desktop survey of five sites in the Stapylton area shows an 85th percentile parking rate of 2 spaces plus 0.40 spaces per 100m² TUA for warehouse uses.
- Application of this rate to the subject site results in a requirement of 44 spaces.

Officers have considered but do not support the above solution for the following reasons:

- Austroads Guide to Traffic Management Part 11: Parking recommends using 85th percentile for land uses such as shopping centres where demand varies quite considerably throughout the year (i.e. on boxing day sales etc). In cases such as this, if parking were provided to satisfy the maximum demand, there would be large expanses of car parking which remain vacant throughout the year.
- Officers would expect the proposed development to have a consistent number of staff and visitors expected onsite each day, meaning the car parking demand would also be consistent. Provision of the maximum car parking demand would therefore be used every day of the year.

Assuming the ultimate 24 hour, 7 days per week operation, the applicant is requested to provide the following information:

- a. Shift times and duration;
- b. Maximum number of staff for each shift and at shift changeover times; and
- c. Expected maximum demand for visitor parking at any given point on any given day.

Using the above information, the applicant is requested to submit amended drawings showing sufficient car parking to meet the expected workforce and likely number of visitors to the site.

4. Car parking design

To comply with AS3.1 of the Car Parking, Access and Transport Integration Constraints Code, the applicant is requested to submit amended drawings showing the following changes to ensure compliance with the requirements of AS2890.1:2004:

- a. Provide a note identifying the purpose of the pedestrian sight triangle which reads "Pedestrian sight triangle to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level".
- b. In addition to the 1m wide aisle extension, provide a turnaround bay within each blind aisle to enable visitors/staff to turn around. Alternatively, redesign the car parking facility to provide full circulation without the need for turnaround bays.
- c. Show the grades and transitions on the section of light vehicle ramp between Eastridge Street and the car parking area.
- d. Provide swept path diagrams demonstrating that opposing vehicles can see one another and pass with the required circulating clearances. (i.e. 300mm on the inside of a turn, 600mm between vehicles and 600mm on the outside of a turn). Where vehicles are unable to pass, provide an alternative outcome which achieves the required function.
- e. As recommended by project Traffic engineer, Pekol Traffic and Transport, provide a dedicated pedestrian entrance to accommodate safe pedestrian access between the frontage footpath and the building main entrance through the car park.

5. Access to car parking

To comply with AS9.1 of the Car Parking, Access and Transport Integration Constraints Code, the applicant is requested to confirm and note on drawings how access for staff and visitors will be managed in the ultimate scenario where the business operates 24 hours, 7 days a week. The applicant is requested to propose a solution which enables free-flow entry-exit during shift change-over periods.

6. Servicing

To comply with AS13 and PC14 of the Car Parking, Access and Transport Integration Constraints Code, the applicant is requested to submit amended drawings showing the following changes to ensure compliance with the requirements of AS2890.2:2018:

- a. Confirm the grades and transitions on the section of heavy vehicle ramp between Eastridge Street and the service area. In this regard, given that B-double vehicles are proposed to access the site, the maximum grade must not exceed 1 in 8.3 (12%) with a maximum grade change of 1 in 16 (6.25%) over 10m in travel.
- b. Provide horizontal or vertical sections demonstrating that sufficient sight distance exists from heavy vehicle access looking in both directions along Eastridge Street. In this regard, a minimum sight distance of 69m is required based on frontage road speed of 50km/hr.

- c. Show pedestrian sight triangles on both sides of the heavy vehicle driveway within the site. Provide a note identifying the purpose of the pedestrian sight triangles which reads "Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level".
- d. Show the positioning and dimensions of services bays on the site plan drawing, demonstrating whether servicing will occur internal or external to the building and identify the size vehicle which will use each bay.
- e. Demonstrate by way of swept path diagram, including the required manoeuvring clearances, the ability for the design service vehicle to manoeuvre into or out of each service bay while all other service bays are occupied.
- f. Demonstrate by way of swept path diagram, including the required manoeuvring clearances, the ability for opposing vehicles to pass at the access from Eastridge Street, considering the frequency which each type of vehicle will access the site.
- g. Confirm if the site has an approved permit for access by B-double vehicles and show the route which B-doubles are permitted to use to access the site.

Response

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 with the Assessment manager CC'd in (Kyra Reid).

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/Applicanttemplate9.0Noticeaboutstoppingthecurrentperiod.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.

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