development perspectives surveyors planners designers

OUR REF: 4221-06 DRH/DMJ
COUNCIL REF: PN289803/01/DA2 (Application No. MCU2700123)



8th May 2007

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST M.C. QLD 9729

ATTENTION: JIMMY DUNCAN – IMPLEMENTATION AND ASSESSMENT BRANCH

Dear Jimmy,

RE: INFORMATION RESPONSE – PROPOSED INDUSTRY OVER (PART OF) LOT 334 ON SP169272 – CHRISTENSEN ROAD SOUTH, STAPYLTON

With accordance with Section 3.3.8(1) of the *Integrated Planning Act 1997*, we have chosen to respond to Council with all of the further information requested by letter dated 29th March 2007 regarding a development application lodged by:

MS Projects Pty. Ltd.
C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH Q. 4207

In relation to development of land/premises described as:

CHRISTENSEN ROAD SOUTH, STAPYLTON
Real Property Description: (Part of) Lot 334 ON SP169272

The response to the information requested is as follows:



RESPONSE TO INFORMATION REQUEST – DATED 29th MARCH 2007

Town Planning

1. A full set of amended plans have been supplied (Project No. 063044), and all references to "Warehouse" have been changed to "Industry." Furthermore, the scale and scale-bar is provided on all plans in the bottom left-hand corner.

2. The attached plans, particularly the elevation plans, include annotations of the proposed colours for the building. These include:

Beenleigh Professional Centre Cnr. Manila & Cameron Streets Beenleigh Q 4207
P.O. Box 392 Beenleigh Q 4207 **Telephone** (07) 3807 3333 **Facsimile** (07) 3287 5461 **Email** mail@gassman.com.au
A.C.N. 010 752 388 A.B.N. 62 010 752 388
Director: Brian F. Gassman B.App.Sc.(Surv.), L.S., M.I.S. Aust

- Tilt-up pre-case concrete wall panel: Wattyl "Kelly's Armour"
- Roller shutters: Dulux "Lunar Grey"
- Bollards: Wattyl "Dazzle Yellow"
- Cappings and Flashings: "Jasper"
- Window and Door Frames: Dulux "Lunar Eclipse"
- Sunshades: Pewter Metallic finish.

The neighbouring four buildings along Christensen Road South provide an indication of how these colours relate in real-life. The Applicant's aim is use the same colour scheme for each building so as to establish a level of uniformity throughout the estate. Photos of the neighbouring Cameron Transport building have been provided to illustrate these textures and colours on the external building façade (see above comments), driveway, hardstand areas (concrete) and fences (black coated wire fence with sliding gates).

Transport Planning

3. Plan No. A0005/P7 has been amended to include a swept path analysis across the entire site, demonstrating AV access around all sections of the building. Note one of the rear roller doors have been removed from the south-west corner of the building and replaced with the bin enclosure (See Item Four).

Environmental Health and Regulatory Services

4. The attached plans have been amended to include a designated waste storage area for the site. It has been positioned at the rear of the site, away from public view, yet easily accessible for garbage trucks. Located on a hardstand area, it will be protected under the awning and well-drained. There is sufficient scope for a hose to be positioned nearby.

CONCLUSION

We trust this response fulfills Council's requirements, and ask that you proceed with the assessment of the development application, based on the provisions of this Information Request.

Should you wish to clarify and issues discussed in this letter please do not hesitate to contact the undersigned or Mr. David Hansen.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD

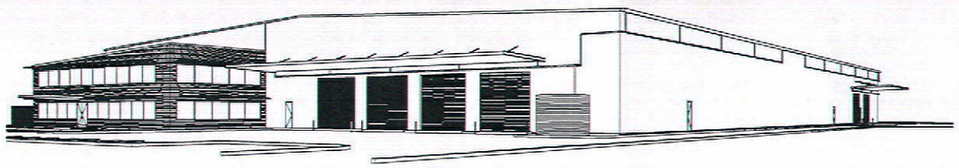
.....

DEAN M. JONES

Appendix A – Concept Plans No. 063044

Yatala Central Business Park

Industry Development Building 7 at Christensen Road Stapylton



063044

May, 2007

DRAWING SCHEDULE

ARCHITECTURAL

A0000	COVER PAGE
A0001	LOCATION PLAN
A0005	BUILDING 7 SITE PLAN
A1200	BUILDING 7 GROUND FLOOR PLAN
A1201	BUILDING 7 FIRST FLOOR PLAN
A1500	BUILDING 7 ROOF PLAN
A2100	BUILDING 7 NORTHERN & SOUTHERN EXTERNAL ELEVATIONS
A2101	BUILDING 7 EASTERN & WESTERN EXTERNAL ELEVATIONS
A2200	BUILDING 7 SECTION AA, BB & CC
A4100	PART PLANS - AMMENITIES

P4	03.05.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P3	23.02.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P2	14.02.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P1	30.11.06	ISSUED FOR CLIENT APPROVAL	PS AH

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Yatala Central Business Park

Project Title
Industry Development Building 7 at Christensen Road Stapylton

Drawing Title
Cover Page

Print Date	Checked	Drawn
3/05/2007	CA	PS

Project Number: **063044** Drawing Number: **A0000/P4**

P R E L I M I N A R Y

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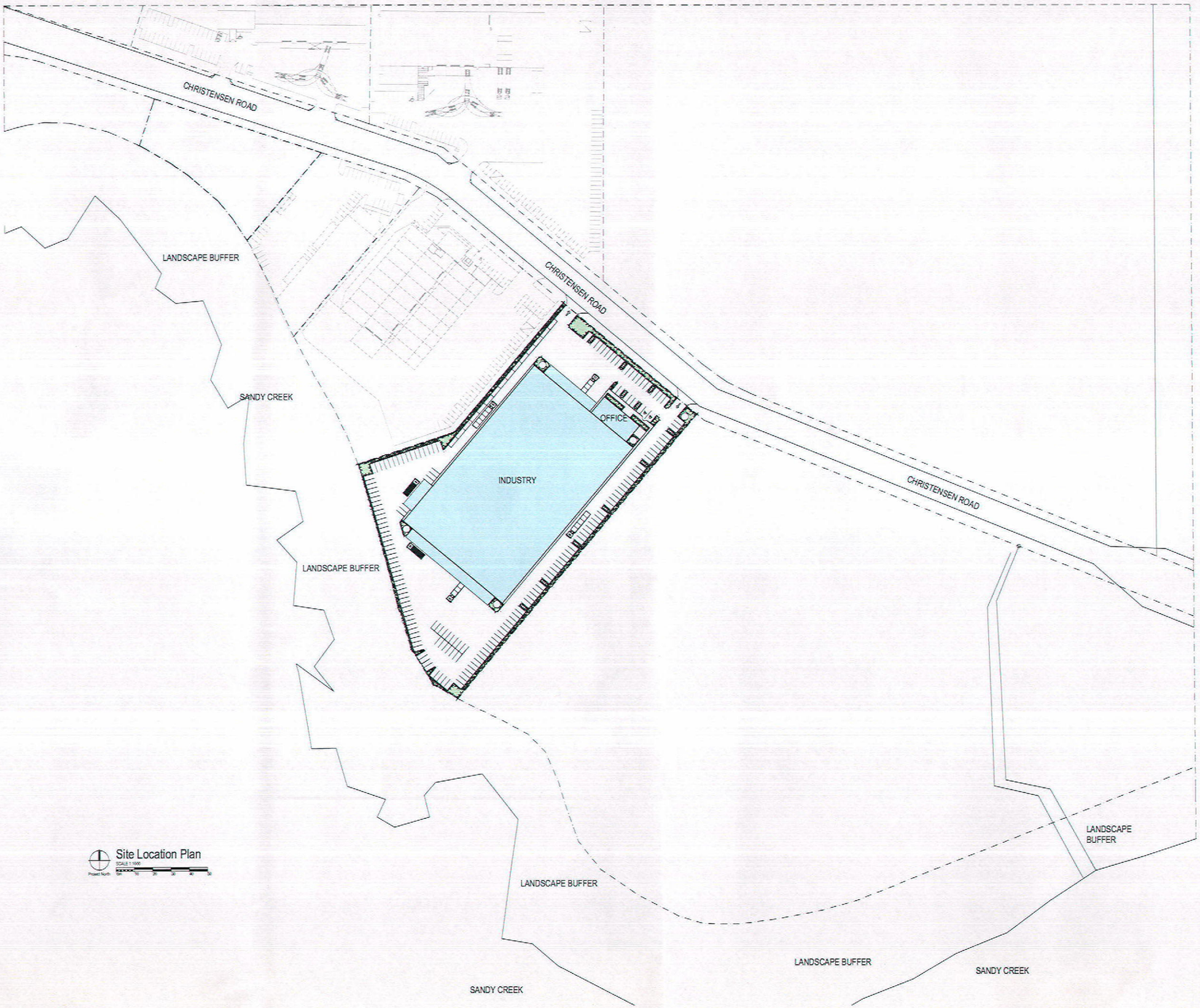

Site Location Plan

P7	03.05.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P6	31.01.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P5	23.01.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P4	27.01.07	ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P3	22.01.07	ISSUED FOR CLIENT APPROVAL	PB AM
P2	30.11.06	ISSUED FOR CLIENT APPROVAL	PB AM
P1	21.11.06	ISSUED FOR CLIENT APPROVAL	PB AM

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Yatala Central Business Park

Project Title

Industry Development Building 7 at Christensen Road Stapylton

Drawing Title

Location Plan

Plot Date	Checked	Drawn
3/09/2007	CA	PB

Project Number	Drawing Number
063044	A0001/P7

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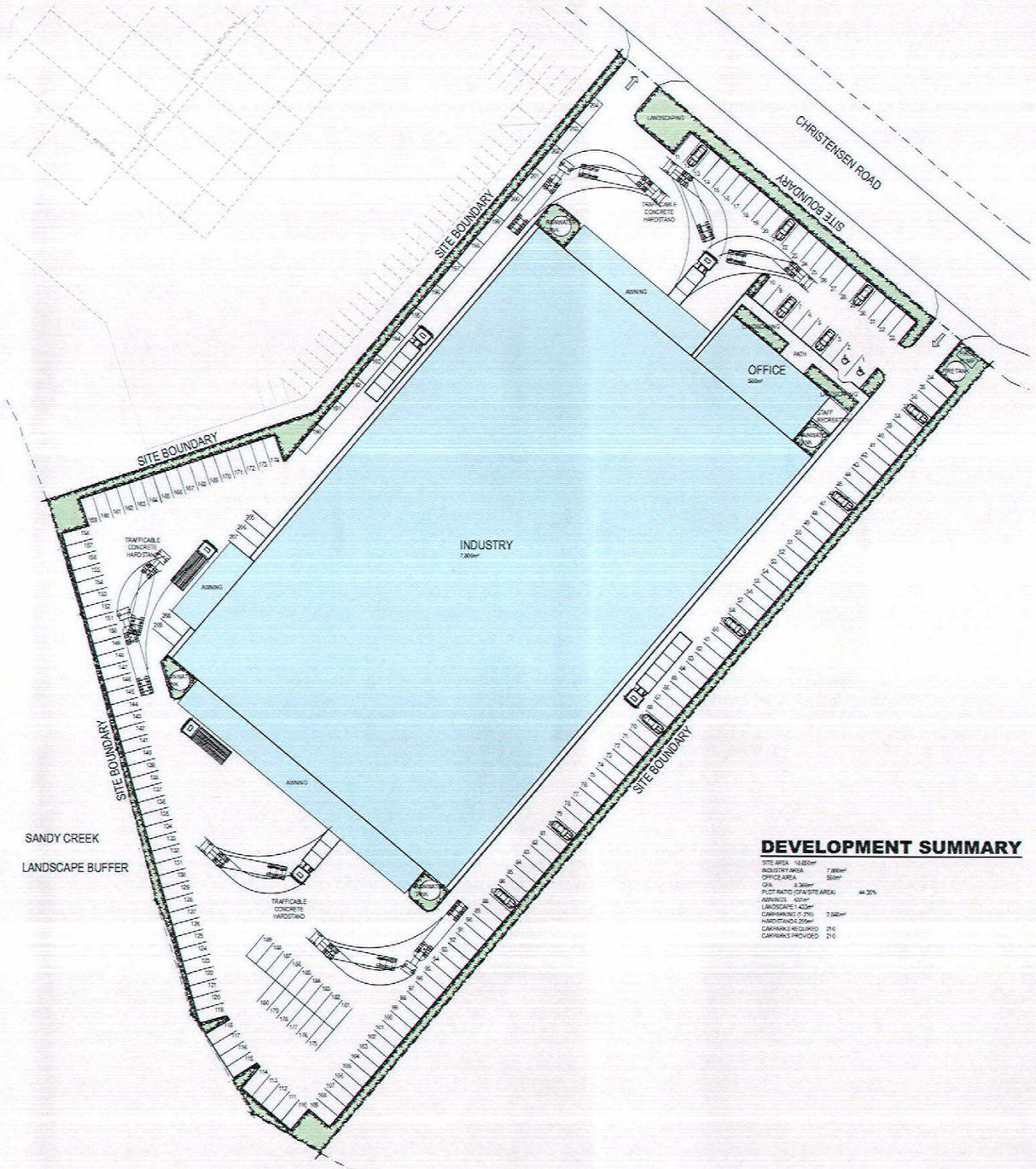

Site Plan
SCALE 1:500

DEVELOPMENT SUMMARY

SITE AREA	18,650m²	
INDUSTRY AREA	7,890m²	
OFFICE AREA	560m²	
GFA	8,360m²	
PLOT RATIO (GFA/SITE AREA)		44.35%
AWNINGS	627m²	
LANDSCAPE	1,420m²	
CARPARKING	5,770m²	7,040m²
HARDSTAND	2,200m²	
CARPARKS REQUIRED	210	
CARPARKS PROVIDED	210	

P7	03.05.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P6	23.03.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P5	23.02.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P4	12.02.07	ISSUED FOR CLIENT APPROVAL	PS AH
P3	30.11.06	ISSUED FOR CLIENT APPROVAL	PS AH
P2	21.11.06	ISSUED FOR CLIENT APPROVAL	PS AH

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Yatala Central Business Park

Project Title
Industry Development Building 7 at Christensen Road Stapylton

Drawing Title
Building 7 Site Plan

Plot Date	Checked	Drawn
30/6/2007	CA	PS

Project Number: 063044
Drawing Number: A0005/P7

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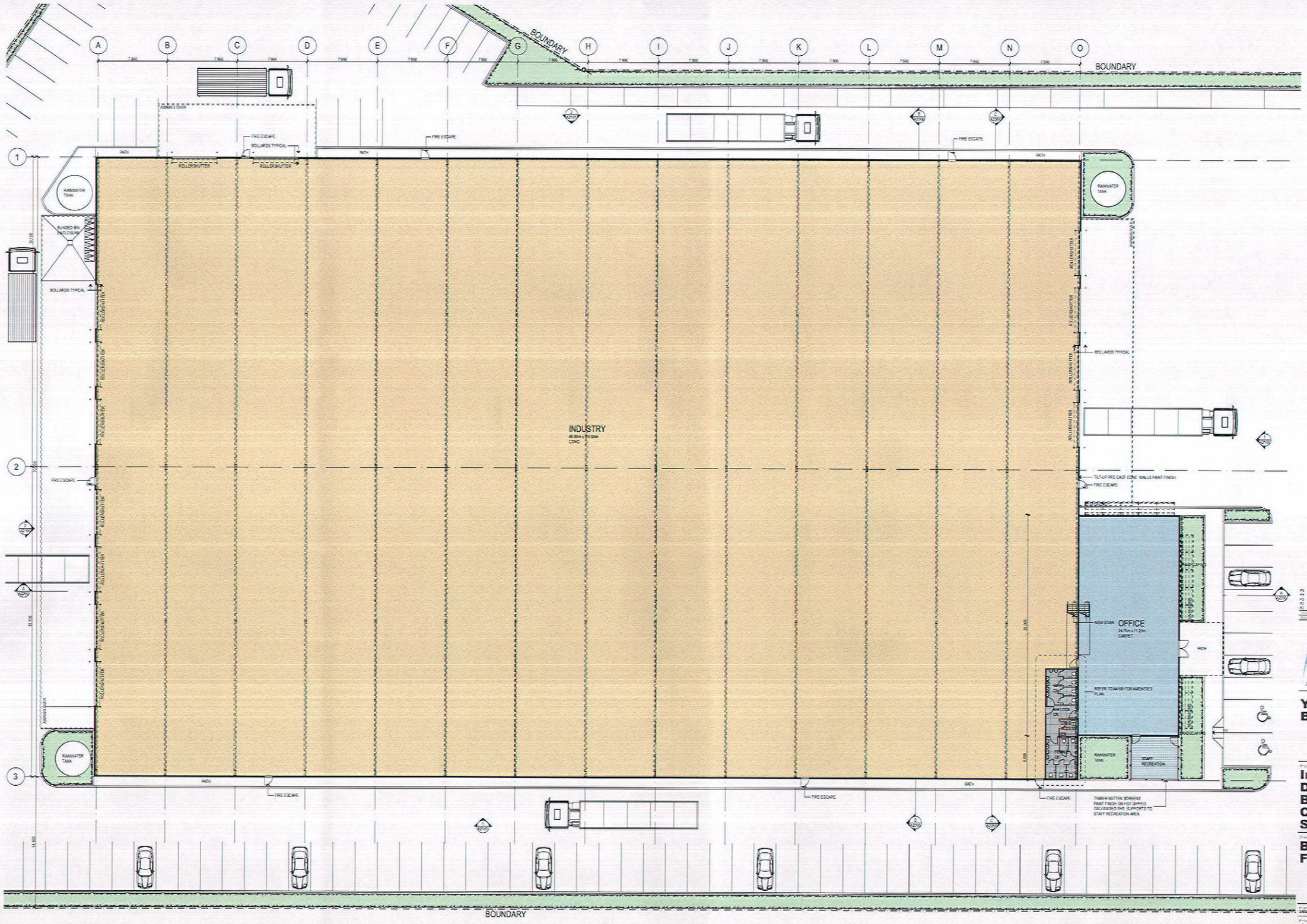

Ground Floor Plan

SCALE 1:200

Project North

P5	03.05.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P4	03.01.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P3	27.02.07	ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P2	30.11.06	ISSUED FOR CLIENT APPROVAL	PB AM
P1	21.11.06	ISSUED FOR CLIENT APPROVAL	PB AM

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Yatala Central Business Park

Project Title

Industry Development Building 7 at Christensen Road Stapylton

Drawing Title

Building 7 Ground Floor Plan

Plot Date	Checked	Drawn
3/05/2007	DA	PB

Project Number: **063044**

Drawing Number: **A1200/P5**

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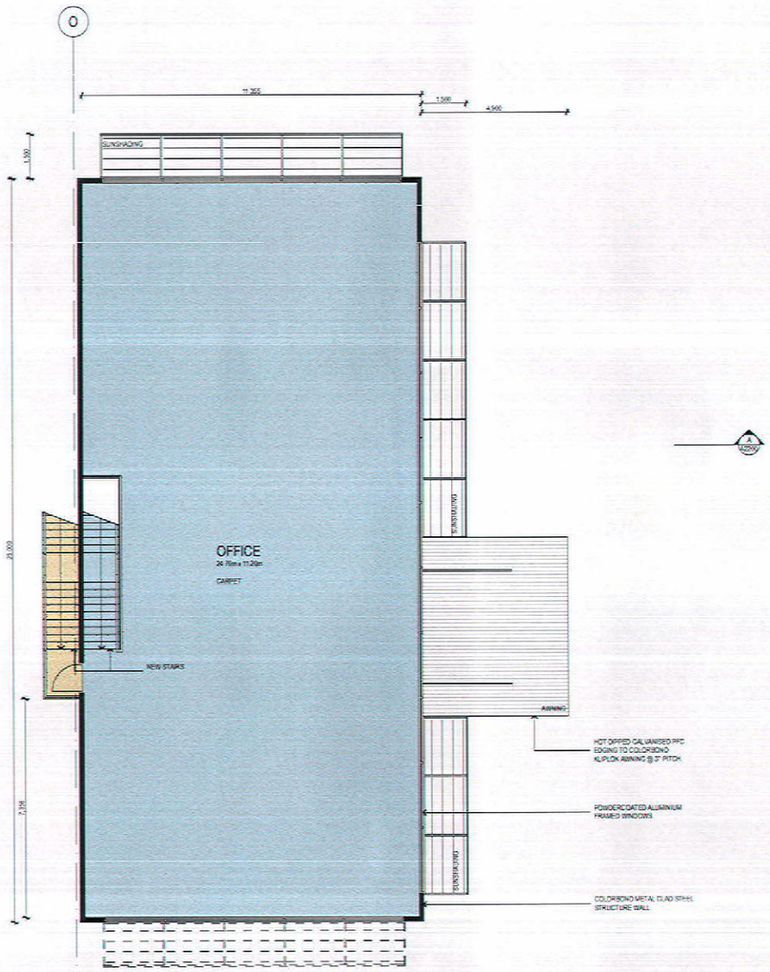

Office Level 1 Floor Plan

SCALE 1:100

Project North

P5	03.05.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P4	21.02.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P3	27.02.07	ISSUED FOR DEVELOPMENT APPLICATION	PB AM
P2	07.12.06	AWNING DEPTH ADDED, ISSUED FOR CLIENT APPROVAL	PB AM
P1	30.11.06	ISSUED FOR CLIENT APPROVAL	PB AM

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Yatala Central Business Park

Industry Development Building 7 at Christensen Road Stapylton

Building 7 First Floor Plan

Plot Date	Checked	Drawn
3/05/2007	CA	PB

Project Number	Drawing Number
063044	A1201/P5

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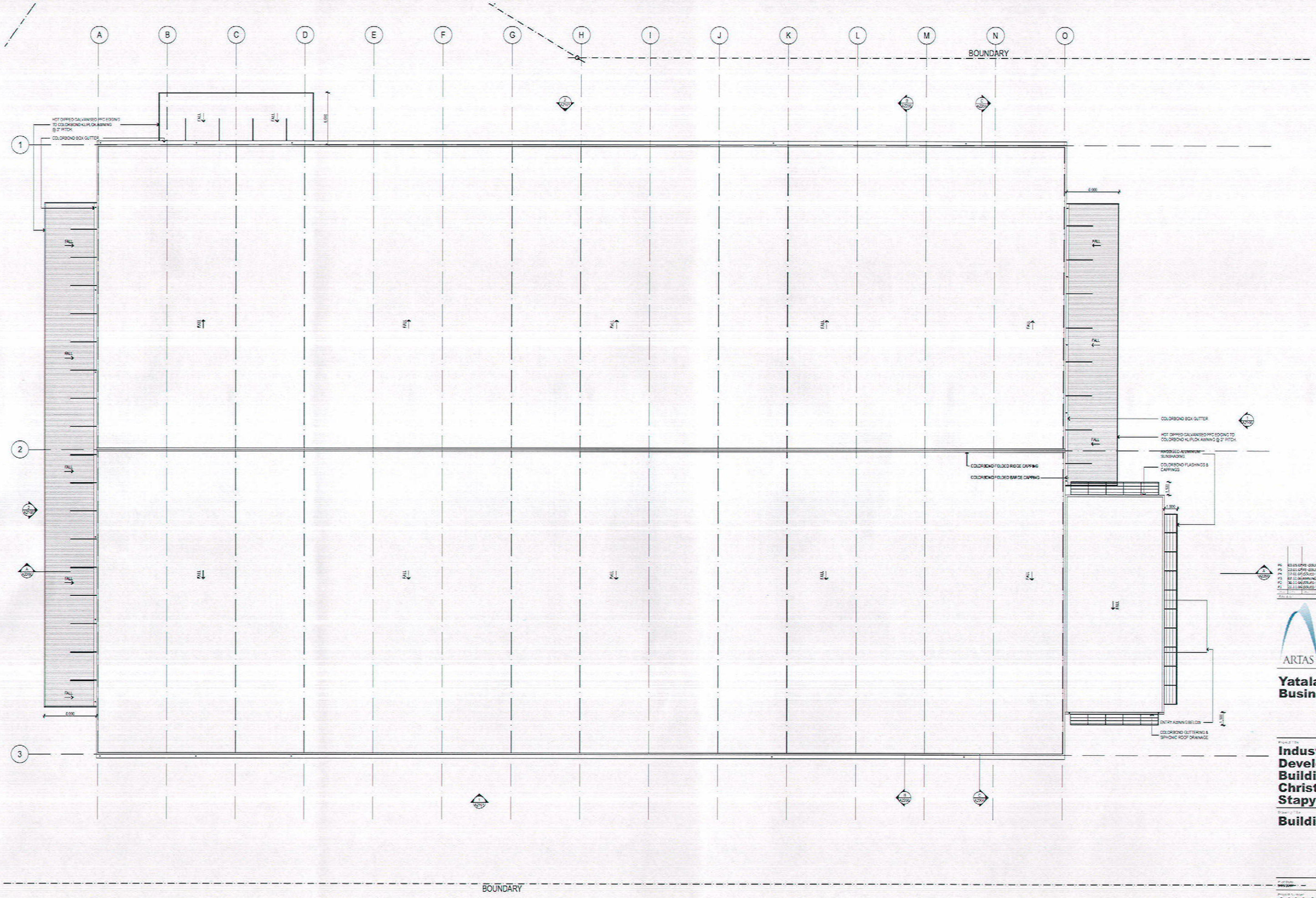

Roof Plan
SCALE 1:200
Project North

P6	03.05.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB	AM
P5	23.01.07	RE-ISSUED FOR DEVELOPMENT APPLICATION	PB	AM
P4	17.02.07	ISSUED FOR DEVELOPMENT APPLICATION	PB	AM
P3	07.12.06	AWNING DEPTH ADDED ISSUED FOR CLIENT APPROVAL	PB	AM
P2	30.11.06	ISSUED FOR CLIENT APPROVAL	PB	AM
P1	23.11.06	ISSUED FOR CLIENT APPROVAL	PB	AM

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Yatala Central Business Park

Project Title
Industry Development Building 7 at Christensen Road Stapylton

Drawing Title
Building 7 Roof Plan

Plot Date	Checked	Drawn
09/03/2007	CA	PB

Project Number	Drawing Number
063044	A1800/P6

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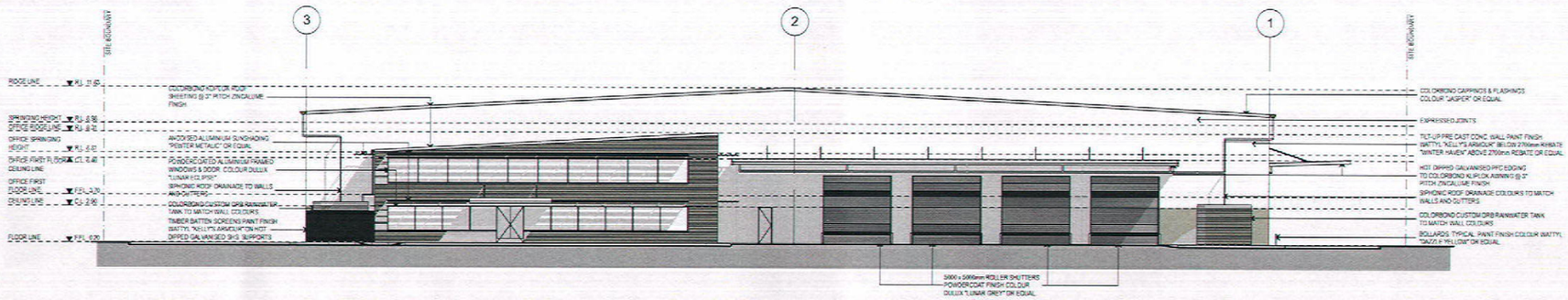
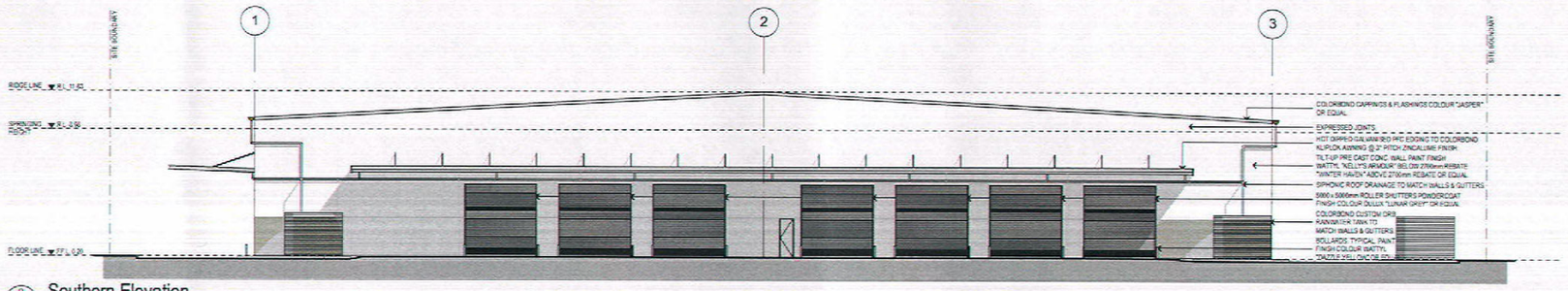


1 Northern Elevation
A2100 SCALE 1:200



2 Southern Elevation
A2100 SCALE 1:200

P7	03.05.07	ISSUED FOR DEVELOPMENT APPLICATION	PS JM
P6	23.01.07	ISSUED FOR DEVELOPMENT APPLICATION	PS JM
P5	17.01.07	ISSUED FOR DEVELOPMENT APPLICATION	PS JM
P4	07.12.06	WALL & SHUTTER SIZE ADDED, ISSUED FOR CLIENT APPROVAL	PS JM
P3	04.12.06	ISSUED FOR CLIENT APPROVAL	PS JM
P2	30.11.06	ISSUED FOR CLIENT APPROVAL	PS JM
P1	23.11.06	ISSUED FOR CLIENT APPROVAL	PS JM

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Yatala Central Business Park

Project Title
Industry Development Building 7 at Christensen Road Stapylton

Drawing Title
Building 7 Northern & Southern External Elevations

Print Date	Checked	Drawn
3/05/2007	GA	PS

Project Number: **063044** Drawing Number: **A2100/P7**

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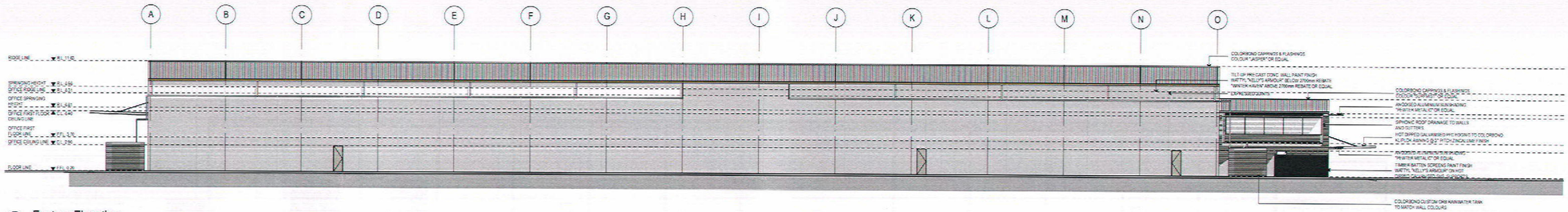
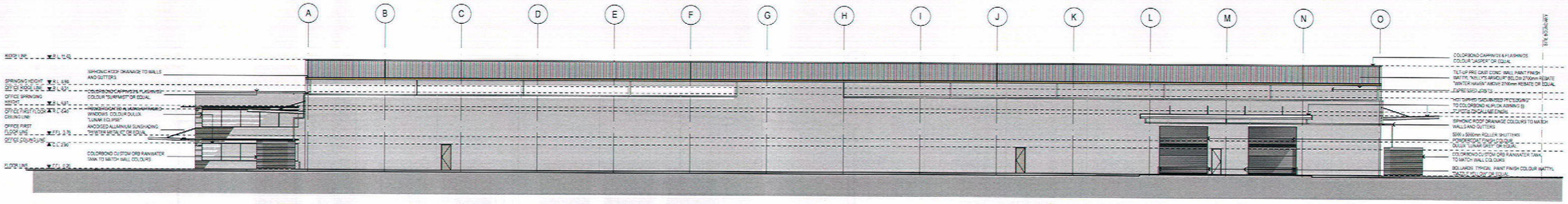


1 A1200 Eastern Elevation
SCALE 1:200



2 A1200 Western Elevation
SCALE 1:200

P6	03.05.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P5	23.01.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P4	27.02.07	ISSUED FOR DEVELOPMENT APPLICATION	PS AH
P3	07.12.06	ROLLER SHUTTER SIZE ADDED, ISSUED FOR CLIENT APPROVAL	PS AH
P2	30.11.06	ISSUED FOR CLIENT APPROVAL	PS AH
P1	21.11.06	ISSUED FOR CLIENT APPROVAL	PS AH

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Yatala Central Business Park

Project Title
Industry Development Building 7 at Christensen Road Stapylton

Drawing Title
Building 7 Eastern & Western External Elevations

Plot Date	Checked	Drawn
3/05/2007	CA	PS

Project Number	Drawing Number
063044	A2101/P6

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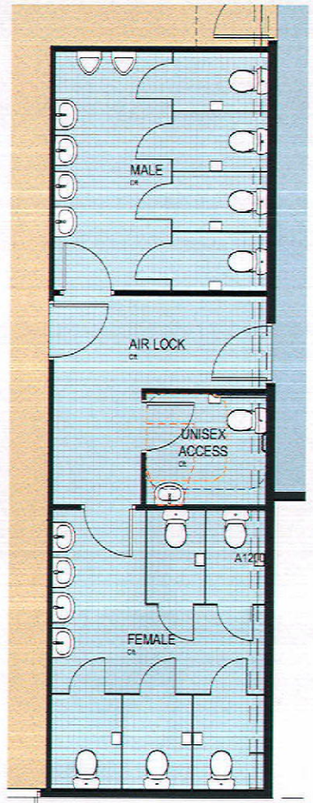

1 A1200 Ammenities Part Plan
SCALE 1:50

P4	03.05.07	ISSUED FOR DEVELOPMENT APPLICATION	PB	AM
P3	23.03.07	ISSUED FOR DEVELOPMENT APPLICATION	PB	AM
P2	27.02.07	ISSUED FOR DEVELOPMENT APPLICATION	PB	AM
P1	21.11.06	ISSUED FOR CLIENT APPROVAL	PB	AM

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Yatala Central Business Park

Project Title
Industry Development Building 7 at Christensen Road Stapylton

Drawing Title
Part Plans - Ammenities

Print Date	Drawn	Drawn
3/05/2007	CA	PB

Project Number
063044

Drawing Number
A4100/P4

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Appendix B – Images of Surrounding Buildings


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CAMERON


CAMERON
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