

Date: 13 May 2022
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8289
Your reference: 6062
Our reference: MCU/2022/152

Agrobest Australia 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:
Agrobest Australia Pty Ltd

in relation to development of land/premises described as:
Lot 115 SP316137 – 20 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. Retaining structures

The submitted material identifies a retaining wall which appears to be along the property boundary. Officers seek clarification of the location of the 'Retaining wall to boundary by others' to determine if the retaining wall forms part of the proposed development. Please note that the retaining walls must be contained solely within one property's boundaries, with sufficient room for future maintenance. If the retaining structures are part of the proposed development, it is requested the applicant provide structural details of the proposed retaining structures including wall offsets to comply with Performance Criteria PC46 ensuring the proposed development does not detract from the visual amenity of the local area.

ARCHITECTURE AND URBAN DESIGN

2. Building design and appearance

The proposed warehouse contains large areas of light grey concrete walls to the north and east elevations that result in a stark and austere appearance and does not achieve the outcomes under the M38 Industrial Place Code for PC19. In order to achieve attractive façades that meet the development code, the proposal is requested to incorporate additional colour panels in the wall cladding for the north and east and west elevations to break up the large expanse of wall.

3. Drawing information

It appears that the elevations are labelled incorrectly. Please update on amended plans.

LANDSCAPING ASSESSMENT

4. Amended Statement of Landscape Intent (SLI)

The applicant is requested to submit an amended Statement of Landscape Intent (SLI) that clearly reflects any changes to the site layout that occur as a result of items within this Information Request. Any landscaping garden area within the frontage is requested to not be minimised to maintain compliance with Performance Criteria (PC25) of the M38 Industrial Estate Place Code (MIN/2021/643).

5. Frontage Landscaping – Emeri Street

The plans appear to reflect a batter along the frontage adjacent Emeri Street. In order to ensure landscaping can be provided within the garden and assist demonstrating compliance against Performance Criteria (PC25) of the M38 Industrial Estate Place Code (MIN/2021/643), the applicant is requested to submit amended plans clearly showing the grade of the batter to be no steeper than 1(V):3(H) adjacent Emeri Street. Several cross-sections of the Emeri Street frontage garden area is requested to be shown on both the architectural plans and amended Statement of Landscape Intent (SLI).

WATER AND WASTE ASSESSMENT

6. Water Connection (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.
- c Amended architectural plans displaying no buildings, structures, footings or landscaping within the proposed easement.
- d Any on lot water meter is to be appropriately screened from public view/

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.

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 with the Assessment manager CC'd in (Natasha Sidabutar).

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



Emily Walsh

AI Supervising Planner (North)

For the Chief Executive Officer

Council of the City of Gold Coast