

OUR REF: 6062
YOUR REF: MCU/2022/152

18 July 2022

The Chief Executive Officer
City of Gold Coast
PO Box 5042
GOLD COAST MC 9726

via email: NSIDABUTAR@goldcoast.qld.gov.au
mail@goldcoast.qld.gov.au

ATTENTION: Natasha Sidabutar (City Development)

Dear Natasha,

**RE: INFORMATION REQUEST RESPONSE
(MCU/2022/152)**

**PROPOSAL: DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE (CODE ASSESSMENT) FOR INDUSTRY
AND ERA 7 (CHEMICAL MANUFACTURING)**

PROPERTY: 20 Eastridge Street, Stapylton (Lot 115 on SP316137)

Reference is made to Council's Information Request dated 13 May 2022 for the above-mentioned development application.

Please find enclosed the response that has been forwarded to Council electronically in PDF format.

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.

Response

The submitted proposal plans demonstrate that the proposed retaining wall forms part of the development and is located fully within the property boundary. Within the Amended Architectural

Plans package provided within **Attachment A**, drawing numbers A04 and A05 clearly demonstrate the typical detail of the proposed blockwork wall. These structures are subject to detailed design and approval post MCU phase.

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.

Response

In response to this item from Council, the proposed building design and appearance align with Fraser's Industrial Development Guidelines. What Council consider stark is a sleek, modern finish that represents what will become a consistent and prominent finish throughout the Vantage Industrial Estate. The colour scheme is also designed to align with Fraser's Industrial Landscaping Guidelines that provide a striking contrast between landscaping and built form throughout the estate. Future building signage will also aid in providing façade variation. Importantly, the primary façade addresses the streetscape through variation by way of the ancillary office and carparking along with various roller doors and awning structures. These features also provide way finding points for visitors to the proposed development.

Despite this, the northern façade is proposed to be amended as it will be partially visible by approaching traffic from the north. The western end of the northern façade as been amended to include additional colour variation to improve the building's appearance. The entirety of these walls have not been altered, given they will have limited (if any) visibility from the street upon completion of the surrounding industrial development and based on finished levels of the area. The following amended proposal plans are submitted with this correspondence within **Attachment A**.

Drawing No.	Rev	Title	Date	Author
A01	E	Proposed Site Plan	06.06.2022	Architects Dovey & Associates
A04	E	Proposed Elevations	30.05.2022	Architects Dovey & Associates
A05	E	Proposed Elevations	30.05.2022	Architects Dovey & Associates
A06	C	Proposed Sections	06.06.2022	Architects Dovey & Associates

3. Drawing information

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

Response

The elevations have been re-labelled correctly on the amended plans which are referenced above.

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).

Response

The Statement of Landscape Intent has been amended (revision B, dated June 2022) and is provided within **Attachment B** to reflect the various layout changes as a result of other items within this Information Request. In particular, the following amendments are made:

- The inclusion of a water easement is now shown on the landscaping plans (as requested within Item 6 of the Information Request), with proposed landscaping having been adjusted to ensure no trees or other landscaping is located within the proposed easement area; and
- A new cross-section has been added to illustrate landscaping within the batter area along the Emeri Street frontage, clearly notating batters are not to exceed 1:3 slope.

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).

Response

The architectural plans have been amended (**Attachment A**) to include sections which illustrate that the grade of the batter proposed within the landscape area fronting Emeri Street does not exceed 1:3. In order to ensure the grade does not exceed 1:3 a small retaining wall is proposed along the rear of the landscape area, beneath the parking area at a maximum height of 900mm. Please refer to Drawing number A06 of the amended plans referenced in *Item 2* above.

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.

Response

The proposal plans have been amended (**Attachment A**) to include an indicative easement measuring four x 1.5 metres, to be located within the south-eastern corner of the site. This sized easement is considered sufficient to allow for a future water metre which will be in accordance with hydraulic engineer details at the BA stage.

The landscape plan provided within **Attachment B** (referred to in *Item 4* above) has also been amended to ensure no landscaping is located within the proposed easement area.

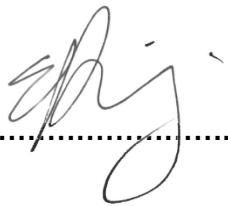
Summary

The above response has provided a 'full' response to all items of the Information Request dated 13 May 2022 pursuant to section 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD

A handwritten signature in black ink, appearing to read 'Erika Di Luigi', is written over a horizontal dotted line.

ERIKA DI LUIGI

Town Planner

Attachments: Attachment A – Amended Architectural Plans
Attachment B – Amended Statement of Landscape Intent