

Date: 20 December 2023
Contact: Nicholas Cudicio
Location: City Development
Telephone: 07 5582 9360
Your reference: 23-00952
Our reference: MCU/2023/418

Burnside Developments P/L & Yellowstone Investment P/L
C/- I-Plan Town Planning Pty Ltd
PO BOX 242
ANNERLEY QLD 4103

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: Burnside Developments P/L & Yellowstone Investment P/L
Applicant contact details: C/- I-Plan Town Planning Pty Ltd
PO BOX 242
ANNERLEY QLD 4103

in relation to development of land/premises described as:

Street address: 84-160 Christensen Road South, Stapylton Qld 4207
Real property description: Lot 334 SP193431

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 6 December 2023.

Application number: MCU/2023/418

Approval(s) sought: Development permit for making a Material change of use (Code assessment)

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed: Medium impact industry

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 this 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 has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

Architecture Assessment

1. Building design and appearance

The proposed building form does not achieve compliance with Required outcome RO1 of the Industrial design code due to the large areas of austere grey metal wall sheeting on the west elevation facing Christiansen Road South. In accordance with the development code, the walls facing the primary street frontage are requested to incorporate greater variation in the façade through the use of distinct columns or blades to the West Elevation at regular intervals of approximately 10 metres or less in order to achieve compliance with RO1. It is also recommended that additional columns or blades be incorporated to the other side elevations for a consistent and cohesive appearance.

2. Material and colour palette

The applicant is requested to submit a full material and colour palette for each façade element for the warehouse and office indicated in the Elevation Drawings including roof sheeting, wall cladding, awnings, frame elements and garage doors. Appropriate annotations and arrows indicating each element should also be included on the amended plans.

Transport Planning

3. Transport code

Required outcome RO10 requires that the off-street car parking facilities are designed in accordance with AS 2890.1. To demonstrate compliance with RO10, the applicant is requested to provide amended drawings which show the following:

- a. Replace the end carpark in the north-western corner with a turning bay and relocate the carpark to a suitable area in order to comply with section 2.4.2 of AS 2890.1 when having regard to blind aisles with a length exceeding 6 space widths;
- b. Annotate the existing turning bay located directly north of the 450m² office building;
- c. Dimension the pedestrian sight triangles to comply with section 3.2.4 of AS 2890.1; and
- d. Dimension all parking facilities in accordance with Table 1.1 and Figure 2.2 of AS2890.1.

4. Car park numbering

The applicant is requested to annotate each individual carparking space with a number on the site plan for ease of reference when assessing and referring to individual spaces.

Landscape and Open Space Assessment

5. Frontage setback

Required outcome RO8 Amenity of the Industrial design code requires landscaping to be provided along street frontages with a minimum width of 1.5m and an average width of 3m for the full boundary (excluding entry points), containing large tree planting at 6m centres. There is a portion of landscaping at the frontage which is 0.5m wide which subsequently does not comply with the Required outcome and the proximity of the office building to the garden area precludes the planting of trees.

The applicant is requested to amend the landscaped areas to achieve a minimum width of 1.5m and increase the frontage setbacks of the office to a minimum of 4m. The proposed water tank is also requested to be repositioned further away from the road to allow establishment of greater landscape garden beds.

Hydraulics and Water Quality

6. Amended report

In accordance with Required outcome RO6 of the General development provisions code, the applicant is requested to update the report to refer to the stormwater treatment facility as a wetland instead of a bio-retention basin.

Response Due Date

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.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

- a) Provide all of the information requested;
- b) Provide part of the information requested; or
- c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

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.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager, Nicholas Cudicio, copied into the email NCUDICIO@goldcoast.qld.gov.au.

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

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



Phillip Zappala
Supervising Planner (South)
For the Chief Executive Officer
Council of the City of Gold Coast