

9 February 2024

Chief Executive Officer
Gold Coast City Council
PO Box 5042
GCMC QLD 4729

Attention: **Nicholas Cudicio (City Development)**

Dear Sir/Madam,

**RE: RESPONSE TO INFORMATION REQUEST IN RELATION TO THE PROPOSED
MEDIUM IMPACT INDUSTRY ON APPROVED LOT 16 AT 84-160 CHRISTENSEN
ROAD SOUTH, STAPYLTON Q 4207 (COUNCIL FILE REFERENCE:
MCU/2023/418)**

Further to the Information Request dated 20 December 2023 regarding the proposed development at the abovementioned site, we hereby submit updated proposal drawings prepared by Multi Span Australia Group Pty Ltd.

The following points highlight amendments to the proposed development where necessary in response to Council's Information Request:

Item 1: Building Design & Appearance

As requested, the front elevation has been amended to incorporate variation in the front façade through the inclusion of three base wall colours (colourbond basalt, shale grey & monument). The additional painted wall treatment coincides with the mix of external wall materials being colourbond steel sheeting with 2.7m high precast tilt panel concrete walls to the main factory building as well as to the front administration office. It is important to note that with the setting of the proposed industrial building (being at the head of a cul-de-sac with land to the immediate north containing Council's land fill site) vehicle and pedestrian movement on Proximity Place will be limited to local employees and customers only.

As such, the primary view corridor will be towards the south-west corner of the industrial complex where the ancillary administration office protrudes forward from the main factory ensuring this façade when viewed from Proximity Place is highly articulated with extensive variation in the built form and external wall treatments in accordance with PO1 of the Code (refer to accompanying drawing number AR-9501 Revision A).

Item 2: Material & Colour Palette

As requested, the proposal plans have been amended to show a full material and colour palette (refer to drawing number AR-9510 Revision A). In addition, all elevation drawings have been amended to show each element of the colour and material palette including the proposed amendments to the front elevation in response to Item 1 above.

Item 3: Transport Code

As requested, the proposed site plan numbered AR-1001 Revision H has been amended to show the following:

- Replacement of the car park bay towards the north-west corner with a designated turning bay and the annotation of the proposed turning bay along the northern side of the ancillary administration office;
- Dimensions of the pedestrian sight triangles in accordance with the relevant Australian Standard; and
- Dimension of the proposed car park bays being a minimum of 2.5m in width by 5.4m in length.

Any further requirements with respect to RO10 of the Code can be conditioned accordingly.

Item 4: Car Park Numbering

As requested, the proposed site plan numbered AR-1001 Revision H has been amended to show individual car park numbering.

Item 5: Landscape & Open Space Assessment

As requested, the proposed site plan numbered AR-1001 Revision H has been amended to show the following:

- Increase in the minimum width of the landscape strip to the front of the ancillary office from 0.5m to 1.5m; and
- Relocation of the fire pump room resulting in an increase in the landscape width to the north-west side of the northern access crossover from 0m to 2.5m.

The increase width in the landscape strip to the front of the ancillary office coincides with the increase in the minimum building setback from 1.5m to 2.5m. Whilst Council's information request refers to a minimum setback of 4m, such a dimension is not prescribed in the *Industrial Design Code*. It is important to note that the portion of the building envelope that is setback a minimum of 2.5m is limited to 7.5m of the front elevation wall with the setback towards the southern end of this elevation increasing to 4.374m.

As stated in the response to Item 1 above, the setting of the proposed industrial building is at the head of a cul-de-sac with the adjoining land fill site to the north being heavily vegetated with no through access for vehicles or pedestrians. As such, the primary view corridor will be the south-west corner of the office where the increased setback to 4.374m allows for deep planting along the frontage. The proposed changes combined with the architectural form of the front office promotes a high quality industrial building in accordance with PO1 of the Code.

Item 6: Hydraulics & Water Quality

It is acknowledged that the stormwater treatment facility constructed as part of the original subdivision approval is a wetland. The reference to this infrastructure as a bioretention basin is incorrect however no changes are required to the original planning report as the report merely references the external works already carried out in the estate for which no further upgrades to this infrastructure will be necessary.

In accordance with the Section 13.1 of the DA Rules, we have responded in full to the Information Request and therefore request that Council proceeds with its assessment of the application.

If you have any further questions regarding the abovementioned please do not hesitate to contact me on 0407-291-104.

Yours faithfully,

iPLAN TOWN PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'Ben Battist', is written over a light blue rectangular background.

Ben Battist
DIRECTOR

Enc