

Date: 16 February 2024
Contact: Nicola Auret
Location: City Development
Telephone: (07) 5582 9683
Your reference: 6228
Our reference: MCU/2023/471

Devmcoz Properties Pty Ltd
C/- Gassman Development Perspectives Fraser Gassman
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Devmcoz Properties Pty Ltd

in relation to development of land/premises described as:
Lot 101 SP316137, Lot 102 SP316137 – 1 - 5 Homestead Drive, 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 and Office of Architecture and Heritage

1 Design of development near major roads

In accordance with Performance Criteria PC6 of the M38 Industrial Estate Place Code those developments visible from or facing Stapylton-Jacobs Well Road must exhibit a high standard of architectural presentation.

The proposal consists of a large single storey industrial warehouse building on a corner lot with multiple tenancies enclosing an internal carpark. The entry elevation facing Homestead Drive achieves a high standard of architectural presentation through good modulation and articulation in the variation in parapet heights, roof forms, wall blades, colour and materials.

However, the warehouse facade facing the higher order Stapylton-Jacobs Well Road has substantially less articulation and materiality that results in a stark and austere appearance that does not meet Performance Criteria PC6 of the M38 Industrial Estate Place Code. To achieve the high standard of architectural presentation, the proposal is requested to:

- a. Incorporate additional feature elements that are consistent with the Homestead Drive elevation, such as a variation in the parapet height, additional wall blades and colours.

Landscape Assessment

2 Frontage landscape design

The subject site is situated within a prominent location being the entry to the Vantage Industrial Estate and a corner lot fronting State Controlled Road Stapylton Jacobs Well Road. The site benefits from the CTS lot improved by landscaping addressing Stapylton Jacobs Well Road to the north of the site.

Portions of the proposal's frontage relies upon the existing CTS managed landscaping, providing a reduced frontage landscape buffer of 2m in lieu of the required minimum 3m – 5m identified within Acceptable Solution 25.1 of the M38 Industrial Estate Place Code. Of note, the proposed built form is setback only 2m within the prominent lot truncation, directly adjacent to infrastructure within the CTS landscape buffer. The provided 2m buffer is unable to accommodate tree planting as proposed within the Statement of Landscape Intent (SLI) as tree planting requires a 3m clearance from the built form. This results in an industrial estate gateway interface being dominated by infrastructure and the built form of the proposed development. It is considered that the proposal in its current form cannot achieve compliance with Performance criteria PC25 which requires a landscape design to enhance the landscape character of the YEA.

Additionally, the submitted SLI represents tree planting within the frontage landscape buffer addressing Homestead Drive providing a width of approximately 1.5m. It is noted that the submitted Civil Servicing Strategy Plan – Drawing number 6228 ESR OPW 001 reflects the proposed water meter and other existing services connection locations within this 1.5m landscape buffer which conflicts with the planting arrangement nominated within the SLI. Further conflicts with the SLI limiting the ability of the proposal to provide frontage landscaping to achieve compliance with Performance Criteria PC25 include the proposed 1:2 batter, the motorised sliding gate within the 1.5m landscaping buffer and the PMT which is not reflected within the SLI.

Accordingly, to achieve compliance with Performance Criteria PC25 the Applicant is requested to amend the proposal drawings and SLI to reflect the following:

- a. Increase the built form setback within the corner truncation directly adjacent the existing infrastructure within the CTS lot from 2.0m to 3.5m to achieve:
 - i. Tree planting to address the prominent Vantage Industrial Estate entry;
 - ii. Trees planted 500mm within the subject site while facilitating a 3.0m separation between the trunks of the trees and the outer most projections of the building to facilitate mature growth of the tree specimens.
- b. Increase the landscape buffer immediately to the north of the driveway entry from 1.5m to 3.0m to accommodate the required services arrangement and sliding gate in addition to screening shrubs to soften the built form.
- c. Ensure all services including the PMT are reflected within the SLI to provide an accurate representation of the achievable landscaping design.
- d. Ensure garden bed grades are no steeper than 1 in 4 to allow the planting of larger stock.

3 Landscaping garden beds

The Statement of Landscape Intent (SLI) includes basalt feature mulch. Pebble mulch does not provide nutrients for the nominated landscaping and does not retain the same level of moisture in comparison to organic mulch. Acceptable types of mulches include: Forest litter, Pine bark mulch, Hoop pine bark mulch and Organic matting.

Officers request the reference to basalt mulch or other pebble mulch to be removed from the SLI.

Transport Assessment

4 Design service vehicle requirements

In accordance with Acceptable Solution AS14.1 of the Car Parking, Access and Transport Integration Constraints code requires that a dedicated service bay is provided for an articulated vehicle. A dedicated HRV bay is provided in addition to a dedicated AV bay.

However, the Traffic impact assessment report indicates that a section of the garden bed needs to be removed where it adjoins the HRV bay as it contains a kerb which will impact the swept path. The swept path provided also shows the HRV impacting the AV bay. The applicant is requested to provide the following:

- a. Redesign the off street parking facilities to allow the HRV to enter and exit the site without intruding into any landscaped areas or the AV loading bay. This should be supported by updated swept paths generated using AutoTURN similar CAD software. Swept paths must be generated in accordance with Section 5 of AS2890.2:2018.
- b. Adjust the location of the AV loading bay so that it does not block the roller door of tenancy 10.

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 Nicola Auret copied into the email nauret@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



Simon Morrison
Senior Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast