

Item 12.8 Amendment to Development Plan DP2008/12/7 to facilitate consideration of a planning application for a triple storey development with six retail shops and associated reduction in car parking At 114b Gourlay Road, Caroline Springs

Appendix 5 Referral comments - undated

Appendix 5 – Referral Comments

<i>Type of Referral</i>	<i>Responses</i>
Internal	
City Design Unit	<p>City Design are generally satisfied with the proposed layout / architectural form of the development and appreciate the work undertaken by the applicant in addressing our concerns. However as per previous comments City design would request a meeting with applicant to discuss the proposed material finishes, particularly in relation to the large areas of the façade nominated as a 'rendered' finish.</p> <p>Given the scale of these treatments and their relationship with developments overall architectural form City Design has concern about durability of this type of finish and its subsequent effect on the developments visual presentation as the site is located on an exposed location at a key gateway site.</p> <p>We would therefore like to discuss with the applicant opportunities to incorporate alternative higher quality more durable finishes such as alucobond or similar as a measure to address these concerns. While acknowledging this finish may be initially more expensive, it is however felt that this expensive would be mitigated over the over the buildings 'life cycle' and the finish offers more greater opportunities to accentuate the overall visual interest and presentation of the building.</p>
Traffic and Transport Unit	No objection to proposal.
Infrastructure Planning Unit	No objection subject to conditions.
Environmental Health Unit	No objection to proposal.
City Environment and Sustainability Unit	No objection subject to conditions.