

6 January 2011
David Price
Implementation & Assessment Branch, Nerang
(07) 5582 8866

PN307555/03/DA5
Application No: OPW201101805

Multispan Australia Pty Ltd
C/- Gregg Rosman
PO Box 294
SALISBURY QLD 4107



Dear Sir

INFORMATION REQUEST

I refer to the Development Application lodged by:

Multispan Australia Pty Ltd
C/- Gregg Rosman
PO Box 294
SALISBURY QLD 4107

in relation to development of land/premises described as:

L334 SP193431 : 84 - 160 CHRISTENSEN ROAD SOUTH STAPYLTON

Gold Coast City Council officers have reviewed the Development Application and supporting information and determined that further information is required to properly assess the application.

Pursuant to [section 278 of the Sustainable Planning Act 2009](#), the applicant must respond to this Information Request by giving to the requesting authority:

- 1 all of the information requested below; or
- 2 part of the information requested together with a Notice asking the Assessment Manager and each Referral Agency to proceed with the assessment of the application; or
- 3 a notice:
 - i. stating that the applicant does not intend to supply any of the information requested; and
 - ii. asking the assessment manager and each referral agency to proceed with the assessment of the application.

You are advised that pursuant to [section 279 of the Sustainable Planning Act 2009](#), a response to this Information Request is required within [six \(6\) months](#) of the date of this letter.

This application will lapse if a response to this Information Request is not received within this timeframe.

You are advised that pursuant to [section 280 of the Sustainable Planning Act 2009](#), the applicant has five (5) business days to revive the application if it has lapsed as a result of a minor, administrative error and where there is no planning impact.

It would be in the applicant's best interest to address all of the information requested in accordance with [section 279 of the Sustainable Planning Act 2009](#).

If the applicant fails to state whether a full or partial response has been provided and the response has been received within the [six \(6\)](#) month period, Council will determine it to be a partial response and the application will remain within the Information Response Stage of the IDAS Process until such time as a full response is received or the [six \(6\)](#) month period expires.

If the applicant states that a full response has been provided or the Information Response is received at the end of the [six \(6\)](#) month period, Council will determine the application based only on the information submitted.

Should the applicant choose not to provide sufficient information, the application will be assessed on the basis of the information provided. Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

Landscape Assessment

The applicant is requested to provide amended landscape plans on which the following points have been addressed:

- 1 The submitted plans propose a planting density which is not sufficient to ensure an acceptable landscaping outcome; accordingly, the applicant is requested to amend the planting density as follows:
 - a Within the frontage setback area of the site, all groundcover plantings are at maximum 500 mm centres;
 - b Grouped shrub plantings (i.e. *Syzygium* 'Cascade') are increased in density to maximum 2 metre centres;

- 2 The applicant is requested to substitute the proposed planting along both side boundaries with a single row of shrub species at 3 metre centres (e.g. *Acmena hemilampra* or *Syzygium* 'Cascade') interspersed with occasional hardy grasses (e.g. *Lomandra longifolia* at 1 metre centres). It is considered that this planting arrangement will provide better visual softening of the building and is more likely to endure the tough growing conditions that will be encountered here.
- 3 The applicant is requested to increase the pot size of the proposed *Melalueca quinquenervia* within the frontage setback area to 100L bag size in order to match previous approvals in the Christensen's Rd area.
- 4 Due to the tough growing conditions which will likely be encountered on site, the applicant is requested to utilise true species *Dianella caerulea* rather than the proposed *Dianella* cultivars.
- 5 The applicant is requested to provide further details regarding the bio-retention (in the form of a cross sectional drawing on the landscape plan). Specifically, the applicant is requested to identify the depth of the filter media, and which surface treatment is proposed (*Note – Council will not be supportive of a pebble or river rock mulch due to heat build up and associated plant damage*);

In responding to the Information Request PN307555/03/DA5, the applicant is required to provide three (3) complete hardcopies of the complete response. The response should be forwarded to:

Operational Services
Planning, Environment & Transport Directorate
Gold Coast City Council
PO Box 5042
GCMC 9729 QLD

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment area on telephone (07) 5582 8866.

Yours faithfully

Dr Shahadat Hossain
EXECUTIVE COORDINATOR ENGINEERING & ENVIRONMENTAL ASSESSMENT
For the Chief Executive Officer

DP/AM