

RECLASS

From: Roy Chrystal [Chrystal.Roy@derm.qld.gov.au] on behalf of DACoordinationSEQSouth [DACoordinationSEQSouth@derm.qld.gov.au]
Sent: Friday, 16 March 2012 9:56 AM
To: gsavins@gassman.com; GCCC Mail
Subject: IC0212BEE0017_GOL2963 Information Request MCU 31 Yellowood Road, 60 Stapylton Jacobs Well Road & 82 Christensen Road, Stapylton
Attachments: IC0212BEE0017_GOL2963_Information_Request.pdf
 Attention: Gary Savins - Gassman Development Perspectives
 Attention: Monique Anderson - Gold Coast City Council (MCU201100650)

Hi Gary and Monique,

Please find attached DERM's Information request for the Material Change of Use application for William & Patricia Hester at 31 Yellowood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton (Lot 4 RP6843, Lot 1 RP6882 and Lot 240 W31320) .

Please contact our office should you require a hard copy of this document.

Kind regards,

Chrystal Roy

Administration Officer Regional Planning and Coordination - Planning and Assessment

Telephone: 07 3884 8030 **Facsimile:** 07 3884 8024

Email: chrystal.roy@derm.qld.gov.au

www.derm.qld.gov.au

Department of Environment and Resource Management
 32 Tansey Street, Beenleigh Qld 4207
 PO Box 1164, Beenleigh Qld 4207



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Information request

This notice is issued by the Department of Environment and Resource Management pursuant to section 276 of the Sustainable Planning Act 2009 ("the Act").

Patricia Hester and William Hester
C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207

Attention: Gary Savins

Reference: 5093-10-BG/BJW

cc. Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Attention: Monique Anderson

Reference: PN163781/01/DA1_MCU201100650

DERM reference: IC0212BEE0017_GOL2963_487310

Re: Application for development approval

1. The Chief Executive, Department of Environment and Resource Management (DERM) as a concurrence agency requests the applicant to give further information needed to assess the application. That further information is stated in the attached information request.
2. **Application details**
Date application made to DERM: 17 February 2012
Development approval applied for: Preliminary Approval – Material Change of Use to override the Planning Scheme for Industry uses
Property/Location description: 31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton (Lot 4 RP6843, Lot 1 RP6882 and Lot 240 W31320)
3. The application will lapse unless the applicant gives the assessment manager and concurrence agency a response to the information request under section 278 of the Act which requires such response to include a written notice to the requesting authority stating:
 - (a) all of the information requested is provided; or
 - (b) part of the information requested is provided, and to proceed with assessment of the application; or
 - (c) the applicant does not intend to supply any of the information requested, and to proceed with assessment of the application.
4. A response to the information request must be given to Kelly Stewart, the Project Manager, at the

address stated below.



Delegate

Jillyan Kelly
A/Senior Planning Officer (SEQ South)
Regional Planning and Coordination
Planning and Assessment – SEQ Region

16 March 2012

Development Application Enquiries:

Kelly Stewart
South East Region, Planning and Assessment Unit
Department of Environment and Resource Management

32 Tansey Street, BEENLEIGH QLD 4207
PO Box 1164, BEENLEIGH QLD 4207

Phone: 07 3884 8041

Fax: 07 3884 8024

Email: DACoordinationSEQSouth@derm.qld.gov.au

Attachment – Information Request

Notice of Response to Information Request

Information Request - Vegetation Management – eLVAS Reference: 2012/001394

1. Introduction

The development application for a preliminary approval for material change of use (MCU) to override the planning scheme for freehold **Lots 4 RP6843, 1 RP6882 and 240 W31320** pursuant to section 242 *Sustainable Planning Act 2009* is being assessed against **Criteria Table F** of the Department of Environment and Resource Management (DERM) *Concurrence Agency Policy for Material Change of Use* dated 21 October 2009 (the policies), and **PART P** of the *Regional Vegetation Management Code for Southeast Queensland Bioregion*, dated 6 November 2009 (the code), based on the following reasons:

- a. Certified Regional Ecosystem Mapping overlayed with the site plan indicates clearing of assessable mapped remnant Of Concern and Least Concern regional ecosystem may occur as a result of the MCU
 - o Areas zoned as open space are not considered urban areas, as such, remnant vegetation located in this zone is assessable vegetation
- b. The application is for 'any other relevant purpose' as per Assessment Table 1, Columns 1(b) of the MCU policy.
- c. Assessment Table 1 of the policy directs that an application for a MCU for any other relevant purpose must be assessed against Criteria Table F-2 if clearing as a result of the MCU involves the clearing of a remnant *least concern regional ecosystem*.
- d. For clearing as a result of the MCU to be approved, Criteria Table F directs that an application must meet Performance Requirements F1 and F2 of Table F-2 and Performance Requirements 2 to 10 of PART P of the code (please refer to section 2 below).

The policies and code are available from the following web address:

Concurrence Agency Policy for Material Change of Use (the policy)
http://www.derm.qld.gov.au/vegetation/pdf/mcu_policy_nov_2009.pdf

Regional Vegetation Management Code for Southeast Queensland Bioregion (the code)
http://www.derm.qld.gov.au/vegetation/pdf/seq_code_nov_2009.pdf

2. Additional Information Required

- 2.1. Please confirm there is no alternative site or configuration for proposed Lot 15 with associated bio-retention basin located in the southern part of Lot 240 W31320 (please refer diagram 1). In your response please consider the items referred to below.
- 2.2. In the context of clearing for proposed Lot 15 and associated bio-retention basin, insufficient information was provided to demonstrate compliance with Performance Requirements (PR's) PR P.2, PR P.3, PR P.4, PR P.7 and PR P.8 of the code. Please provide further information to demonstrate compliance with these performance requirements. In your response please take the following into consideration.
 - a) Clearing of assessable vegetation (i.e remnant vegetation located in the Open Space zone) may occur as a result of the MCU for fences, firebreaks and bulk earthworks. As such, clearing of assessable vegetation as a result of the MCU:
 - may occur within 10 metres of the high bank of Sandy Creek
 - may occur within 100 metres of a natural wetland.

- b) Clearing of assessable vegetation may increase edge effects which may impact on the ecosystem functioning of the watercourse/wetland area. The vegetation located adjacent to the high bank of the watercourses acts as a buffer to the watercourse/wetland area.
- c) Clearing may occur where the width of assessable mapped remnant vegetation is less than 100 metres and clearing may reduce of the width of assessable mapped remnant vegetation to less than 100 metres.
- d) The watercourse wetland area also contains a mapped *Of Concern* regional ecosystem and essential habitat. As such, any activities that may impact on the ecosystem functioning of this area may require an offset.



Delegate

Jillyan Kelly
A/Senior Planning Officer (SEQ South)
Regional Planning and Coordination
Planning and Assessment – SEQ Region

16 March 2012

Vegetation Management Enquiries:

Kathryn Tibbles
South East Region, Vegetation Management Unit
Department of Environment and Resource Management

Level 1, Tower Central
114 Brisbane Street, IPSWICH QLD 4305
PO Box 864, IPSWICH QLD 4207

Phone: 07 3884 5320

Fax: 07 3884 5396

Email: kathryn.tibbles@derm.qld.gov.au

Notice of Response to Information Request

Patricia Hester and William Hester
C/- Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207

DERM reference: IC0212BEE0017_GOL2963_487310

Regional Planning and Coordination
Department of Environment and Resource Management
PO Box 1164
BEENLEIGH QLD 4207

Dear Sir/Madam

PRELIMINARY APPROVAL FOR MATERIAL CHANGE OF USE TO OVERRIDE THE PLANNING SCHEME FOR INDUSTRY USE OVER LOT 4 ON RP6843, LOT 1 ON RP6882 and LOT 240 ON W31320 (31 YELLOWWOOD ROAD, 60 STAPYLTON JACOBS WELL ROAD AND 82 CHRISTENSEN ROAD, STAPYLTON) – GOLD COAST CITY COUNCIL – RESPONSE TO INFORMATION REQUEST

I am responding to your Information Request by:

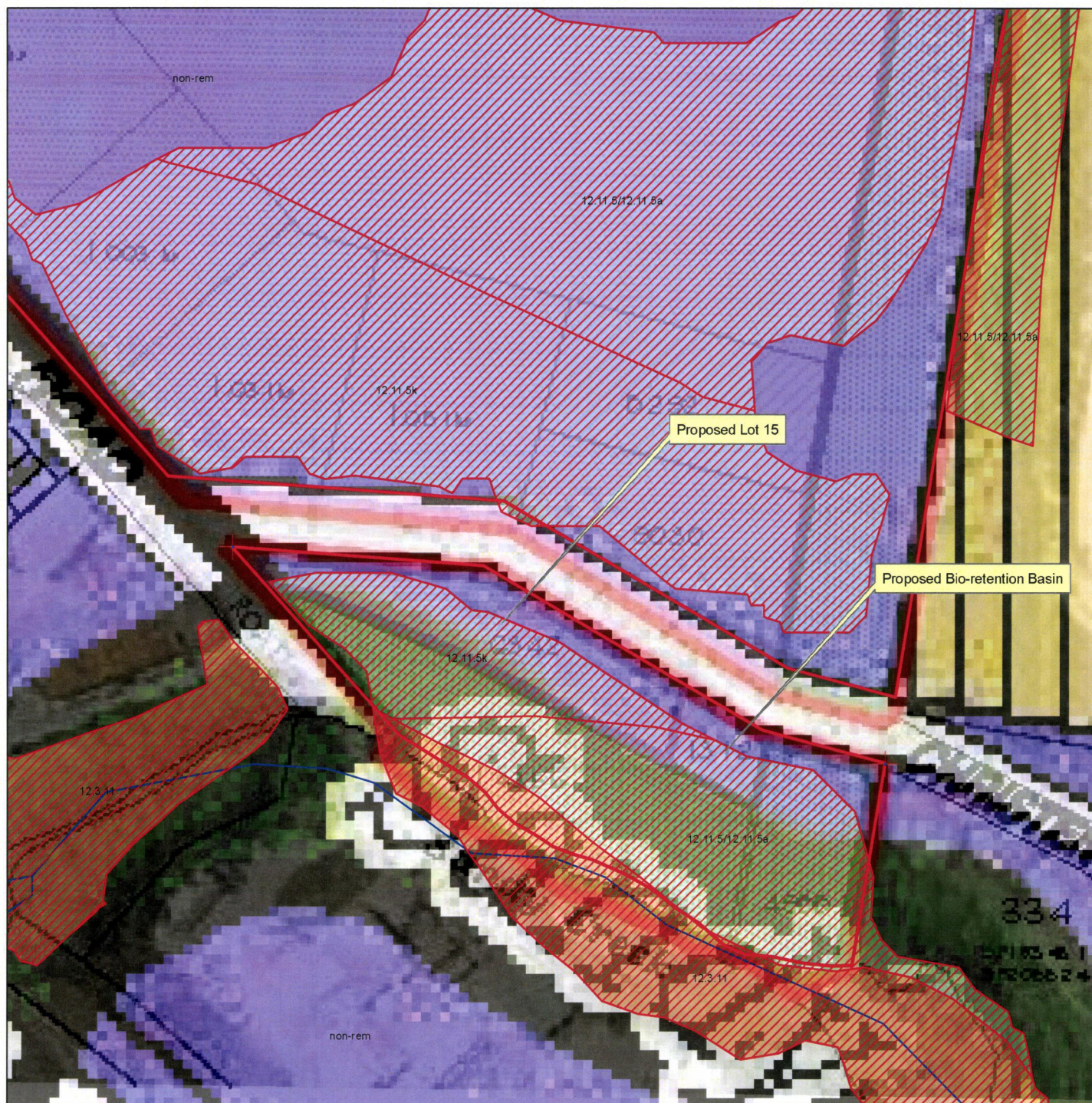
- ☐ Enclosing all of the information requested.
- ☐ Enclosing part of the information requested and asking that the requesting authority proceed with the assessment of the application.
- ☐ Advising that I do not intend to supply any of the information requested and asking that the requesting authority proceed with the assessment of the application.

Signed

_____ [Signature]

_____ [Print name]

_____ [Date]



Legend

- Property
- Essential Habitat
- Gold_Coast Watercourses 25K
- Endangered Dominant
- Endangered Sub-Dominant
- Of Concern Dominant
- Of Concern Sub-Dominant
- Remnant least concern regional ecosystem
- Plantation Forest
- Dam or Reservoir
- Clear, Disturbed, Regrowth

RE Date: October 2009
 DCDB Date: March 2012
 Map Date: 13 March 2012
 Author: Kathryn Tibbles, Ipswich
 Ref No. 2012/001394



Diagram 1

NON-STANDARD MAP

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