



OUR REF: 5316-MS

27th May 2013

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
Gold Coast MC 9729



Dear Sir/Madam,

**RE: OPERATIONAL WORKS APPLICATION FOR TREE CLEARING OVER LAND AT
82 CHRISTENSEN ROAD SOUTH, STAPYLTON (LOT 240 ON W31320)**

The purpose of this letter is to support an application for operational works for the removal of native vegetation which is a result of a material change of use application undertaken by Gassman Development Perspectives (GDP) on behalf of Amgrow Pty Ltd concerning the subject site.

Please find included in this letter the following accompanying forms and reporting:

1. IDAS Form 1 – Application Details
2. IDAS Form 6 – Building or Operational Work Assessable Against a Planning Scheme
3. IDAS Form 11 – Clearing Native Vegetation
4. Vegetation Management Plan
5. Owner's Consent Letter
6. Cheque for application fee of \$778

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

MARK SPEARS

GOLD COAST CITY COUNCIL	
CUSTOMER SERVICE - NERANG	
RECEIVED TIME:	3:50 PM
DATE:	30/5/2013
RECEIPT No:	19423662
SIGNED BY:	WV



3221717

Copy



Administration Centre, Gold Coast, Queensland
Surfers Paradise Telephone: 07 5582 8211 Fax: 07 5581 6346
Nerang Telephone: 07 5582 8211 Fax: 07 5596 3653

PO Box 5042 Gold Coast MC Qld 9729 Australia
goldcoastcity.com.au

GOLD COAST CITY COUNCIL
PAGE 1

TAX INVOICE RECEIPT

ABN: 84 858 548 460
DATE 30/05/13
REGISTER 1012
TAX INV.NO. 19423662
TIME 15:48:21

AMGROW PTY LTD
C/O GASSMAN DEVELOPMENT
PO BOX 392
BEENLEIGH Q 4207

TAX INV.DATE
30/05/13

82 CHRISTENSEN RD SOUTH
STAPYLTON

Allocations	Value	GST	Price
REVENUE BLDGAPP BUILDING FEES REF: 388546 ACCOUNT 92092	778.00	0.00	778.00
APPLICATION FOR TREE CLEARING CATEGORY 1 OPERATIONAL			
WORKS APPLICATION 201300865			

Total Amounts:	778.00	0.00	778.00
	=====	=====	=====

Which consists of:

CHEQUE	000418	778.00
Total Tendered:		778.00

THIS PAYMENT MAY NOT REPRESENT FULL AND FINAL SETTLEMENT OF THE DEBT ON COUNCIL'S RECORDS.
The receiving of the application documentation and tendered fee does not mean that an application is either "Properly Made" or "Well Made". If the application is not "Well Made", a surcharge fee may apply. If not "Properly Made", the application may not be processed.
201300865 OPW

27 May 2013

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

Dear Sir,

RE: PROVISION OF LANDOWNER'S CONSENT
APPLICATION: SUSTAINABLE PLANNING ACT 2009 DEVELOPMENT
APPLICATION
PROPERTY: 82 CHRISTENSEN ROAD, STAPYLTON (LOT 240 W31320)

We hereby state that Mr William Arthur Hester and Mrs Patricia Ann Hester jointly own Lot 240 on W31320 (title search **enclosed**).

We consent to the making of a development application under the *Sustainable Planning Act 2009* by Gassman Development Perspectives over the above property.

Yours Faithfully,

W.A. Hester
Signature
Name: **William A Hester**

P.A. Hester
Signature
Name: **Patricia A Hester**

Date: *27-5-2013*

Date: *27-5-13*

Encl. Title search Lot 240 on W31320

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 2.0 effective 31 March 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using eDA at www.smarteda.qld.gov.au

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Amgrow Pty Ltd c/- Gassman Development Perspectives

For companies, contact name

Mark Spears

Postal address

PO Box 392

Suburb **Beenleigh**

State **QLD**

Postcode **4207**

Country (if other than Australia)

Contact phone number

3807 3333

Mobile number (non-mandatory requirement)

Fax number (non-mandatory requirement)

e-mail address (non-mandatory requirement)

mspears

@ gassman.com.au

Applicant's reference number (non-mandatory requirement)

1292

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☒ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

Removal of approximately 18 trees to facilitate construction of a new office building

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work

b) What is the approval type? (Please only tick one box.)

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table E and/or Table F as applicable. Identify each lot in a separate row.)

Table E—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises. (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- ☒ Street address **and** lot on plan (All lots must be listed.)
☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		82	Christensen Road, Stapylton	4207	240	W31320	Gold Coast
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory.)

Lot	Applicable zone/precinct	Applicable local plan/precinct	Applicable overlay/s
i)			
ii)			
iii)			

Table F—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row.)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					☐ GDA94 ☐ WGS84 ☐ other	

3. Total area of the premises on which the development is proposed (indicate square metres)

900m2

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Currently operating fertiliser manufacture plant

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement.)

☐ No ☒ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
PN184540/01/DA6	29/11/2012	29/11/2016

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

☐ No
☒ Yes—complete either Table G, Table H or Table I as applicable

Table G

Name of owner/s of the land	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table H

Name of owner/s of the land	
☒ The owner's written consent is attached or will be provided separately to the assessment manager	

Table I

Name of owner/s of the land	
☐ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Does the application involve a state resource? (E.g. the application involves taking water or quarry material, or interfering with the flow of water. Refer to the notes at the end of this form for more information) (Non-mandatory requirement.)

☒ No ☐ Not identified whether or not the application involves a State resource ☐ Yes—complete Table J

Table J

Nature of state-owned resource (if identified)

8. Identify if any of the following apply to the premises (Tick applicable box/es.)

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table K
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table L
- ☐ In a tidal water area—complete Table M
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (no table requires completion)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table K

Name of water body, watercourse or aquifer

Table L

Lot on plan description for strategic port land

Port authority for the lot

Table M

Name of local government for the tidal area (if applicable)

Port authority for the tidal area (if applicable)

9. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc.)

- ☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

10. Does the proposal include new building work or operational work on the premises? (Including any services.)

- ☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

11. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

- ☒ No—go to question 13 ☐ Yes

12. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

- ☒ No
- ☐ Yes—complete Table N and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table N

Amount paid

Date paid
(dd/mm/yy)

QLeave project number (6 digit number starting with A, B, E, L or P)

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13. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the *Sustainable Planning Act 2009*?

- ☒ No
- ☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

14. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using eDA.)

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAS Form 6	Over the counter
IDAS Form 11	Over the counter
Vegetation Management Plan	Over the counter
Owner's Consent Form	Over the counter

15. Applicant's declaration

- ☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information.)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the

application. If a development application relates to a state resource, the application is not required to be supported by evidence of resource entitlement. However, where owner's consent to the application is required under section 263, and the State is the owner of the subject land, the written consent of the state as landowner will be required. Some departments, such as the Department of Natural Resources and Mines, have specific requirements for applying for owners consent. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If a development application involves a state resource, the application is not required to be supported by evidence of resource entitlement. The allocation or entitlement to the resource is a separate process and should be obtained prior to development commencing.

Question 11

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

IDAS form 6—Building or operational work assessable against a planning scheme

(Sustainable Planning Act 2009 version 2.0 effective 17 December 2012)

This form must be used for development applications for building work or operational work assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form must be used for building work or operational work relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using eDA at www.smarteda.qld.gov.au

Mandatory requirements

1. What is the nature of the work that requires assessment against a planning scheme? (Tick applicable box/es.)

- ☐ Building work—complete Table A ☒ Operational work—complete Table B

Table A

a) What is the nature of the building work made assessable in the planning scheme (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

b) Are there any current approvals associated with this application? (e.g. material change of use.)

- ☐ No ☐ Yes— provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

Table B

a) What is the nature of the operational work made assessable in the planning scheme? (Tick applicable box/es.)

- ☐ Road works ☐ Stormwater ☐ Water infrastructure
☐ Drainage works ☐ Earthworks ☐ Sewerage infrastructure
☐ Landscaping ☐ Signage ☒ Clearing vegetation under the planning scheme
☐ Other—provide details

b) Is the operational work necessary to facilitate the creation of new lots? (E.g. subdivision.)

- ☒ No ☐ Yes—specify the number of lots being created

c) Are there any current approvals associated with this application? (E.g. material change of use.)

- ☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)
PN184540/01/DA6	29/11/2012	29/11/2016

2. What is the dollar value of the proposed building work? (Inc GST, materials and labour.) **\$50,000**

3. What is the dollar value of the proposed operational work? (Inc GST, materials and labour.) **\$7,000**

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications involving building work and/or operational work		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following: - the location and site area of the land to which the application relates (<i>relevant land</i>) - the north point - the boundaries of the relevant land - the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) - any existing or proposed easements on the relevant land and their function - any access limitation strips - all existing and proposed roads and access points on the relevant land.	☒ Confirmed	
A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant	☒ Confirmed	

to the application.		
Applications for building work (including extensions and assessable demolition)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: - the north point - the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) - the room layout (for residential development only) with all rooms clearly labelled - the existing and the proposed built form (for extensions only) - the gross floor area of each proposed floor area.	☐ Confirmed ☒ Not applicable	
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation).	☐ Confirmed ☒ Not applicable	
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	☐ Confirmed ☒ Not applicable	
Plans showing the extent of any assessable demolition.	☐ Confirmed ☒ Not applicable	
Applications for operational work involving earthworks (filling and excavating)		
drawings showing: - existing and proposed contours - areas to be cut and filled - the location and level of any permanent survey marks or reference stations used as datum for the works - the location of any proposed retaining walls on the relevant land and their height - the defined flood level (if applicable) - the defined fill level (if applicable).	☐ Confirmed ☒ Not applicable	
Applications for operational work involving roadworks		
Drawings showing: - existing and proposed contours - the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points - information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable) - kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline) - edge of pavement where kerb is not constructed - position and extent of channelisation - location and details of all traffic signs, guideposts, guardrail and other street furniture - pavement markings including details on raised pavement markers - catchpit, manhole and pipeline locations - drainage details (if applicable) - cross road drainage culverts (if applicable) - concrete footpaths and cycle paths - location and details for access points, ramps and invert crossings	☐ Confirmed ☒ Not applicable	

• changes in surfacing material.		
Applications for operational work involving stormwater drainage		
Drawings showing: • existing and proposed contours • drainage locations, diameters and class of pipe, open drains and easements • manhole location, chainage and offset or co-ordinates and inlet and outlet invert levels • inlet pit locations, chainage and offset or co-ordinates and invert and kerb levels.	☐ Confirmed ☒ Not applicable	
Applications for operational work involving water reticulation		
Drawings showing: • kerb lines or edge of pavement where kerb is not constructed • location and levels of other utility services where affected by water reticulation works • pipe diameter, type of pipe and pipe alignment • water main alignments • water supply pump station details (if applicable) • minor reservoir details (if applicable) • conduits • location of valves and fire hydrants • location of house connections (if applicable) • location of bench marks and reference pegs.	☐ Confirmed ☒ Not applicable	
Applications for operational work involving sewerage reticulation		
Drawings showing: • location of all existing and proposed services • location of all existing and proposed sewer lines and manhole locations • location of all house connection branches • kerb lines or edge of pavement where kerb is not constructed • chainages • design sewer invert levels • design top of manhole levels • type of manhole and manhole cover • pipe diameter, type of pipe and pipe alignment • location of house connections (if applicable) • sewer pump station details (if applicable).	☐ Confirmed ☒ Not applicable	
Applications for operational work involving street lighting		
Drawings showing: • location of all light poles and service conduits • location of all other cross road conduits • type of wattage and lighting • any traffic calming devices • additional plans for roundabouts and major roads (if applicable) • details of any variations to normal alignment • details of lighting levels.	☐ Confirmed ☒ Not applicable	
Applications for operational work involving public utility services		
Drawings showing: • any existing light poles and power poles • any existing underground services • details of proposed services • alternation to existing services.	☐ Confirmed ☒ Not applicable	

Applications for operational work involving landscaping works**Drawings showing:**

- the location of proposed plant species
- a plant schedule indicating common and botanical names, pot sizes and numbers of plants
- planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge
- the location and type of any existing trees to be retained
- construction details of planter boxes, retaining walls and fences
- the proposed maintenance period
- irrigation system details.

☐ Confirmed☒ Not applicable

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

IDAS form 11—Clearing native vegetation

(Sustainable Planning Act 2009 version 3.0 effective 17 December 2012)

This form must be used for development applications that involve the clearing of native vegetation.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application
- include the relevant application fee, noting that referral agency fees (where applicable) are to be paid to the referral agency

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form can also be completed online using eDA at www.smarteda.qld.gov.au

Mandatory requirements

1. What type of development is proposed?

- ☒ Operational work for clearing vegetation made assessable under Schedule 3 of the *Sustainable Planning Regulation 2009*
- ☐ Material change of use of the premises
- ☐ Reconfiguring a lot

2. What type of approval is being sought?

- ☒ Development permit
- ☐ Preliminary approval
- ☐ Both—provide details below

3. Confirm that the following mandatory supporting information accompanies this application

For ALL applications	Confirmation of lodgement	Method of lodgement
A property vegetation management plan including: - the location and extent of the area proposed to be cleared - the relevant purpose under section 22A(2) of the <i>Vegetation Management Act 1999</i> to which the application relates - details of the way the proposed clearing achieves the required outcomes under: - the relevant regional vegetation management code; OR - the declared area code if the proposed clearing is within a declared area and a declared area code exists for the area. (If no code exists, the relevant regional vegetation management code.); OR - the wild rivers code under the <i>Wild Rivers Act 2005</i> if the proposed clearing is in a wild river high preservation area. (If no section of the code exists, the relevant regional vegetation management code.); OR - the special clearing code if the proposed clearing is on indigenous land in the Cape York Peninsula Region. (If no code exists, the relevant regional vegetation management code.) - if an offset is proposed to satisfy a required outcome under a code applying to the application: - details on how the clearing of vegetation has been avoided or minimised - details on how the proposed offset complies with the policy for Vegetation Management Offsets - details of the location and extent of the area of proposed clearing, through either: - a map showing: - the boundary of the area on an image base - five or more points visible in the image base that corresponds to identifiable fixed features - the Map Grid of Australia 1994 coordinates and zone references for each point, acquired by GPS or similar system of satellites that receives and processes information and - a description of the feature that each point represents or - a description of the boundary of the area by reference to Map Grid of Australia 1994 coordinates and zone references for the area.	☒ Confirmed	
For an operational work application for which the assessment manager is the local government		
Written confirmation that the chief executive of the Department of Natural Resources and Mines is satisfied the proposed clearing is for a relevant purpose under the <i>Vegetation Management Act 1999</i>, section 22A.	☐ Confirmed ☒ Not applicable	
For an operational work application where the assessment manager is the Department of Natural Resources and Mines		
Either of the following: - written confirmation that the chief executive of the Department of Natural Resources and Mines is satisfied the proposed clearing is for a relevant purpose under the <i>Vegetation Management Act 1999</i>, section 22A or - information identifying the relevant purpose under the <i>Vegetation Management Act 1999</i>, section 22A and demonstrating how the proposed clearing is for that purpose.	☐ Confirmed ☒ Not applicable	

For applications for a material change of use or reconfiguring a lot

The following additional detail to be included in the property vegetation management plan:

- details of the location and extent of infrastructure—including buildings, fences, roads and electrical, telecommunication or sewerage services—and firebreaks and fire management lines
- details of the way the proposed clearing complies with the applicable concurrence agency policy.

☒ Confirmed
☐ Not applicable

Notes for completing this form

- The Department of Natural Resource and Mines website contains a comprehensive range of information about the *Vegetation Management Act 1999*, including assessment codes and policies, as well as the *Landholder's guide to vegetation clearing applications*.
- A map showing wild river management areas and nominated waterways may be produced digitally at the Department of Environment and Heritage Website.
- Question 3 for operational work applications —Under the *Vegetation Management Act 1999*, the proposed vegetation clearing is only for a relevant purpose if the applicant satisfies the chief executive of the Department of Natural Resources and Mines (DNRM) that the development applied for is one of the purposes listed in section 22A of that Act. If the assessment manager is the local government, the applicant must obtain confirmation from the chief executive of DNRM that the proposed clearing is for a relevant purpose and provide this with the application. However, if DNRM is the assessment manager, the applicant has the choice of either obtaining this confirmation before making the application, or providing adequate information for DNRM to make the decision on whether the proposed clearing is for a relevant purpose at the time the application is received.

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

30/5/2013

Reference numbers

DA2013/00932 OPW2013/00865

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

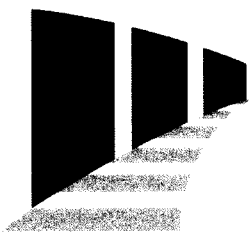
VEGETATION MANAGEMENT PLAN

82 CHRISTENSEN ROAD, STAPYLTON

LOT 240 ON W31320

PREPARED FOR: AMGROW PTY LTD

May, 2013



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Original Date of Issue: **May 2013**

DOCUMENT DETAILS

Title:	Vegetation Management Plan
Principal Author:	M Spears
Project Manager:	B Gassman
Client:	Amgrow
Site Description:	Currently operating fertiliser manufacture plant
Client Address:	
Client Contact:	

REVISION/CHECKLIST HISTORY

Revision Number	Date	Checked by	Issued by

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1 Introduction

This Vegetation Management Plan (VMP) has been produced by Gassman Development Perspectives for Amgrow Pty Ltd (the client). It prescribes the methods in which vegetation should be removed from the subject site.

The site is described as Lot 240 on W31320 and is located at 82 Christensen Road South, Stapylton which is located approximately 500m to the east of the Pacific Motorway (Figure 1). The site is currently vegetated, with the section of the Amgrow operation currently cleared. The section of the site subject to this application is located at the frontage of the operation, adjacent to the existing office (Figure 2). The purpose of the removal of this vegetation is to facilitate the construction of a new office building.

Records of individual trees significant trees which are over 40cm in circumference at 1.3m from the ground have been recorded which include the species, trunk diameter, height, age, condition, health and fauna use. This information has been used for the best practice management strategies for managing clearing on the site.

1.2 Background

The principle intention of this VMP is to appropriately reflect the current tree species on the site, their location, management and treatment in relation to removal, retention, protection, relocation, propagation, treatment and enhancement.

A qualified fauna spotter/catcher should be engaged to inspect the site prior to vegetation removal. Any distinctive fauna association with vegetation proposed to be removed has been indicated in Attachment 1.

18 significant trees have been recorded in the survey areas. These include trees over 40cm in circumference at 1.3m from the ground. All significant vegetation in this section of the site require removal to facilitate the construction of the new office building, however the amount of trees to be removed is considered to be relatively minor in consideration of the amount of vegetation present on the balance of the surrounding area. The location of trees greater than 40cm are included in Attachment 1 of this document.

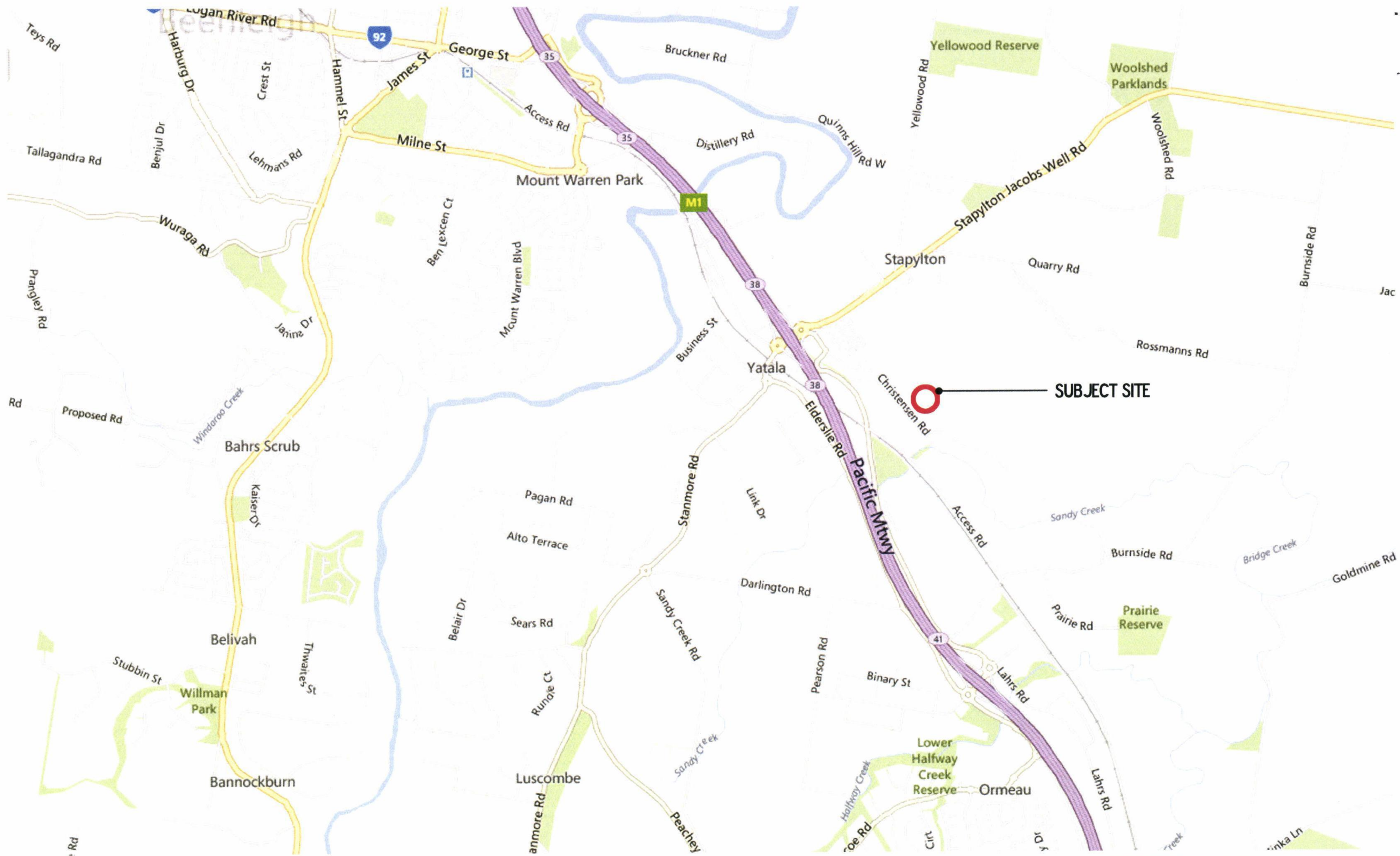


FIGURE 1
Locality Plan

Christensen Road, Yatala
Lease A in Lot 240 on W31320
AMGROW



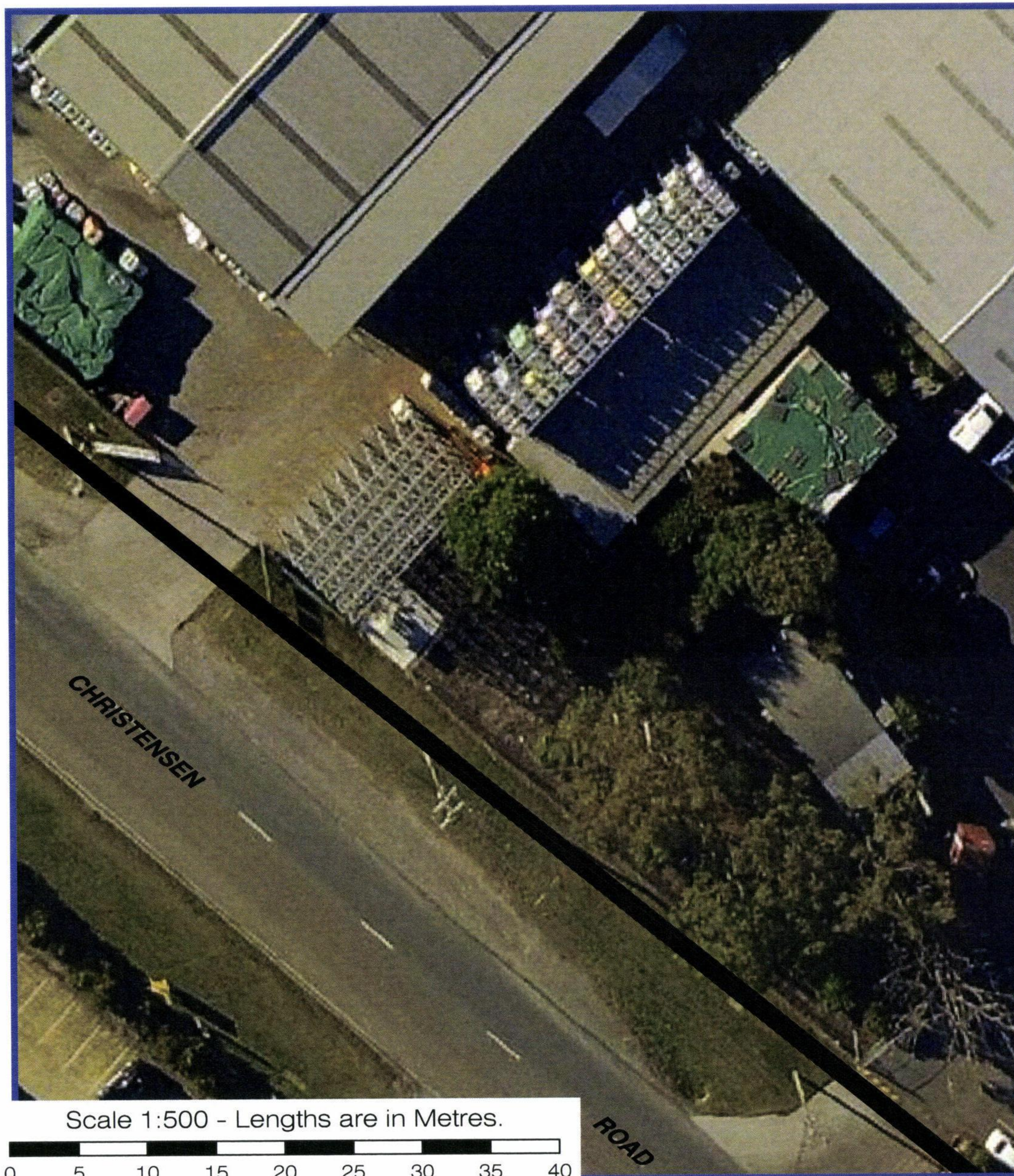
date: 30-05-13
scale: -
design: MDS/SJH
plan: FIGURE 1



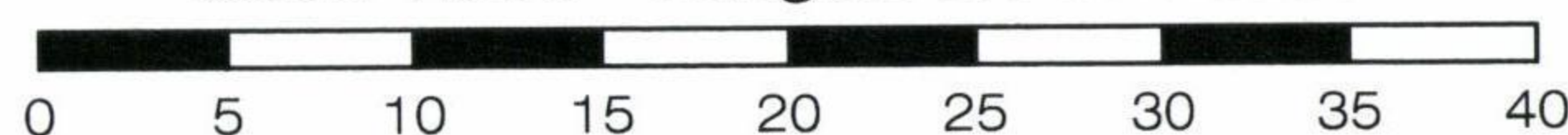
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FIGURE 2
Aerial Plan
Christensen Road, Yatala
Lease A in Lot 240 on W31320
AMGROW



date: 30-05-13
scale: 1:500
design: MDS/SJH
plan: FIGURE 2



This application is in relation to a Gold Coast City Council decision notice dated 29th November, 2012 (reference number PN184540/01/DA6). A detailed design of this development is shown in Attachment 2 of this document.



2 VMP Provisions

This VMP provides the following information for removal of vegetation:

- The location and extents of the proposed construction areas in which the vegetation will be removed and areas that will be protected;
- Particulars of the vegetation occurring on site (Attachment 1);
- A statement of the reasons for the damage and associated factors;
- A vegetation management plan which details the procedures on the following;

Vegetation protection

Vegetation to be removed

Corrective action

Reuse of felled Vegetation

Mulch germination test

Stockpiles

Habitat Trees

Ecological role of the vegetation to be removed

Invasive weed species

Summary of performance indicators

The trees that will remain on site are in locations that will not hinder works or pose safety problems.

It is intended that all retained vegetation will remain to provide landscape features, ecological functions, habitat corridors, visual significance and buffers; as well as to maintain the character of the area and assist in the conservation of biodiversity in the region.



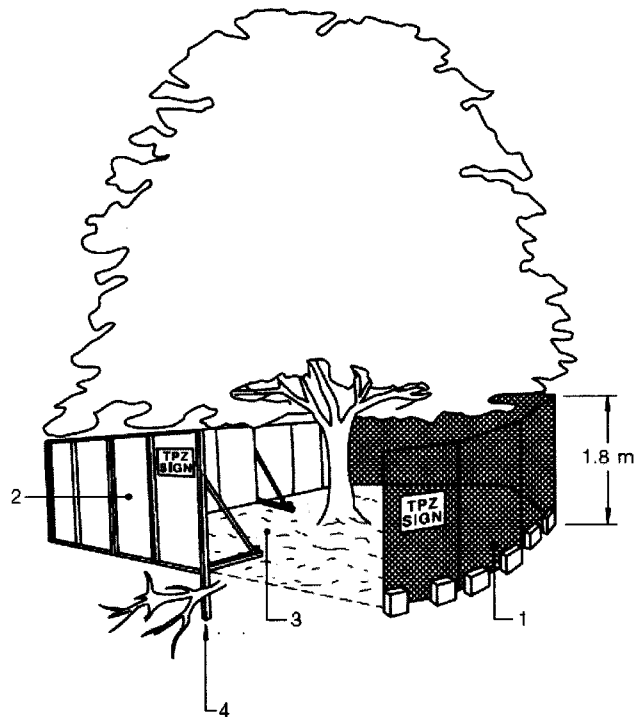
3 VMP Objectives

- To identify type and location of the site's existing significant tree species (refer to the Tree Survey Plan in Attachment 1);
- Identify existing tree species for retention and protection;
- Identify tree species that may contain fauna;
- To identify and locate existing tree species required for removal;
- To provide a specific method of tree clearance that will minimize impact on the ecology and surrounding vegetation;
- To provide information for the protection of existing vegetation to be retained;
- To provide sustainable reuse methods for the felled vegetation; and
- To limit any possible erosion from vegetation clearing practices.

3.1 Vegetation Protection

No vegetation is proposed to remain in the locality of the proposed new office building. If any cases where use of machinery is deemed likely to approach vegetation close to the boundaries of the subject site arise, the following methods will be used at the discretion of the project manager:

- 1) The trees that fall outside of the allocated tree clearance area will be protected by the provision of a hard standing steel fence (Figure 3) as per Australian Standard AS 4970-2009 (Protection of Trees on Development Sites). Groups of trees can be protected in the same way with a continuous hard steel fence that includes the TPZs.



LEGEND:

- 1 Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
- 2 Alternative plywood or wooden piling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
- 3 Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
- 4 Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

Figure 3: Individual Tree Protection

- 2) All machine operators conducting the tree clearing process are to have a copy of the approved Tree Clearing Plan.
- 3) No site sheds parking areas or buildings are located within the protected vegetation zone or under its drip line.
- 4) The area surrounding the tree for removal is clear of any hazards and maintains adequate room to safely conduct the removal.
- 5) The vegetation removal process has focused on providing environmentally sensitive and sustainable practices, these include:



- Possible fauna removal if required;
- Direction of clearance and felling;
- Reuse of felled material for on the site use.

6) The following activities are prohibited to occur within the vegetation protection zones or drip-lines of trees marked for retention:

- Machinery or vehicle parking;
- Disposal of liquids of any type;
- Repairs or refuelling;
- Earthworks;
- Temporary sheds;
- Stockpiling (Refer to section 3.7).

3.2 Vegetation to be Removed

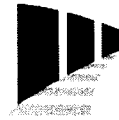
All significant vegetation located on site will require removal in order to accommodate the earthworks and construction of a new building.

3.2.1 Reasons for Vegetation Removal

- To facilitate the approved Bulk Earthworks.
- Site access/Roads/Driveways.
- Safety for future residence and property.
- Area for ancillary use of the property and landscaping.

3.2.2 Tree Clearing Process:

- 1) All Machine Operators are to have an on site meeting with the Environmental Manager prior to commencement
- 2) Locate and ensure the trees that have been protected in accordance with the procedures outlined in Section 3.1 of this report.



- 3) Fell the allocated vegetation; ensure that it occurs in the recommended clearance direction (Figure 4), i.e., towards remaining vegetation and not pushed into the areas of open ground.
- 4) All hollows, logs and dead timber within the clearing area are to be salvaged and retained on site for use by native fauna.
- 5) Woodchip the felled vegetation on site.
- 6) Stockpile the wood-chipped vegetation in allocated areas indicated on the Tree Clearing Plan, in accordance with Section 3.7 of this report.
- 7) Stump grind remains or remove from ground with excavator.

3.3 Pruning Requirements

Any trees that require pruning on the site will be done so in order to increase plant health and vitality or decrease any potential hazards that may be present.

Pruning activities will produce sap flow which in turn attracts increased activity from insects and borers, therefore it is essential to seal the cut or damaged surface immediately after pruning. For best results use an anti mould acrylic paint.

Ensure that the cambium or outer layer of bark is not painted so it can grow over the wound.

Pruning of all limbs will be in accordance with Australian Standard 4373 (Figure 5).



FIGURE 4
Direction of clearing plan

Christensen Road, Yatala
Lease A in Lot 240 on W31320
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plan: FIGURE 4

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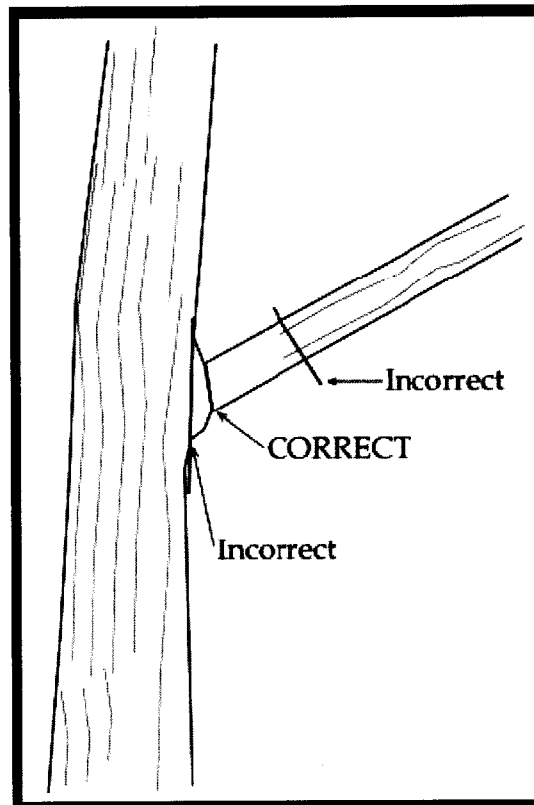


Figure 5: Approved Punning Techniques

3.4 Corrective Actions

If vegetation not identified for removal is disturbed during the bulk earthworks process, then discussions with Council environmental officers will be required to identify any needs for additional rehabilitation to compensate the tree damage or removal.

If a retained tree shows signs of ill health, then the causes are to be identified and amelioration methods are to be discussed with council.

3.5 Reuse of Felled Vegetation

Any wood chipped vegetation should be reused on the site for site stabilisation and to assist in erosion and sediment control measures. To achieve satisfactory mulch, material pasteurisation is the minimum process required to achieve weed and pathogen free mulch from the chipping process.



Any large, fallen trees detected on site will be retained for fauna use. When in the clearing zone, they will be moved to an adjacent area outside the development area.

The vegetation proposed for wood chipping is weed free and poses little threat from contaminants. Stockpiles of mulch will need to be at 55°C for three weeks to produce conditions to kill possible pathogens, longer periods will not damage the material however occasional turning of the stockpile will limit decomposition of the mulch.

3.6 Stockpiles

- Stockpiles are not to be located within 30 meters from significant stands of vegetation.
- Stockpiles are not to be located in areas allocated for road constructions.
- Stockpiles are not to be located in areas with difficult access or on steep slopes.
- Stockpiles are not to exceed 1000mm in height.
- Stockpiles are to be covered with appropriate plastic and fixed securely.

3.7 Fauna Inspection

A fauna spotter catcher is required to be present prior to works commencing and inspect the site to ensure identification of any wildlife or habitat features (e.g. nest, tree hollows) prior to clearing. Clearing is not to commence until the fauna spotter has certified that the site has been fully inspected and any necessary fauna protection measures or relocation procedures implemented. A brief letter from the fauna spotter/catcher will be supplied directly to the council ecologist to demonstrate compliance with this condition.

Whilst no distinct fauna associations have been identified in the vegetation currently occurring on site, a Spotter Catcher should be on site for the removal of trees identified as containing fauna values immediately prior to the clearing. Any trees identified should be the last to be removed to give any present fauna maximum opportunity to disperse in response to disturbance stimulus in the form of removal of the surrounding trees. The spotter catcher should hold a current permit with the Department of Environment and Heritage Protection (DEHP).



A pre-start meeting is to be arranged with the Ecologist, Development Assessment prior to vegetation clearing. The ecologist will inspect the tree protection measures. The fauna spotter catcher and arborist shall be present during the pre-start meeting. The fauna spotter/catcher will submit a letter to Council following the clearing reporting on the details of any fauna rescued, relocated or otherwise.



4 Landscaping Requirements

Landscaping on the site after the construction works are complete will focus on the existing and desired species for the area, utilising existing seed stock and plants endemic to the region.

Also incorporated into the landscaping should be suitable endemic native species that are suited to specialised landscape requirements. The design focused on embellishing potential for ecological links with local systems and sustainable vegetation in a potentially flood affected zone.



5 Invasive Weed Management

5.1 Objectives

- To reduce the extent of weed species that are threatening or have future threats to diversity levels and ecological processes within the region
- To remove targeted weed species from the subject site.

5.2 Implementation

5.2.1 Weed & Exotic Species

Several exotic plant species were observed on the site. Weed removal techniques are described in the next section.

5.2.2 General Guidelines for weed removal

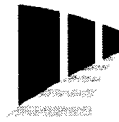
Vegetation Type	Removal and control methods
Vines	The vine should be cut at the base and physically remove root system, if this is not possible paste cut stem with herbicide. The upper parts of the vine should be left insitu to decay and not pulled from host tree as it will cause leaf loss and branch damage
Soft Weeds	The soft weeds should be removed by hand and disposed from site where possible or sprayed with a targeted herbicide application.
Woody Weeds	To be removed by hand and or machine where possible and disposed from site or sprayed with a targeted herbicide application, strong or developed species may required cut and paste of the stem.
Trees	Where machine access is available trees should be lopped and stumped grinded in accordance with the vegetation management procedures ensuring safety and clear access, smaller trees under 20mm can be lopped at base and treated immediately with a 1:1 mixture of Glyphosate or recommended herbicide for that specific tree. Larger trees should be drilled at a downward angle into xylem / phloem of the tree and left standing in situ.

5.3 Performance Criteria

- All targeted tree weed species have been removed from the subject site
- No erosion or re-growth of the weed species is evident

5.4 Corrective Actions

Re-apply procedures and actions to eradicate weed re-establishment within the area.



6 Sediment Control

Sediment control onsite once the clearing process begins should include sediment fencing around the clearance area to reduce sediment loading into waterways and erosion once clearing and reshaping of the site begin until completion and the site is re-stabilised.

Sediment control measures will be put in place in accordance with the approved Sediment and Erosion Control Plan.



7 Summary of Performance Indicators

1. Tree removal was restricted to allocated tree species
2. Trees that remain in protected areas are in a healthy condition
3. The spotter catcher was present for required tree species
4. Fauna was dispersed/relocated to suitable locations
5. Clearing occurred in the recommended direction.
6. Weed species within the area is reduced.
7. No increased erosion or sediment loss occurred from site as a result of the tree clearing.
8. Felled vegetation has been wood-chipped and stockpiled



8 Conclusion

The survey area contains a total of 18 significant trees over 40cm in circumference at 1.3m from the ground. The development proposal will require all of these major trees to be removed to accommodate for the construction of infrastructure associated with the construction of a large shed facility, access driveways and parking areas. Attachment 1 identifies the locations of the vegetation to be cleared.

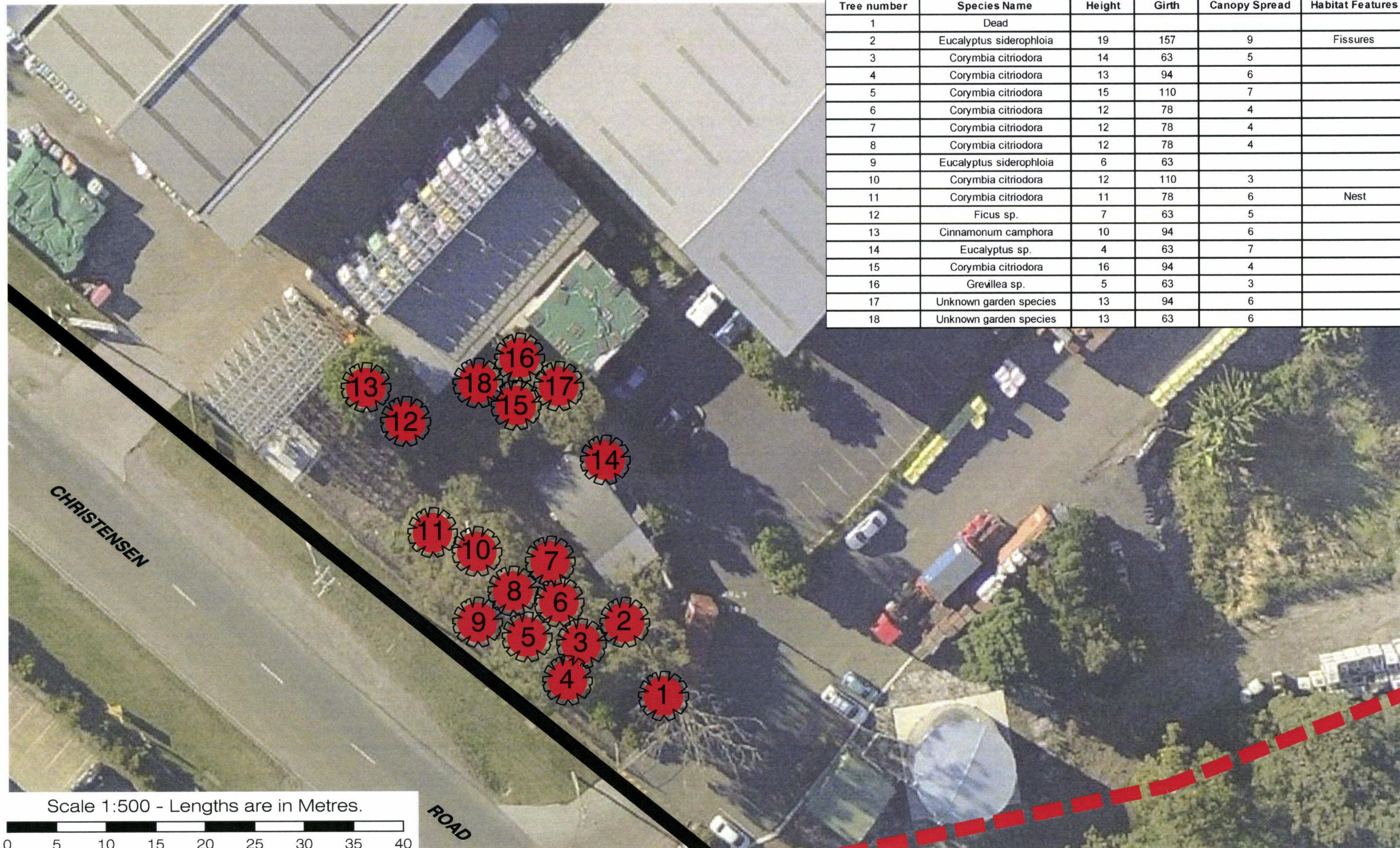
Sustainable planning allocations have been made which includes the presence of a suitably qualified Spotter / Catcher during the clearing of identified tree species and the reuse of felled material for on the site use.

The above specifications and management plans have been included with the graphic plans to provide the necessary information for council officers to enable it to make a reasonable assessment of the proposed actions and the procedures in relation to the vegetation management and clearing procedures to be undertaken as an operational works component for the subdivision and subsequent sale of the subject land.

Attachment 1 – Tree Survey Plan

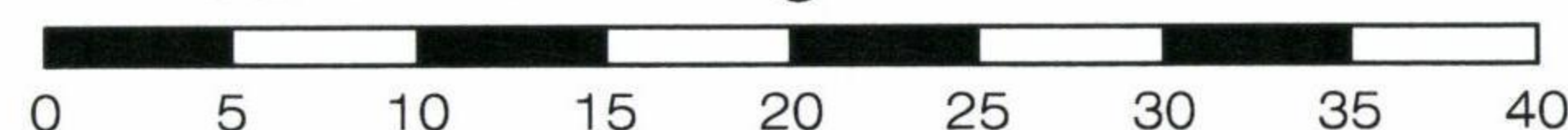
Significant Tree Table

Tree number	Species Name	Height	Girth	Canopy Spread	Habitat Features
1	Dead				
2	Eucalyptus siderophloia	19	157	9	Fissures
3	Corymbia citriodora	14	63	5	
4	Corymbia citriodora	13	94	6	
5	Corymbia citriodora	15	110	7	
6	Corymbia citriodora	12	78	4	
7	Corymbia citriodora	12	78	4	
8	Corymbia citriodora	12	78	4	
9	Eucalyptus siderophloia	6	63		
10	Corymbia citriodora	12	110	3	
11	Corymbia citriodora	11	78	6	Nest
12	Ficus sp.	7	63	5	
13	Cinnamomum camphora	10	94	6	
14	Eucalyptus sp.	4	63	7	
15	Corymbia citriodora	16	94	4	
16	Grevillea sp.	5	63	3	
17	Unknown garden species	13	94	6	
18	Unknown garden species	13	63	6	



Tree number	Species Name	Height	Girth	Canopy Spread	Habitat Features
1	Dead				
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13	Cinnamomum camphora	10	94	6	
14	Eucalyptus sp.	4	63	7	
15	Corymbia citriodora	16	94	4	
16	Grevillea sp.	5	63	3	
17	Unknown garden species	13	94	6	
18	Unknown garden species	13	63	6	

Scale 1:500 - Lengths are in Metres.



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Attachment 1 Tree Survey

Christensen Road, Yatala Lease A in Lot 240 on W31320 AMGROW



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plan: 1292 E TS 01



Attachment 2 – Plan of Development

