

1ST of October 2014
Joel Lewis
City Development
(07) 5582 8866
PN184540/03/DA8
OPW201401758

Angrow Pty Ltd C/ Gassman Development
Perspective
C/- Ian Stewart
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

INFORMATION REQUEST

I refer to the development application lodged by:

Angrow Pty Ltd C/ Gassman Development Perspective
C/- Ian Stewart
PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

BAL L240 W31320 : 82 Christensen Road Stapylton

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 [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

1 Compliance with Parent Approval

The submitted landscape plan fails to adequately comply with a number of conditions of the parent Material Change of Use (MCU) Decision Notice (MCU 201300534). Specifically, the applicant is requested to provide amended landscape plans which comply with the following:

- a Condition 35 requires the applicant to submit a detailed landscape plan that complies with *Policy 13 - Landscape Works Documentation Manual*. The currently submitted plans do not appear to have identified tree species specific location as required by Policy 13. Accordingly, the applicant is requested to identify and label on plan the tree species location to comply with this condition;
- b Condition 35ii requires the applicant to submit a detailed landscape plan that complies with the referenced Statement of Landscape Intent. The currently submitted plans do not appear to have identified planting in the car park garden beds as identified in the Statement of Landscape Intent. Accordingly, the applicant is requested to identify detailed planting in these garden beds that complies with this condition;
- c Condition 36a requires the applicant to clearly identify on plan existing vegetation. The currently submitted plans do not appear to have identified these areas. Accordingly, the applicant is requested to identify all existing vegetation on plan to comply with this condition;
- d Condition 36b requires the applicant to locate and provide detailed design drawings of the bio-retention systems with a list of appropriate species specified in the councils *Water Sensitive Urban Design Guidelines*. The current submitted

plans do not identify these issues. Accordingly, the applicant is requested to provide detailed drawings of the proposed bio-retention basin and a list of species to be included in the plant schedule; and

- e Condition 37 requires the applicant to re-instate the frontage landscaping of existing Warehouse A, as it was converted to hardstand. The current submitted plans do not appear to identify detailed planting for this reinstatement. Accordingly, the applicant is requested to identify on plan a detailed design of this frontage landscaping that complies with this condition.

In responding to this application, the applicant is required to provide one (1) complete hard copy and one (1) electronic PDF copy of the complete response. The response should be forwarded to:

The Chief Executive Officer
Council of the City of Gold Coast
Attention: Planning Assessment
PO Box 5042
GOLD COAST MAIL CENTRE QLD 9729

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

Dr Shahadat Hossain
Executive Coordinator Engineering & Environmental Assessment
For the Chief Executive Officer
Council of the City of Gold Coast

JL