

20 August 2019

**CHIEF EXECUTIVE OFFICER
CITY OF GOLD COAST
PO BOX 5042
GOLD COAST MC 9729**

Attention: Planning, Building and Development Assessment

icubed consulting
innovation ingenuity inspiration
ABN 89 106 675 156

Dear Sir/Madam,

RE MANAGEMENT PLAN APPROVAL (REHABILITATION MANAGEMENT PLAN) ON LAND DESCRIBED AS LOT 334 SP193431, LOCATED AT 84-160 CHRISTENSEN ROAD SOUTH, STAPYLTON.

ASSOCIATED DEVELOPMENT APPROVAL: RECONFIGURING A LOT – ONE (1) INTO SEVENTEEN (17) COMMUNITY TITLE SCHEME LOTS (SUBDIVISION) – COUNCIL REFERENCE: ROL201800026 (CONDITION 28).

On behalf of the applicant, *MS Projects*, please find enclosed our Rehabilitation Management Plan for a Management Plan Approval, over land currently described as Lot 334 on SP193431, located at 84-160 Christensen Road South, Stapylton, which includes the following documentation for your assessment;

1. GCCC Form, Application for Management Plans;
2. **Appendix A** – Rehabilitation Management Plan prepared by *icubed consulting* (*Principal Ecologist*);
3. **Appendix B** – Code Compliance (Environmental Significance Overlay).

This application is for a management approval for Rehabilitation management over the site, which is associated to development approval ROL201800026 for a reconfiguring a lot- one (1) into seventeen (17) community title scheme lots (subdivision), which was approved by *Gold Coast City Council* on the 2nd November, 2018 (Council Reference: ROL201800026).

Development Approval ROL201800026 conditions specifically requiring Management Plan approval for rehabilitation management is tabulated below;

Condition No.	Condition	Response
Rehabilitation Management Plan		
28	a. Obtain a Management Plan approval for a Rehabilitation Management Plan generally in accordance with the Environmental significance overlay code of the City Plan, prior to a request is made to Council to approve the plan of subdivision for Stage 1.	a. This application seeks approval for a Rehabilitation Management Plan in accordance with the Environmental significance overlay code of the City Plan. Assessment against the

	Environmental Significance Overlay Code has been assessed within Appendix B. b. The Rehabilitation Management Plan must be prepared by a suitably qualified professional and include: i. The rehabilitation management plan is to consist of a 12-month establishment period. A subsequent 12 month 'on maintenance' period is required. ii. Details of the proposed rehabilitation works including proposed species and planting palette. Species are to be reflective of the mapped RE12.3.11, 12.3.6, 12.11.5e and 12.11.5a where suitable. iii. Planting modules to demonstrate planting densities. iv. All weeding works including a full list of weeds on site and how each weed can be adequately managed.	b. The proposed Rehabilitation Management Plan within Appendix A has been prepared by a suitably qualified professional (Principal Ecologist) and includes the following; i. The rehabilitation management plan has a 12-month establishment period and a subsequent 12 month 'on maintenance' period is required. Refer to Section 4.4.1 – Timing within Appendix A for further details. ii. Details of the proposed rehabilitation works including proposed species and planting palettes have been detailed within the proposed Rehabilitation Management Plan within Appendix A. As per the Rehabilitation Management Plan, proposed species mix has been developed from the RE description database for each component RE. To gain an appreciation of the shrub and ground cover species present, the RE technical descriptions (only RE 12.11.24 available) and BioCondition benchmarks (only RE 12.11.5 available) were reviewed. Refer to Section 4.4.1 of Appendix A for further details. iii. Planting modules to demonstrate planting densities have been provided within the Rehabilitation Management Plan. Refer to Appendix A for further details. iv. All weeding works including a full list of weeds onsite and how each weed can be adequately
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		management has been detailed within the Rehabilitation Management Plan. Refer to section 5.3.1 within Appendix A for further details regarding to weed management.
	v. Where weeding works result in a plant density less than one plant species of RE12.3.11, 12.3.6, 12.115e and 12.11.5a, additional planting is required.	v. As detailed within the Rehabilitation Management Plan, where weed control results in a plant density of less than 1 plant per m2, additional planting is required to be completed to achieve a 1 plant per 1 m2 density. Refer to section 4.4 within Appendix A for further details
	vi. Ongoing management/ maintenance regime.	vi. The ongoing management/ maintenance regime has been detailed within the Rehabilitation Management Plan. Refer to Appendix A for further details.
	vii. All areas of public open space must have a minimum plant density of one plant per square meter. If the minimum plant density of one plant per square metre cannot be achieved with open space area then reconstruction (revegetation) through additional planting must be undertaken.	vii. A public open space has been approved along Sandy Creek to provide a buffer to adjacent industrial developments. As detailed within the Rehabilitation Management Plan, the public open space will be managed for conservation purposes and will be dedicated to Council. The objective of the public space area is to fabricate a surrounding terrestrial ecosystem that will complement adjacent areas. As detailed within the Rehabilitation Management Plan, where weed control results in a plant density of less than 1 plant per m2, additional planting is required to be completed to achieve a 1 plant per 1 m2 density. Refer to section 4.4 within Appendix A for further details
	viii. Additional planting of 'unsuccessful' assisted regeneration areas must have a minimum 3 month	viii. As detailed within the Rehabilitation Management Plan, supplementary plantings to

	establishment period prior to the acceptance by Council of the commencement of the 'On Maintenance' period.	replace unsuccessful plantings shall require an additional establishment phase of three months to ensure plant establishment. This will be undertaken prior to the acceptance by Council of the commencement of the 'On Maintenance' period. Refer to Appendix A for further details.
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As per the above justification and supporting documentation, the proposed rehabilitation management plan is deemed compliant against the applicable assessment benchmarks and standards sought within the *Gold Coast City Plan, Version 6*.

Given the above supporting material, we submit that this Rehabilitation Management Plan be **APPROVED**.

Should you require any further information, please do not hesitate to contact Katherine Leggett on 07 3870 8888.

Yours faithfully,



Natasha Gouriev
Town Planner
i³ consulting pty ltd