Date: 12 September 2019
Contact: Nathan Seiler
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: OPW/2019/1023

CITY OF GOLDCOAST.

Just Plan Design
PO BOX 5308
DAISY HILL QLD 4127

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Just Plan Design

in relation to development of land/premises described as:
Lot 19 RP152380 – 2 Karingal Drive, PIMPAMA QLD 4209

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 sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, the applicant may respond to this information request by giving to the assessing authority:

1 all of the information requested below; or
2 part of the information requested below; or
3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
4 a notice stating that none of the information requested below will be provided; or
5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for the applicant to respond to this information request is three (3) months of the date of this letter.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

It would be in the applicant's best interest to address all of the information requested.
Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

Environmental Assessment

An initial assessment of the application has determined sufficient detailed information, including information relating to proposed development infrastructure, has **NOT** been provided.
An information request is required for this application to enable a proper assessment of the proposed development against all relevant criteria of the City Plan and the Local Government Infrastructure Plan.

The further information required is discussed in more detail below.

Modifying a Waterway to act as a swale and detention pond is not supported under City Plan. Therefore, the applicant will be requested to restore the waterway to its natural form. Mandatory minimum reporting for vegetation clearing also has not been submitted.

Note: The site is also mapped as containing General priority vegetation and Koala habitat areas under the Environmental significance overlay map. The provision and rehabilitation of vegetated buffers to the abovementioned waterway is also considered to satisfactorily meet assessment benchmarks related to these two environmental considerations.

CONSOLIDATED LIST OF INFORMATION REQUEST ITEMS

1. Works within a Waterway

The subject site is mapped as containing a Waterway under the Environmental significance overlay map. The applicant has proposed reprofiling this waterway to change it to a swale and detention pond. These works are in conflict with the following parts of the Environmental significance overlay code:

- 8.2.6.2 Purpose – 2(e)
- Performance outcome 5

However, a site inspection undertaken by officers indicated that the Waterway is highly modified and natural restoration is likely to include some reprofiling works.

As such, the applicant is requested to:

a. Submit amended plans indicating that the Waterway will be restored to its natural state. Remove all references to swales and detention; and
b. Submit a Rehabilitation management plan outlining proposed works to naturally reprofile the waterway, restoring natural bed and banks and including the planting of appropriately dimensioned vegetated buffers.

Note: The site is also mapped as containing General priority vegetation and Koala habitat areas under the Environmental significance overlay map. The provision and rehabilitation of vegetated buffers to the abovementioned waterway is also considered to satisfactorily meet assessment benchmarks related to these two environmental considerations.

2. Vegetation clearing works

Whilst the applicant has submitted a vegetation clearing component to the application, no supporting documentation was submitted.

In accordance with the Vegetation management code, the applicant is therefore requested to:

a. Submit a Vegetation management plan prepared in accordance with City Plan Schedule 6.9 – Environmental management plans.

Should you wish to clarify any issues contained in the "Environmental Assessment section" of this Information Request, please do not hesitate to contact Mark Spears on telephone 07 5582 8649.

Hydraulics and Water Quality

Council's Hydraulic Section has reviewed the bulk earthwork plan, being "Proposed Earthworks, Drawing Number: TEGCE19015 C002, Revision A" dated 15 July 2019 prepared by TEG Consulting Engineers in support of the application for the proposed operational works - change to ground level.

It appears from Council's database that stormwater flow from a large external catchment is draining through the subject site as natural waterways, which are likely to be impacted due to the proposed change to ground level and associated works. However, the submitted drawings have not included adequate information to support the proposal. Therefore the applicant is requested to submit a technical report addressing the following issues:

1. Identify the external catchment(s) flowing through the subject site;
2. Undertake a hydraulic assessment of the waterway to identify the 100 year flood flow extent through the site;
3. The applicant is advised to utilise an appropriate modelling tool for the hydraulic assessment purpose;
4. Submit a scaled drawing identifying the Q100 flood flow extent, natural waterways running through the site, exact location of the proposed earthwork and distance of proposed earthwork from the water courses;
5. Ensure the proposed earthworks do not encroach into the watercourses. Otherwise, the applicant is requested to undertake a hydraulic impact assessment to demonstrate that the proposal will not cause any adverse hydraulic impact external to the site for all events up to and including 1% AEP flood / storm event;
6. All engineering drawing for the proposed earthworks are required to present in mAHD level;
7. The report incorporating the above hydraulic assessment and associated design drawings are to be prepared by a qualified engineer (RPEQ) experienced in hydraulics and flood management; and
8. All modelling files associated to the above analyses are to be provided for Council's checking and record keeping purpose.

Should you wish to clarify any issues contained in the "Hydraulics and Water Quality section" of this Information Request, please do not hesitate to contact Sharif Amir on telephone 07 5581 6253.

Water and Waste

Proposed Earthworks –C02 (Rev A)

1) It can be seen from the drawing that the '300 RCP CL2 drain pipe with frog flap on the outlet' at the north eastern boundary of the lot is proposed to be built in the sewer easement. Investigate the design and ensure no structures are built within the easement.

Should you wish to clarify any issues contained in the "Water and Waste section" of this Information Request, please do not hesitate to contact Jimmy Joy on telephone 07 5582 8651.

Operational Works Assessment

1) Referral agency requirements

As per the previously issued Confirmation Notice, it is a requirement for this application to be referred to all relevant referral agencies within 10 business days starting the day after receiving the Confirmation Notice. The applicant is required to give written notice to Council as assessment manager, that the application has been referred.

The applicant is requested to demonstrate this by providing suitable evidence that this application has been referred to the Department of State Development, Manufacturing, Infrastructure and Planning as per the details contained within the Confirmation Notice.

2) Amended Design Plans

The applicant is requested to provide amended design plans to support the application with the following amendments and/or inclusions;

i) Existing and proposed contours at a suitable interval on the earthworks layout plans. Also contours must show existing and proposed levels/heights.

ii) Cut and fill areas to be clearly shown, including cut to fill depths and contours as mentioned in point 2i).

iii) Cut and fill volumes are to be included on the amended design plans.

iv) The amended plans to be provided must be of a higher quality and clarity overall, due to the current proposed drawing set being difficult to interpret and comprehend. The provided drawing set has been poorly scanned, and also has examples of yellow font on a white background which cannot be read (for example see the information in the drawing title block – drawn/designed/checked/date).

v) The proposed scope of works is unclear, is the “Natural Bund” and the “300 RCP CL2 Drain Pipe”, existing or proposed features? Confirm and provide sufficient detail and information on the amended plans.

3) Considerations for amended proposal including amended plans

Please amend the proposal and the proposed design plans to reflect and having regard to, all of the requirements outlined in this information request, including Environmental Assessment, Water and Waste, Hydraulic and Water Quality and Operational Works requirements.

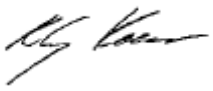
As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to mail@goldcoast.qld.gov.au

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



Antony Kocsmar
Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast