

Date: 23 April 2018  
Contact: Ryan Smith  
Location: City Development  
Telephone: 07 5582 8866  
Our reference: PN307555/03/DA12  
OPW201800707

Spaceframe Buildings Pty. Ltd.  
PO BOX 452  
MORNINGSIDE QLD 4170

Dear Sir/Madam

### INFORMATION REQUEST

I refer to the development application lodged by:

Spaceframe Buildings Pty. Ltd.  
PO BOX 452  
MORNINGSIDE QLD 4170

In relation to development of land/premises described as:

L334 SP193431 : 84 - 160 Christensen Road South 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 [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.

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INFORMATION REQUEST  
LANDSCAPE WORKS ON PRIVATE LAND

1 **Bio-retention Areas**

The configuration of the proposed bio-retention areas within the submitted Detailed Landscape Plan (OPW 201800707) does not reflect the layout of the approved Stormwater Management Plan (SMP) within the Material Change of Use (MCU201701572) approval. Accordingly, Landscape Assessment requests the applicant to either submit an amended Detailed Landscape Plan complying with the approved SMP. Or; Update the SMP to reflect the new bio-retention layout through a minor change application for the relevant MCU approval.

2 **Amended Detailed Landscape Plan**

The submitted Detailed Landscape Plan does not comply with *SC6.10 City Plan Policy – Landscape work* or the MCU approval. Accordingly, Landscape Assessment requests the applicant to submit an amended Detailed Landscape Plan demonstrating the following:

- a The applicant is requested to substitute the proposed *Backhousia citriodora* small tree specimens for screening shrubs of the *Syzygium* species;
- b Street tree plantings are requested to be incorporated within the road reserve as per Condition 6f of the MCU approval;
- c Tree specimens are requested to be proposed at a minimum 100L bag size at the time of installation as per Condition 6a of the MCU approval; and
- d The applicant is requested to include planting details/ specifications listed within *SC6.10 City Plan Policy – landscape work*. This includes but is not limited to: soil specifications, planting hole information, maintenance, staking details (picture diagrams) and planting standards (*AS4419-2003 – Soils for landscaping and garden use*).

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](mailto: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

Peter Joy  
**Supervisor Environmental Assessment**  
*For the Chief Executive Officer*  
Council of the City of Gold Coast  
RS