

10 December 2019

**CHIEF EXECUTIVE OFFICER  
COUNCIL OF THE CITY OF GOLD COAST  
PO BOX 5042 GCMC  
QLD 9729**



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**ATTENTION: Cassandra Brown**

**RE: RESPONSE TO INFORMATION REQUEST (COUNCIL  
REFERENCE: OPW/2019/1217)**

**Development Application for:** Landscaping and Vegetation Clearing

**Council Reference:** OPW/2019/1217

**Property Address:** 84-160 Christensen Road South, Stapylton

**Property Description:** Lot 334 SP193431

Dear Cassandra,

Further to your written information request dated 23<sup>rd</sup> September 2019, we on behalf of the client, *MS Projects Pty Ltd*, are pleased to provide additional information as outlined below.

### **Landscape Assessment**

#### **1. Landscape Drawings**

##### ***Information Required***

*The applicant has submitted a combined public open space, private landscaping and tree works Operational works application; however, the following has not been identified in Appendix A drawings;*

- (i) Which lots are private and public land - please label/ shade all areas, clearly indicate boundary lines and provide a legend on all drawings.*
- (ii) Identify all treatments for each lot subject of this application i.e. there are areas within lots currently shown as white however no treatment has been specified.*
- (iii) Provide details of infrastructure treatments within and adjoining private and public lots i.e. fencing (see Condition 12, of parent approval), bollards and gates, bio-retention driveway etc.*
- (iv) Provide details of the batter planting and treatment i.e. jute matting, mulch etc.*
- (v) Provide details of the easement treatment between the detention basin and Lot 1 and the infrastructure on the road reserve interface. Note the plans provided are not the stamped approved plans related to the parent approval (i.e. stamped plans do not show the*

*detention basin as private or the inclusion of an easement). Please ensure correct plans are submitted with your response.*

*The applicant is requested to provide amended drawings to include the above items. Ensure all drawings are separated and labelled as individual packages i.e. public, private and tree works.*

**Response:**

- (i) A detail has been added to the drawing in Appendix A. The entire estate is currently private land. Once the estate has been subdivided there will be portions that become Council land which is denoted by the hatch on the *Land Usage Detail* shown on drawing 17-209-L00 within **Appendix A**.
- (ii) Each of the lots in the subdivision area, excluding Lot 12 which has already been developed, will be stabilised cut/fill material, with the verge in the proposed road reserve being turfed. The areas shown in white within the Wetlands area fall under the Rehabilitation Management Plans and is dependent on the extent of disturbance. Rehabilitation planting for this area is shown on drawing 17-209-V100 in the **Appendix B** documentation.
- (iii) The developed lots have electric fencing already installed, however if this is not the case a fence will be provided. Any damaged fencing will be reinstated. Refer the *Fencing Markup*, in **Appendix A**.
- (iv) Refer to Landscaping Details (L06), specifically Note 16, which provides details of the proposed batter treatment within **Appendix A**.
- (v) Refer to Landscape Site and Locality Plan (L00), which has removed the easement between the detention basin and Lot 1 within **Appendix A**.

## **2. Bushfire Management Plan**

### **Information Required**

*Appendix E shows plans submitted and approved for lots adjacent to the lots subject to this application. The applicant is requested to provide the stamped approved Bushfire Management Plan for lots included in this application.*

**Response:**

The Bushfire Management Plan was obtained as part of the ROL approval (Council Reference: ROL201800026). At the time of application, the Council bushfire mapping only required the report to cover the proposed subdivision works for proposed lots 12 to 17. As the Bushfire Management Plan in the ROL covered the bushfire mapping at the time of the application, we request that Council accept the Bushfire Management Plan previously submitted as we do not believe we need to provide reporting outside of the already approval ROL. Refer to Appendix E within the original application documentation for the approved Bushfire Management Plan prepared by *Land and Environment Consultants*.

## **3. Rehabilitation Management Plan**

### **Information Required**

*The applicant has provided a rehabilitation management plan – Appendix G, for private lots associated with this application. However the following is required;*

- (i) *Clear delineation between private land and public open space.*

- (ii) Drawing V100 shows coloured areas for different sections of the detention basin however these do not correspond to the legend colours.
- (iii) The area around the top of the detention basin is coloured blue however, there is no detail relating to this area.
- (iv) Drawing V100 lists the Management Zones in detail (right of the drawing) however these are not labelled on this drawing.
- (v) Drawing V100 lists the Management Zones in detail (right of the drawing) however this refer the reader to Plan V101. Plan V101 shows coloured areas however these management zones which are not labelled.

**Response:**

- (i) Please refer to 'Land Usage Detail' on the Landscape Site and Locality Plan (L00) within **Appendix A**, which shows the area denoted by the hatch to become public land once the subdivision stages have been sealed.
- (ii) Please see attached the revised Rehabilitation Management Plan within **Appendix B**, which shows consistency between the legend colours and plans;
- (iii) Please see attached the revised Rehabilitation Management Plan within **Appendix B**, which shows consistency between the legend colours and plans. It can be noted that the blue shaded area is listed as Management Zone 2 (MGZ2);
- (iv) Please refer to both Rehabilitation Management Plans (Sheet 1 and Sheet 2) drawing reference V100 and V101, which clearly labels all Management Zones. Refer to **Appendix B**;
- (v) Please refer to both Rehabilitation Management Plans (Sheet 1 and Sheet 2) drawing reference V100 and V101, which clearly labels all Management Zones. It can be noted that Management Zone 3 and 4 are shown on V101 (Sheet 2) within the bottom right hand corner. Refer to **Appendix B**.

#### **4. Sediment Control and Management Plan**

**Information Required**

*The applicant has provided an erosion and sediment control plan for lots adjacent to the subject lots of this application. The applicant is requested to provide a sediment control management plan for the detention basin, subject of this application.*

**Response:**

Refer to additional drawings in **Appendix C** (17-209-C101-03 and C101-04) for wetlands sediment and erosion control details.

#### **5. Annual Maintenance Costings- Public Open Space**

**Information Required**

*The applicant is requested to provide annual maintenance costings for all public landscape/ open space items relevant to the development for the duration of the 'establishment' period and 'on-maintenance' periods (see Condition 11, iv, of parent approval).*

**Response:**

We have obtained quotes that maintenance costings are anticipated to be \$26,130.00 excluding GST. This figure covers weed control, maintenance of plant stock, brush-cutting, litter collection.

## 6. Open Space Management Statement (OSMS)

### *Information Required*

*As per previous correspondence, the applicant is requested to provide an approved OSMS as part of this OPW application. Please include OSMS as part of your response.*

### **Response:**

An Open Space Management Statement (OSMS) has been prepared by *i3 Consulting* and is included within the RFI documentation for review. Refer to **Appendix D**.

## 7. Stormwater Management Plan (SWMP)

### *Information Required*

*The applicant is requested to provide an approved SWMP as part of this OPW application. Please include the approved version of the SWMP as part of your response.*

### **Response:**

The approved SWMP forms part of the *DA SPECIALIST REPORTS 84 - 160 CHRISTENSEN ROAD SOUTH STAPYLTON*, as part of the documentation submitted under ROL201800026. Refer to **Appendix E**, which contains the approved supporting documentation under ROL201800026. The approved Stormwater Management Plan can be found on page 44.

## **Environmental Assessment**

## 8. Fauna Management Plan

### *Information Required*

*Amend the location of the northern fauna release to the North Eastern corner of the site beyond Christensen road where vegetation is retained.*

### **Response:**

The fauna release location has been amended. Refer to the revised Fauna Management Plan within **Appendix F**.

## 9. Vegetation Management Plan - Tree Clearing Plan

### *Information Required*

*Amend the Vegetation Management Plan to define the proposed extent of vegetation clearing.*

*Advice note: the proposed extent of clearing must be consistent with the area of works approved under Council approval OPW/2018/160 and must not impact upon the approved rehabilitation areas in ROL/2018/26.*

### **Response:**

Refer to the bottom right-hand corner of the Vegetation Management Plan (V200) within **Appendix G**, which defines the extent of vegetation clearing.

## 10. Sediment & Erosion Control and Construction Management Plan

### *Information Required*

*Provide an amended Erosion and Sediment Control and Construction plan relevant to the subject site that provides measures to ensure run-off created as a result of development does not impact upon surrounding sites or waterways namely Sandy Creek.*

### **Response:**

Refer to additional drawings in **Appendix C** (17-209-C101-03 and C101-04) for wetlands sediment and erosion control details.

## 11. Acid Sulfate Soils

### *Information Required*

*Submit an acid sulfate soil investigation and report to demonstrate compliance with the Acid sulfate soils overlay code. An acid sulfate soil management plan is required where acid sulfate soils are detected on the subject site.*

### **Response:**

The applicant is reviewing the extent of excavating to confirm if it triggers assessment against the Acid Sulfate Soils Overlay Code. Confirmation in relation to this item will be provided shortly.

### **Conclusion:**

As demonstrated above, we trust that the above information and justification is suffice and part of the request for information from Council has been addressed. Thus, we request that *the City of Gold Coast Council* proceed with the assessment of this application.

Should you require any further information or have any queries with relation to the above, please do not hesitate to contact Katherine Leggett at this office.

Yours faithfully,



**Natasha Gouriev**  
**Town Planner**  
***i3 consulting pty ltd***

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**Appendix A** – Revised Landscaping Drawings  
**Appendix B** – Revised Rehabilitation Management Plans  
**Appendix C** – Sediment and Erosion Control Drawings  
**Appendix D** – Open Space Management Statement  
**Appendix E** – Approved SWMP  
**Appendix F** – Revised Fauna Management Plan  
**Appendix F** – Revised Fauna Management Plan  
**Appendix G** – Revised Vegetation Management Plan