

Date: 23 September 2019
Contact: Cassandra BROWN
Location: City Development
Telephone: 07 5582 8866
Your reference: 17-209
Our reference: OPW/2019/1217

Ms Projects Pty Ltd
C/- Icubed Consulting
PO BOX 878
TOOWONG QLD 4066

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Ms Projects Pty Ltd

in relation to development of land/premises described as:
Lot 334 SP193431 – 84-160 Christensen Road South, STAPYLTON QLD 4207

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

Landscape Assessment

1. Landscape Drawings

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.

2. Bushfire Management Plan

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.

3. Rehabilitation Management Plan (Appendix G)

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.

4. Sediment Control and Management Plan

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.

5. Annual Maintenance Costings – Public Open Space

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).

6. Open Space Management Statement (OSMS)

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.

7. Stormwater Management Plan (SWMP)

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.

Environmental Assessment

8. Fauna Management Plan

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

9. Vegetation Management Plan – Tree Clearing Plan

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.

10. Sediment & Erosion Control and Construction Management Plan

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.

11. Acid Sulfate Soils

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.

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

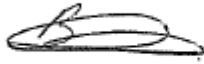
- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

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



Bree Bisset
Supervisor Open Space and Landscape Assessment
For the Chief Executive Officer
Council of the City of Gold Coast
CB.