

OUR REF: 5941
YOUR REF: MIN/2019/761

21 February 2020

City Development
Council of the City of Gold Coast
PO Box 5042
GOLD COAST MAIL CENTRE QLD 9729

Attention: Sue Wilkinson

Dear Sue,

RE: REQUEST TO MAKE A MINOR CHANGE APPLICATION TO DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 INTO 38 INDUSTRIAL LOTS, STORMWATER DETENTION LOT, NEW ROAD AND A BALANCE LOT), OPERATION WORK (CHANGE TO GROUND LEVEL) AND OPERATIONAL WORK (VEGETATION CLEARING)

AT: 60 STAPYLTON JACOBS WELL ROAD, 82 CHRISTENSEN ROAD AND 31 YELLOWWOOD ROAD, STAPYLTON QLD 4207 (LOT 500 AND 501 ON SP295994 AND LOT 4 ON RP6843 (FORMALLY LOT 1 ON RP6882, LOT 240 ON W31320 & LOT 4 ON RP6843))

We act on behalf of the Applicant, Frasers Property Pty Ltd, and provide the following response to Council's Information Request emailed 3 February 2020. The Applicant considers this a partial response to the information requested, and requests Council to proceed with their assessment of the development application.

A detailed response to each item is provided below.

Hydraulics

1. Revised stormwater management plan

The applicant has submitted a stormwater management report, being "Site Based Stormwater Management Plan, Revision 1" dated 20 December 2019 prepared by Gassman Development Perspectives, in support of the application. The report requires inclusion of some additional information for Council's assessment. Therefore, the applicant is requested to submit a revised stormwater management plan addressing the following (but not limited to) issues:

- a. Include long and cross sections of the combined basin identifying the finished ground level (basin floor level), extended detention level, on-site stormwater*

detention level and designated flood level with respect to Australian Height Datum (AHD) on a scaled drawing.

Applicant response:

Council's request for long and cross sections of the combined basin identifying the finished ground level (basin floor level), extended detention level, on-site stormwater detention level and designated flood level with respect to Australian Height Datum (AHD) on a scaled drawing have all been addressed through the plans contained within *Appendix C – Design of Stormwater Quantity and Quality Basin* of the provided Site-based Stormwater Management Plan (**Attachment 1**).

- b. Include details of on-site stormwater detention volume and flood storage volume accommodated within the combined basin above the extended detention depth, and demonstrate none of the above function will be compromised during all events up to and including 1% AEP (100 year ARI) storms.*

Applicant response:

Council's request for details of on-site stormwater detention volume and flood storage volume being accommodated within the combined basin above the extended detention depth and demonstration none of the above function will be compromised during all events up to and including 1% AEP (100 year ARI) storms are already addressed within the provided Site-based Stormwater Management Plan (**Attachment 1**). Table 5.2.3 within the report summarises the basin's detention volumes above the 300mm extended detention depth and *Appendix D – Balance Earthworks Below Defined Flood Event Level* demonstrates that the pre-development flood storage volume of the subject site is maintained post-development.

- c. Include a long section of the proposed basin up to the property boundary identifying the batters height and slope, and bench width proposed at the north-east corner of the basin.*

Applicant response:

Appendix C – Design of Stormwater Quantity and Quality Basin of the provided Site-based Stormwater Management Plan (**Attachment 1**) includes the cross sections through to the property boundary that demonstrate the height and slope of batters along with the bench width proposed at the north-east corner of the basin. It is noted that the batter and benching profile is consistent with council's standards.

- d. Include details of surface treatment and detail maintenance requirements and procedures of the proposed batters.*

Applicant response:

The applicant has provided an amended Statement of Landscape Intent (**Attachment 2**) as part of this submission which demonstrates the proposed landscaping treatment to the batters. Maintenance requirements will be addressed through the future Maintenance Management Plan to be submitted for the basin once detailed civil and landscaping designs have been completed and approved by Council as part of future Operational Work applications.

- e. Include certification from a qualified geotechnical engineer confirming achievement of long-term geotechnical stability for the proposed batters.*

Applicant response:

In response to Council's request please find contained within this submission a Geotechnical Certification (**Attachment 3**) prepared by Douglas Partners confirming the proposed batters achieve a long-term geotechnical stability.

- f. Include a stormwater management layout plan identifying the area and location of the stormwater treatment and detention devices, major and minor drainage systems, stormwater easements etc. on a scaled map / drawing for the site.*

Applicant response:

Appendix C – Design of Stormwater Quantity and Quality Basin of the provided Site-based Stormwater Management Plan (**Attachment 1**) includes a stormwater management layout plan which addresses Council's requested information.

- g. It is to be noted that Council is not supportive of leaving a stormwater management system to be built in subsequent stages due to its uncertainty. Therefore, identify the location and associated details of the bioretention basin proposed within Stage 2 for serving a part of Stage 1 of the development on the stormwater drainage layout plan.*

Applicant response:

Council's comments are noted and have been addressed through the provision of a plan identifying the location of the future Stage 2 stormwater basin and details of its configuration. Please refer to *Appendix E – MUSIC Catchment Allocation Plan* within the provided Site-based Stormwater Management Plan (**Attachment 1**) includes a stormwater management layout plan which addresses Council's requested information.

- h. Increase the filter media depth of all bioretention basins to 700mm to support medium size landscape trees.*

Applicant response:

Council's request for the filter media depth to be increased to 700mm to support median size landscape trees has been accepted and incorporated into the amended Site-based Stormwater Management Plan (**Attachment 1**) provided with this response. This increase in depth can be confirmed within Section 6.4.4 of the report along with the MUSIC-Link Report contained within *Appendix F*.

Operational Works

2. Earthworks

The minor change proposal comprises combining previous proposed allotments into bigger lots and additional roads to provide better linkage within the development. OPW Section has reviewed the new earthworks plans and provided the following comments and request for further information:

- a. Previous earthworks plans include earthworks on Lot 4 on RP6843 which OPW Section believes is for flood storage compensation. Such earthworks have not been included in the new set of earthworks plans provided.*

Applicant response:

It is noted that the earthworks over Lot 4 on RP6843 have been completed and the flood covenant registered confirming the compensatory cut as complete. The Lot 4 plans have been added back to the amended set provided as part of this IRR for Council's reference (**Attachment 4**).

- b. The applicant is requested to clarify any changes of proposed to earthworks on Lot 4 on RP6843.*

Applicant response:

It is noted that the earthworks over Lot 4 on RP6843 have been completed and the flood covenant registered confirming the compensatory cut as complete. The Lot 4 plans have been added back to the amended set provided as part of this IRR for Council's reference (**Attachment 4**) but no changes are proposed as the flood storage strategy previously approved by Council over the subject does not require any alteration to accommodate the proposed reconfiguration of lots.

- c. There are retaining walls proposed in the amended set of earthworks plans with long sections provided. The applicant is requested to please include, in the long section, retaining wall heights and provide typical retaining wall cross sections for all proposed retaining wall types with detailed dimensions and proposed maximum height.*

Applicant response:

Council's request is noted and the engineering drawings (**Attachment 4**) have been amended to provide retaining wall heights on all long sections along with typical cross sections notating the proposed retaining wall type and detailed dimensions and proposed maximum height.

d. The applicant is requested to provide additional cross sections at locations indicated in the attached plan marked in red.

Applicant response:

Council's request is noted and the engineering drawings (**Attachment 4**) have been amended to provide additional cross sections at the locations requested by Council.

e. The applicant is advised that Hydraulic Assessment Section will need to confirm that changes to proposed swales A and B, and filling on major flow path within the site, is acceptable and that there will be no impact to properties external to the proposed site.

Applicant response:

Council's request is noted. GDP has suitably sized all temporary diversion swales to cater for the calculated external catchments. It is noted that the Legal Point of Discharge for the external catchments along the subject site's southern boundary has not been altered by the proposed earthworks.

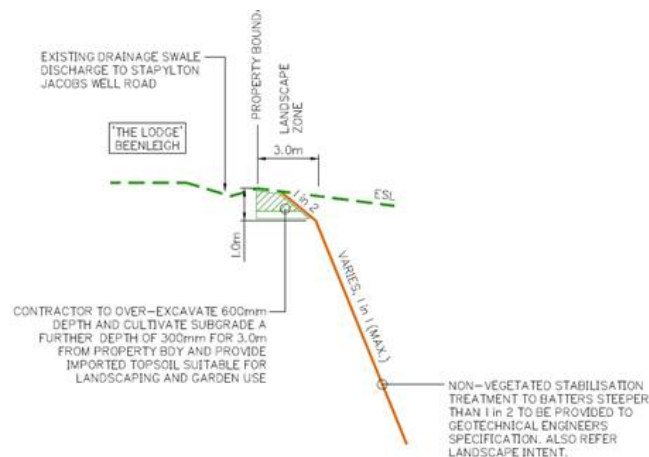
Landscape Assessment

Landscape Assessment have concerns in relation to batters identified within the 10 metre buffer area along the western boundary and setbacks between the maintenance track within Lot 900 and the private industrial lots. These concerns are outlined as a request for further information below:

3. 10 metre wide buffer to western boundary

A review of the bulk earthworks plans, specifically Dwg no. 5941 ENG BE1 151 Rev. A, has identified that earthworks are proposed within the 3 metre planting area of the 10 metre landscape buffer along the western boundary. The applicant has identified throughout the bulk earthworks plans that the soil within the 3 metre buffer will be cultivated. While cultivation of soil within this buffer is supported, the presence of a batter within this 3 metre planter buffer is not supported. The applicant is therefore requested to amend the bulk earthworks drawings package to reflect that the entire 3 metres of the buffer is able to support the necessary planting and will not involve batters; especially not batters 1V:2H or steeper which officers have already identified as requiring non-vegetated stabilisation treatments. To assist in demonstrating this requirement, the applicant is requested to provide detailed sections through the rear of each of the lots

adjoining the western boundary (proposed lots 101-110) that clearly demonstrate the 3 metre planting buffer free of batters.



DETAIL A – TYPICAL TOP OF CUT BATTER TREATMENT AT NEIGHBOURING RESIDENTIAL DEVELOPMENT INTERFACE

Applicant response:

In response to this item raised by Council, namely the concern with having a 1:2 batter within the landscape buffer, it is important to note this batter reflects a geotechnical stability requirement to achieve a suitable soil stability outcome in this location that will ensure longevity of the batter and landscape buffer. As reflected within the Negotiated Decision Notice issued by Council on 1 March 2019, only planting on batters steeper than 1:2 is restricted through conditions. As this small section of batter does not exceed 1:2, planting can be undertaken. Further, the remaining two metres of the landscape buffer provides ample opportunity to deliver deep planting in accordance with the relevant landscape intent plan that will establish a well vegetated landscape buffer.

In regard to Council's request for individual lot sections, this amount of sectional drawings is not considered necessary in this instance. Rather, the Applicant has provided a 3D section of the steepest section of batter to demonstrate how a suitable landscape batter will be achieved (**Figure 1**).

In this respect, it has been determined that no changes will be made to the design of this batter or relevant landscape buffer.



Figure 1: 3D render of proposed batter and landscape buffer (GDP File, 2020)

4. Setback between bio-retention maintenance track and Lots 265, 266, 267 and 268 (now lots 111, 112, 113 and 114)

Part B – Operational work Change to ground level Condition 3.c of the existing approval requires that the Change to ground level plans be amended to reflect a 1.5 metre setback between the maintenance track and the boundaries of lots 265, 266, 267 and 268 (now described as lots 111, 112, 113 and 114) to allow for the inclusion of screening planting within Lot 900. Further, Part A – Reconfiguring a Lot Condition 14.d of the existing approval required a 1.5 metre wide landscape buffer be included within Lot 900 to screen the retaining walls contained within Lots 256, 266, 267 and 268 (now described as lots 111, 112, 113 and 114). A review of the submitted Change to ground level drawings package appears to identify that this separation has not been provided. Specifically, Finished earthworks cross sections Sheet 8 of 11 (Dwg no. 5941 ENG BE1 157, Rev. A) identifies that the boulder retaining wall within will have a height of 3.9 metres with no setback between the maintenance track and the wall. The applicant is therefore requested to amend the Change to ground level package to demonstrate this separation to ensure that the large retaining wall is appropriately screened from the streetscape. The Statement of Landscape Intent is requested to be amended to reflect this buffer planting.

Applicant response:

Council's requested 1.5m setback and reference to the existing approval does not account for the subsequent Negotiated Decision Notice issued by Council on 1 March 2019 where this requirement was removed by Council at the Applicant's request. It is noted that the retaining structure at the rear of Lots 111, 112, 113 and 114 is wholly contained within private property with the toe of the retaining structure offset 600mm from the common boundary with the stormwater basin to allow for suitable planting.

5. Amended Statement of Landscape Intent

The submitted Statement of Landscape Intent includes a section C-C which extends from an indicate building, through the 6 metre wide landscape buffer through to Stapylton Jacobs Well Road. Officers have identified that Section C-C is identified as having a slope of 1V:2H. This is inconsistent with previously conditioned requirements for a maximum batter of 1V:3H. The submitted bulk earthworks plans indicate that a 1V:3H batter is achievable in this location. It is therefore requested that the notation on Section C-C be amended to reflect a batter grade of 1V:3H.

Applicant response:

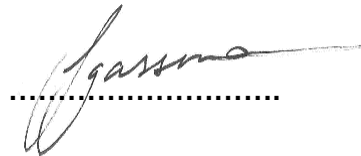
Council's comment is noted and agreed. The original plans submitted did have an annotation error in terms of incorrectly showing the batter at 1V:2H. This batter is and always was to be a maximum of 1V:3H and the amended Statement of Landscape Intent (**Attachment 2**) has been updated accordingly.

We feel that the above information satisfactorily responds and addresses all the matters raised as part of the Information Request and we look forward to a timely and favourable determination of the application.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

A handwritten signature in black ink, appearing to read 'Fraser Gassman', is written over a horizontal dotted line.

FRASER GASSMAN
TOWN PLANNER

Enclosed: Attachment 1 – Site-based Stormwater Management Plan
 Attachment 2 – Statement of Landscape Intent
 Attachment 3 – Geotechnical Certification
 Attachment 4 – Engineering Drawings