

From: "Barry Craddock" <bcraddock@gassman.com.au>
Sent: 25/10/2018 17:07:08
To: "ALLSOP Thalia" <TALLSOP@goldcoast.qld.gov.au>
Cc: "MCGREGOR Emma" <EMCGREGOR@goldcoast.qld.gov.au>
Subject: RE: Response to further information provided and Request for Extension - Minor Change-Preliminary Approval (MCU201800656) - 60 Stapylton Jacobs Well Road, 82 Christensen Road & 31 Yellowwood Road, Stapylton (GDP Ref: 5738)

Hi Thalia

Thank you for the prompt reply that appears positive in most aspects.

However, we would respectfully request that the condition regarding the batter requirements, etc, be placed on hold to allow us to discuss with our client and respond by COB Friday.

We agree to the extension to the decision making period until the 12 November 2018.

It would also be appreciated that draft PA conditions/report could be forwarded prior to the formal decision, so we are all in agreement, many thanks

Regards

Barry



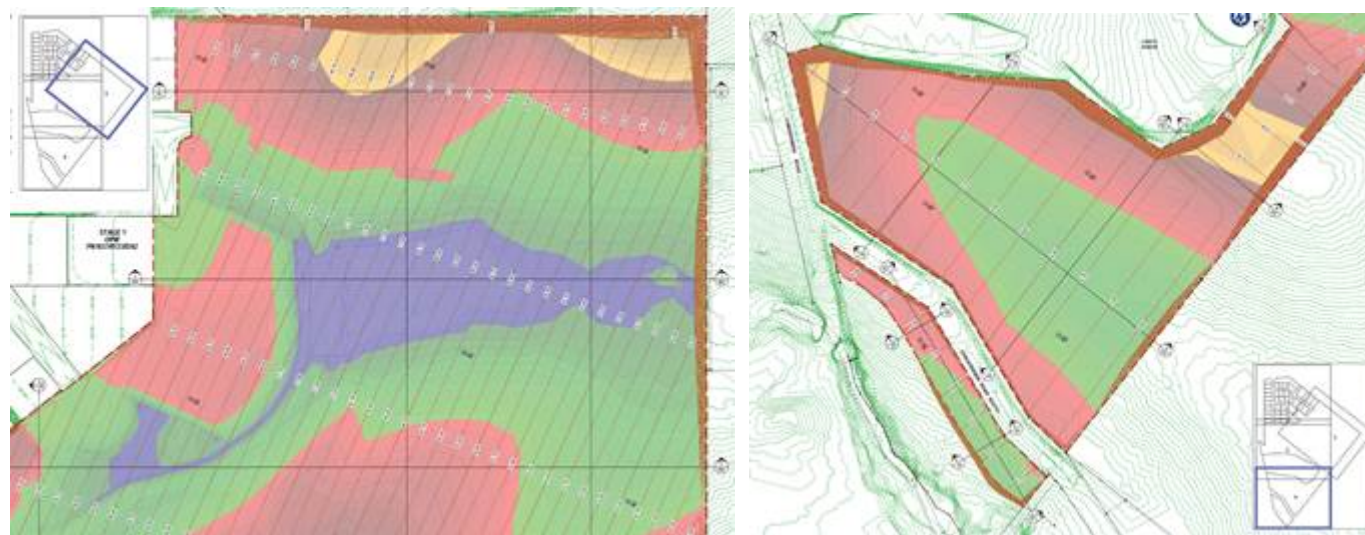
From: ALLSOP Thalia [mailto:TALLSOP@goldcoast.qld.gov.au]
Sent: Thursday, 25 October 2018 2:55 PM
To: Barry Craddock
Cc: MCGREGOR Emma
Subject: Response to further information provided and Request for Extension - Minor Change-Preliminary Approval (MCU201800656) - 60 Stapylton Jacobs Well Road, 82 Christensen Road & 31 Yellowwood Road, Stapylton (GDP Ref: 5738)

Good afternoon Barry,

Officers have reviewed the plans provided on 18 October 2018.

The additional sections provided demonstrating the 10m landscaped buffer to the western boundary is appreciated. However, the below response still illustrates some areas of the western landscape buffer with batters of 1:1.

With regards to the eastern boundary, the proposed 1:2 batters are considered acceptable where the batter is **fill**, as discussed within our last meeting. However, the Change to ground level plans that have been submitted to council illustrate that only part of the eastern boundary is proposed to be fill with cut to the remainder (as illustrated in the extracts below).



As discussed in our last meeting, officers are not supportive of batters with a grade ratio of less than 1:3/1:4 where the batters are **cut** as mature vegetation and restoration is unable to be sustained. It was suggested that the applicant consider combining 1:3/1:4 batters with retaining walls to achieve the required batter grades. Officers will make the appropriate amendments to the relevant conditions to include these batter requirements.

With regards to Condition 70, Environmental officers have reviewed this condition and determined the requested change to be reasonable as this would allow for site specific siting.

In relation to the decision due date it is requested the applicant agree to extend the decision making period by a further 10 business days for reporting to be finalised and sent for review/signoff.

Kind regards,

Thalia Allsop
A/ Senior Planner
City Development Branch
City of Gold Coast

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From: Barry Craddock [mailto:bcraddock@gassman.com.au]

Sent: Thursday, 18 October 2018 5:12 PM

To: ALLSOP Thalia

Cc: Daniel Farquhar; Mitchell Gassman; Gary Savins

Subject: RE: Minor Change-Preliminary Approval (MCU201800656) - 60 Stapylton Jacobs Well Road, 82 Christensen Road & 31 Yellowwood Road, Stapylton (GDP Ref: 5738)

Hi Thalia

RE: MCU201800656

Minor Change Application (Preliminary Approval)

60 Stapylton Jacobs Well Road, 82 Christensen Road & 31 Yellowwood Road, Stapylton

Following up our meeting on the 24 September 2018 with Council officers, we have prepared plans that have taken onboard officers suggestions and reasoning in regards to the western boundary batter design and southern boundary landscape buffer area, that is:

Western Boundary – Batter landscape design (Relocatable home interface – Precinct A)

- Concept Batter Design plans that indicate:
 - the requested 6m landscape strip was considered and revealed there was no visual increase in the amenity, and that the proposed 3m dense landscape strip satisfactorily achieved the visual amenity for the relocatable home park;
 - low maintenance landscaped areas proposed;
 - 10m wide overall low maintenance landscape area with associated 2.0m high acoustic fence;
 - batter sections at differing locations and height differences (note that where batters relaxes to a more gentle slope the dense landscaping spread will increase);
 - 3.0m wide at grade dense landscape strip, planted with low, mid & high story native planting palette; and
 - 7.0m wide landscape strip providing a composite blanket consisting of native palette of grasses and ground covers to treat the batter, and low maintenance treatment.

Southern Boundary – 20m wide landscape buffer area

- Southern boundary reserve landscape section plan, adjacent to Landfill site that indicates:
 - no earthworks proposed within the 10m 'undisturbed' landscape area, with all works removed accordingly from this area and existing vegetation retained;
 - a 10m wide 'undisturbed' landscaped area immediately adjacent to the Landfill site;
 - a 10m wide landscaped area with earthworks and landscape treatment proposed; and
 - indicative cross section provided.

It is considered that the above plans have satisfactorily meet Council recent concerns, and If you have any queries please do not hesitate to call.

Regards

Barry

gassman development perspectives



Barry Craddock

Senior Town Planner | BA APP SCI (Planning)

planning | environment | landscape | engineering | survey

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