

OUR REF: 5738: BC
GCCC REF: ROL201800079
PN163781/23/DA2

11 May, 2018

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC, QLD 9729

Via email: mail@goldcoast.qld.gov.au

ATTENTION: Thalia Allsop (City Development Branch)

Dear Thalia,

**RE: INFORMATION REQUEST RESPONSE:-
(ROL201800079)**

**RE: RECONFIGURING A LOT (CREATE 38 INDUSTRIAL ALLOTMENTS,
BALANCE LOT, NEW ROAD AND STORMWATER DETENTION LOT)
AND OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL AND
VEGETATION CLEARING**

**PROPERTY: NO. 31 YELLOWWOOD ROAD, STAPYLTON, NO.60 STAPLYTON
JACOBS WELL ROAD, STAPYLTON AND NO.82 CHRISTENSEN ROAD,
STAPYLTON (LOT 4 ON RP6843, LOT 1 ON RP 6882 AND LOT 240 ON
W31320)**

Reference is made to Council's Information Request dated 28 March, 2018 for the above mentioned development application.

Please find enclosed the response that has been forwarded to Council electronically in PDF format.

Town Planning

1 Preliminary approval

a The applicant is requested to provide a detailed assessment against the conditions of the Preliminary approval (MCU201701550), dated 23 November 2017.

b The proposed development presents a number of conflicts with the Preliminary approval (MCU201701550), dated 23 November 2017. The applicant is requested

to either:

- i Amend the proposed application to be in accordance with the Preliminary approval, including the approved plans, documents and conditions of approval; or
- ii Prepare and submit to Council for approval a Change application to the Preliminary approval, with particular regard to the approved staging plan and associated conditions of approval. which addresses all conflicts

Response

A detailed assessment has been prepared in relation to the compliance of Stage 1 with the Preliminary Approval conditions, please refer to **Appendix B** (Preliminary Approval condition compliance summary) for a full assessment.

A Change Application is being prepared to the Preliminary Approval that will amend or delete conditions where necessary as outlined in the conditions compliance summary in Appendix B, and in association with an amended Landuse Classification and Staging Plan, that has been submitted in **Appendix A** of this response.

An amended reconfiguring a lot plan has also been submitted as part of this response that has altered the drainage reserve sizing (Lot 900) as a direct result of requested batter amendments by Council and the associated amendments to the stormwater basin configuration. This translates to a slight variation in some lots sizes that immediate adjoins the reserve, please refer to **Appendix A**.

2 Bulk Earthworks / Retaining structures

Council officers have significant concerns with the extent of earthworks proposed especially the height and steepness of proposed batters to adjoining boundaries and frontages. In its current format, Council officers do not support the design of these retaining structures both from a visual amenity and design perspective. The applicant is requested to reconsider the overall design of bulk earthworks across the site taking into consideration the other information request items below to ensure an appropriate outcome is achieved both from a visual amenity and design perspective.

Response

The extent of earthworks and the configuration of batters proposed are consistent with other industrial projects within the vicinity of the subject site that have been approved by City of Gold Coast Council and are consistent with the outcomes of the geotechnical site investigation reporting prepared by Morrison Geotechnic and provided to Council as part of the development application. It is noted that the height of the cut batter along the south-west boundary of the subject site interfacing with the existing industrial land uses and relocatable home park is driven by Council's maximum longitudinal grade for an Industrial Collector Road (6%) for Road 01 from the fixed height of Stapylton - Jacobs Well Road. The applicant acknowledges Council's concerns regarding the visual amenity from adjoining properties and as such the amended engineering drawings attached to this response include a 3.0m wide landscaping buffer to the top of the proposed cut batter to allow for dense landscaping to screening purposes to the back of future industrial buildings.

3 Easements

The “Proposed Staged Reconfiguration of Land STAGE ONE” proposes three (3) easements, entitled ‘Emt A’, ‘Emt B’, and ‘Emt C’, however the application material has not included the proposed easements. The applicant is requested to amend the application material, including the DA Forms to include the proposed easements.

Response

An amended DA Form 1 has been submitted that provides the required easement details and information, please refer to **Appendix C**.

The application consists of the following easements for providing temporary ‘turn- a- around’ areas where stub roads have been provided at the end of the staging, that will ultimately be extinguished when the adjoining stage and road is continued.

- Proposed Easement A – for the purpose of a temporary ‘cul-de-sac’ (vehicle access), in favour of Gold Coast City Council
- Proposed Easement B - for the purpose of a temporary ‘cul-de-sac’, (vehicle access) in favour of Gold Coast City Council
- Proposed Easement C - for the purpose of a temporary ‘cul-de-sac’, (vehicle access) in favour of Gold Coast City Council

4 Amended plans

The applicant is requested to provide amended ‘Finished earthworks surface cross-section’, sheets 1 to 4, drawn to scale to accurately illustrate the proposed change to surface levels.

Response

The ‘Finished earthworks surface cross-section’ Sheets 1 to 4 are drawn to scale. Due to the size of the project a vertical exaggeration has been applied (5 Vertical to 1 Horizontal) to allow the cross sections to be easily reviewed without spanning multiple drawings. This scaling factor is noted on the plans.

5 Open space provision

It is acknowledged that Precinct D, as illustrated within the approved “Landuse Classification and Staging Plan”, dated 23/01/2018, is classified as open space/reserve and that the applicant has addressed AS36.1 of the Generations Industrial Park Place Code stating that the provision of open space is provided within Precinct D and the covenant/buffer areas.

Officers request that the applicant provide further information in addressing AS36.1, with particular regard to the requirement of including pathways and/or recreational facilities within open space, which demonstrates compliance with PC36. The applicant is requested to include details of the provision of

pedestrian/cycle linkages between Precinct D and additional open space areas as part of the development within Precincts A, B and C.

Response

The proposed Stage 1 development application does not include or involve any works in Precinct D (Open space / reserve) and the covenant/buffer areas.

It is therefore considered that any reference to these areas will be appropriately dealt with and referenced to, when a development application is lodged over these specific areas.

The submitted reconfiguration of lot plan demonstrates that the proposed roads within the subject site will all be constructed to an Industrial Collector Road standard in accordance with the typical cross section within Council's Land Development Guidelines. This profile provides for good pedestrian and cycle manoeuvrability, with pedestrian paths (1.5m wide) being provided within both verges, and shared bicycle/parking lanes also provided on either side of the vehicular carriageways.

The proposed development and specified higher order of road hierarchy planning does provide for connectivity to the adjoining road networks such as Stapylton Jacobs Well Road, a regional cycle network, and will eventually link to Christensen Road.

6 Cycle network

The Generations Industrial Park Code identifies that the intent of the development is to be designed to support the functional operation of the cycle network. The applicant is requested to address PC56 and AS56 of the Generations Industrial Park code.

The applicant is to include indicative plans illustrating the proposed local cycle ways within the proposed development and the connection to any regional cycle way system.

Response

As outlined above, the proposed development provides streets to an Industrial Collector Road standard in accordance with Council's Land Development Guidelines throughout the entire estate. This road profile provides for 1.5m wide pedestrian paths within both of the 4.5m verges and for shared bicycle/parking lanes (3.5m) adjacent to both vehicular carriageways.

The Landuse Classification and Staging Plan in **Appendix A** provides for the future industrial collector road layout that indicates the linkages to the external road network that adjoins the estate such as Stapylton Jacobs Well Road that has been identified as a regional cycle way, 'hinterland touring and training route'.

Subdivision Engineer

7 Conceptual plan for overall site

- a *The applicant is requested to provide an overall conceptual plan for the total site showing the proposed road layout. This information is required to enable Council to determine the appropriate classification of the proposed roads (industrial access streets and industrial collector streets).*
- b *The applicant is requested to particularly consider the area identified as "Lease B", on plan titled "Proposed Staged Reconfiguration of Land STAGE ONE", dated 09/02/2018, in the design of the above overall conceptual plan and road layout.*

It is noted the indicative road layout as shown on the approved "Land-use Classification and staging plan" dated 23/01/2018 shows a possible future road adjacent to or within lot 1 connecting to Christensen Road.

Response

As per Council's request an overall conceptual site plan has been provided within **Appendix A**. We note this is provided for information proposes only and is subject to change dependant on future market conditions and product demands. Whilst conceptual in nature, this plan demonstrates that the proposed Stage 1 layout integrates into a wider intent for development of the subject site that provides not only internal connectivity within the proposed road network but connectivity to the surrounding road network.

Environmental and Landscape Assessment

8 Ecological Assessment

The Generations Industrial park code details that the Natural Wetland Areas and Natural Waterways Code and the Nature Conservation Code are applicable to the development.

Lot 4 on RP6843 contains an 'other natural waterway', in addition the provided vegetation management plan titled "Vegetation Management Plan, Lot 1 on RP6882, Lot 240 on WD31320, Lot 4 on RP 6843", prepared by Gassman Development Solutions, dated January 2018, details the removal of over 200 hollows from the site. This area is considered ecologically significant. The nature conservation code requires protection and management of ecologically significant areas. The applicant is requested to provide details of mitigation measures including:

- i *Rehabilitation of buffers to the Albert River and the onsite waterway within Lot 4 on RP6843.*
- ii *Compensatory rehabilitation and habitat creation within areas of Lot 1 on RP6882 and Lot 240 on W31320.*

Response

The proposed earthworks on Lot 4 on RP6843 is located a minimum of 350m away from the Albert River, therefore it is not considered necessary to provide rehabilitation buffers to this area. The removal of the ecologically significant areas on Lot 1 on RP6882 and 240 on W31320 is already approved in principle by the preliminary approval MCU201701550.

9 Preparation of a Fauna Management Plan

The provided vegetation management plan details removal of over 200 hollows as part of works. The applicant is requested to provide a fauna management plan prepared by a suitably qualified professional and include in particular:

- i Provide a list of fauna species present or potentially present in the study area.*
- ii Identify the direction of vegetation clearing with consideration to fauna self-dispersal opportunities (where appropriate, i.e. avian species)*
- iii Identify where temporary fauna exclusion fencing is required to mitigate vehicle strike.*
- iv Provide detail of compensatory habitat to be provided within the site.*
- v Provide contingency methods in the case that clearing works discover fauna at the site – including capture and release methods and locations.*
- vi Identification of known and potential habitat trees (displaying values such as hollows, fissures, nests, drays, arboreal termitaria used as nests).*
- vii Details for demarking areas that are of high habitat value to be disturbed (e.g. habitat trees, disturbance in sensitive areas).*
- viii Information on how trees are to be inspected for denning or nesting animals including constraints for inspecting trees (to provide acceptable alternative methods).*
- ix Identify methods/timing for reinspecting felled tree piles prior to mulching.*
- x Considerations relating to time periods for when fauna is to be removed/flushed prior to clearing.*
- xi Methods for moving denning or nesting animals and/or capture or flushing of ground dwelling animals.*
- xii Summary of removal and relocation methods for each faunal group (including observed species and species likely to occur in the area to be disturbed). Faunal groups that have specialist habitats that differ from the general faunal group (for example ground dwelling birds) further descriptions are required.*
- xiii Details of special equipment required (such as chainsaws, cameras etc).*
- xiv Identification of general locations that wildlife will be relocated/translocated to if required (based on habitat requirements).*
- xv Information on how the animal is to be protected once relocated.*
- xvi Methods to euthanise injured animals as well as contact details (including telephone number) and location of the closest vets (and others close by).*
- xviii Detailed methods for the translocation and protection of significant fauna*

species known and likely to occur at the site (where appropriate).

xvii Special considerations for nesting times.

Response

A Fauna Management Plan has been prepared by Ecosure dated May 2018, that has addressed the items raised above by Council, please refer **Appendix D**.

10 Amended Vegetation Management Plan

The submitted vegetation management plan being "Vegetation Management Plan, lot 1 on RP6882, Lot 240 on WD31320, Lot 4 on RP 6843", prepared by Gassman Development Perspectives, dated January 2018, is requested to be amended as follows;

- i Section 4.2 is to be amended to remove any reference to damage to retained vegetation. No damage to retained vegetation is permitted*
- ii Reference to spotter catcher inspecting stockpiles left for longer than 8 hours must states, spotter catchers are to inspect stockpiles immediately prior to mulching and must be present for works.*
- iii Detail sediment fencing to be in place prior to the commencement of any tree works.*
- iv Provide a tree survey for all boundary vegetation including Tree protection zones of all retained trees adjacent earthworks.*

Response

Section 4.2 has been amended to clarify that all vegetation within the Stage 1 Extent on Lot 1 on RP6882 and Lot 240 on WD31320 is proposed to be removed. On Lot 4 on RP6843, all trees within the Stage 1 Earthworks extent and in the adjacent vegetation Group 4 are required to be removed for compensatory earthworks and access for machinery. However, an effort has been made to retain large habitat trees towards the front of Lot 4 on RP6843. These clearing extents and individual retained trees are indicated in the Tree Survey plans contained within the VMP.

Section 4.5 has been slightly modified to include reference to a spotter catcher inspecting stockpiles left for longer than 8 hours 'immediately' prior to clearing, and to specify that spotter catcher is required to be present for these works.

Section 6.0 has not been modified to specify that sediment fencing will be installed prior to tree clearing commencing. It is not considered practical to install a sediment fence while the vegetation is still present, particularly in areas of more dense vegetation. Sediment fencing is installed via a machine in order to ensure the toe of the sediment fence is buried appropriately, so that the sediment fence will function properly. The sediment fencing machine requires the vegetation to be cleared first in order to provide access. In addition, if the sediment fence has been installed prior to clearing, the integrity of the fence will be damaged in the tree clearing process with trees, falling on and over the fence. Therefore, in response to this item, Section 6 of the VMP has been modified to specify that the sediment fence will be installed prior to ground disturbance and 'grubbing' following the initial felling and clearing of the vegetation.

It is not considered practical to provide a tree survey of the individual trees and protection zones along the boundary of Stage 1. While some areas of vegetation on Lot 1 on RP6882 and Lot 240 on WD31320 will not be disturbed as part of Stage 1, the balance of the vegetation on these lots is proposed to be removed as part of future Operational Works applications, as is specified within the Stage 1 VMP. Therefore it is not considered practical to individually survey and provide tree protection zones for vegetation that is proposed to be cleared as part of the balance of clearing works in a separate Operational Works application.

Please find attached an amended Vegetation Management Plan in **Appendix I** that addresses the relevant items referred to above.

11 Amended acid sulfate soil management plan

The applicant has referred to the approved acid sulfate soils management plan being "Acid Sulfate Soil investigation, Lot 1 on RP 6882 and Lot 240 on W31320 Stapylton Jacobs well road and Christensen road, Stapylton. Queensland", prepared by ADG consulting, dated August 2011. This plan fails to refer to the compensatory cut and fill for flood storage within Lot 4 on RP 6843. The applicant is requested to provide an amended plan incorporating the compensatory flood storage works.

Response

Due to recent wet weather conditions and on site suitability for carrying out further investigations, the amended acid sulfate soil management plan was unable to have been completed and submitted with this response. It is therefore respectfully requested that Council condition the amended acid sulfate soils plan be prepared and approved by Council for Lot 4 on RP6843 prior to the commencement of any on site works within the subject lot.

12 Buffer to neighbouring residential area

It is noted that the proposed buffer area to the adjoining residential area is proposed largely within cut batter areas with a grade up to 1 in 1. It is considered that if approved as submitted, the buffer area will have exceptionally poor growing conditions due to the batter face consisting of exposed rock; additionally the proposed grade will make the importation of sufficient topsoil depth to these batters very difficult. Accordingly, the applicant is requested to provide amended plans demonstrating the following in relation to this buffer area:

- a It is requested that the grade of the batter within the buffer area is no steeper than 1 in 3, consistent with the figure provided in Section 2 of Planning Scheme Policy 13 – Landscape Work Documentation Manual.*
- b It is requested that the plans demonstrate how sufficient topsoil will be provided to the buffer area in order to achieve healthy, long term tree growth to establish an effective buffer as required by conditions of the Preliminary Approval and the relevant Codes. It is requested that a minimum 600mm topsoil depth is provided in order to ensure this.*

Response

After further consideration and coordination with the projects Civil Engineers the landscape buffer areas proposed between the neighbouring residential area and the proposed industrial development have been altered to provide a 3.0m wide generally flat Landscape strip at the top of the batter at the level of the adjacent residential area.

This 3.0m at grade buffer will provide screening of the proposed industrial buildings from the adjacent residential area. The remaining landscape batter will be treated with a hydro blanket product or similar suitable for application to rock. It is noted that this 10.0m buffer will largely be screened from within the proposed development by the future industrial buildings which under the current City Plan can be constructed to a height of 15.0m at a zero setback to the allotment's side boundaries.

In accordance with the above response the Statement of Landscape Intent Package has been updated and accompanies this information request response, please refer to **Appendix E**.

13 Frontage buffer

- a It is noted that the required 6m buffer along Stapylton Jacobs Well Rd is proposed to be provided partly within a stormwater treatment area being dedicated to Council. The applicant is requested to demonstrate that the growing conditions suitable for establishing an effective landscape buffer will be able to be provided within this stormwater treatment area. It is important that the effectiveness of the buffer is not diminished by the stormwater treatment function and vice versa.*
- b It is noted that the 6m buffer to Stapylton Jacobs Well Rd within proposed lot 241 is largely within a cut batter. The above comments provided regarding the buffer to the western boundary in relation to growing conditions apply to this portion of the buffer also, and the applicant is requested to utilise a grade no steeper than 1 in 3 for this buffer. The applicant is also requested to demonstrate how sufficient topsoil (minimum 600mm topsoil depth) will be provided to the buffer area in order to achieve healthy, long term tree growth.*

Response

The 6m wide landscape buffer required along Stapylton Jacobs Well Road is proposed within the external batter face of the basin wall (within fill) as opposed to the treatment area itself. The extent of the storm water treatment area has been more clearly defined on the amended Statement of Landscape Intent Package within **Appendix E** for Council's reference.

The batter within proposed Lot 241 has been designed as 1 in 2 in accordance with the requirements of Council's Land Development Guidelines and a landscaping solution suitable to this batter slope has been incorporated into the submitted Statement of Landscape Intent Package (refer **Appendix E**). A 600mm topsoil depth on a batter of this height is not geotechnically sound and as such localised excavation for tree root bowls and tube stock planting will be undertaken to achieve the desired healthy, long term tree growth requested by Council.

14 Frontage fencing

The applicant is requested to provide details of any proposed frontage fencing, demonstrating compliance with PC5 of the Generations Industrial Park Place Code and the associated Acceptable Solution

Response

The development application for Stage 1 does not indicate or provide for any proposed front fencing as the application is for the subdivision of land only. It is considered that the any proposed fencing will be dealt with at the building stage of the development.

Engineering and Hydraulic Assessment

15 Request for a geotechnical report

The submitted drawings depict significant bulk earthworks including deep cut batters exceeding 7m depth with a slope of 1V:1.2H. The submitted geotechnical report titled: "Broad Geotechnical Assessment, Proposed Industrial Development, Lot 1 on RP6882 and Lot 240 on W31320, Stapylton Jacobs Well Road & Christensen Road, Stapylton", prepared by Morrison Geotechnic Pty Ltd, Job No. GE11/002, dated February 2011, does not provide any detail stability assessment for the proposed deep cut/fill batters.

Due to the proposed deep cut batters are in close proximity to adjoining residential/industrial lots, Council engineers require a detailed stability assessment for the proposed batters in order to ensure they achieve a long-term factor of safety of at least 1.5 and they do not adversely affect any adjacent properties/structures. As such, the applicant is requested to provide an amended geotechnical report from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering addressing the following issues in accordance with the guideline: "Geotechnical Stability Assessment Guidelines, City of Gold Coast, March 2016" (http://www.goldcoast.qld.gov.au/documents/bf/geotechnical_stability_guidelines.pdf):

- a The amended report should provide a detailed stability assessment for the proposed batters. The risk assessment should be based on surface and subsurface geotechnical information of the site. The amended report should demonstrate that the designed batters achieve a long term factor of safety greater than or equal to 1.5 against failure. If the designed batters cannot achieve a long term factor of safety of at least 1.5, the proposed batters need to be amended in accordance with the engineer's recommendation. The report should demonstrate that the amended batters or any supporting retaining structures achieve a long term factor of safety greater than or equal to 1.5 against geotechnical failure;*
- b The amended report should include certification from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering confirming that all designed batters associated with the proposed development achieve a long term factor of safety greater than or equal to 1.5 against failure; and*
- c The amended report should provide appropriate and adequate engineering recommendations in order to achieve and maintain long-term stability of the proposed earthworks.*

Response

A supplementary geotechnical report has been prepared by Douglas Partners dated 11 May, 2018, and submitted with this response, please refer to **Appendix G**. This report supports the proposed batter configurations within the submitted engineering drawings for the change to level of land.

16 Revised stormwater management plan

The applicant has submitted a stormwater management plan, being "Site Based Stormwater Management Plan – Development Application for Reconfiguration of Lot, Rev. No. 1" dated 9 February 2018 prepared by Gassman Development Perspectives. The plan has proposed a combined bioretention and detention basin with a batter slope of 1 in 1.5 and height of approximately 5 metres which is not acceptable to Council. Therefore, the applicant is requested to submit a revised stormwater management plan addressing the following (but not limited) issues:

- a Redesign the basin to achieve a batter slope not steeper than 1 in 2.*
- b Reduce the height incorporating appropriate benching.*

Response

An amended Stormwater Management Plan has been submitted as part of this response that has addresses Council's preferred batter slopes and configurations within the proposed drainage reserve, please refer to **Appendix F**. The amendments to both the lot layout and engineering drawings associated with the change to level of land component of the application have been updated as part of this information request response to be consistent with the amended Stormwater Management Plan.

Open Space Assessment

17 Amended Statement of Landscape Intent

- a The applicant is requested to amend the Statement of Landscape Intent titled: Landscape Intent Plan – M38 Industrial Park, dated February 2018, prepared by Gassman Development Perspectives to include the following:*
 - i All amendments required by Town Planning, Engineering and Hydraulic Assessment and Environmental and Landscape Assessment information request items with respect to batter steepness and buffer widths adjacent to or within areas to be dedicated as public open space.*
 - ii Demonstrate that all batters steeper than or equal to 1:4 within proposed public open space areas can be stabilised in accordance with SC6.9 – Land Development Guidelines.*

Advisory Note

Submit an Open Space Management Plan

In accordance with condition 25 of PN163781/01/DA1 MCU201701550 dated 23 November 2017 (original application being MCU201100650) the applicant will be requested to submit an Open Space Management Plan with any operational works application for Stage 4.

Response

The Council Information Request items raised by Council are noted and amendments have been made to the Statement of Landscape Intent Package in **Appendix E**.

Further details have been provided to outline the treatments in place and that all batters steeper than or equal to 1:4 within proposed public open space areas have been stabilised in accordance with SC6.9 – Land Development Guidelines.

Please refer to **Appendix E** for the updated documentation in accordance with the above request.

18 Amended plans

The applicant is requested to amend plans to clearly illustrate all areas to be dedicated as public open space including:

- i Park area (m² or Ha)*
- ii Park type (Conservation, Waterway/drainage) in accordance with SC6.9 – Land Development Guidelines.*

Response

The development application for the Stage 1 subdivision layout plan does not include any areas for public open space. Lot 900 will be designated as a 'drainage reserve', (stormwater detention basin). Please refer to the amended subdivision layout plan in **Appendix A**.

Gold Coast Water

19 Sewer schematic plan and connection point

Water and Waste notes that the applicant has submitted a sewer schematic plan with the subject application. Water and Waste is presently in the process of reviewing this information and determining how the proposed connection arrangement relates, or does not relate to the greater sewer catchment/infrastructure planning for the site's locality.

Water and Waste note that Condition 54 and 55 of the Preliminary Approval (MCU201701550) dated 23 November 2017 state that the applicant must obtain approval for a wastewater reticulation schematic plan and connection point, "prior to making any development application for a Development Permit or Building Work".

This is also reflected in the conditions of approval relating to a water schematic plan and analysis.

The applicant has not obtained such an approval and has lodged this information concurrently with this application. It is also noted that Water and Waste has communicated complexities of a sewer connection arrangement of this site prior to the applicant lodging the subject application.

Water and Waste therefore requests and expects that the applicant afford officers additional time to address this matter. Given the scale of the development and the information received Water and Waste require more time to address the sewer and water servicing strategy and to

produce any information request items accordingly.

Response

As noted both a sewer schematic plan and water network analysis report based on GCWW's supplied water network boundary conditions were submitted as part of this development application. At the time of providing this response to Council's Information Request no further request for information have been received.

Gassman Development Perspectives and the Applicant have previously met with Gold Coast Water and Waste's Mark Johnson (Executive Coordinator Development Services) and Mark Hunting (Executive Coordinator Sewerage Catchment Planning) on 5th December 2017 to discuss the proposed development over the subject site and to obtain an understanding of GCWW's catchment planning for the wider Stapylton area to ensure future applications were designed and documented in a manner that was consistent with GCWW's planning for the catchment.

Based on the outcomes of this meeting and the provision of the latest Stapylton Sewerage Catchment Trunk Infrastructure mapping (LGIP 2014) by GCWW on 1 February 2018 a sewer schematic plan was prepared and lodged with this application. A further meeting with the abovementioned GCWW officers was held 11 May 2018 where a sewer strategy was agreed to that supports the servicing and approval of the proposed Stage 1 of the development.

Operational Works

20 Bulk earthworks

a Cut /fill batters

The applicant is requested to demonstrate that all proposed batters comply with City Plan Land Development Guidelines SC6.9.2.1.7.4 (1) Batters Table SC6.9.2-12 "Batters within private property", where

- i Must be to a maximum slope of 1 in 2.*
- ii The absolute maximum height of any freestanding cut/fill batter with benching is 5 metres.*

The bulk earthworks plans shall be amended to reflect the above requirements.

b Benching requirement

The applicant is requested to amend the proposed earthworks plan to reflect the following requirements:

- i Benching is required for any cut greater than 2.5 metres. The applicant must provide minimum 1 metre horizontal benching for total batters height up to maximum of 5 metres.*
- ii Batters cut greater than 5 metres require geotechnical analysis to confirm the required benching width considering appropriate planting requirements and erosion and sediment control.*

Response

The extent of earthworks and the configuration of batters proposed are consistent with other industrial projects within the vicinity of the subject site that have been approved by City of Gold Coast Council and are consistent with the outcomes of the geotechnical site investigation reporting prepared by Morrison Geotechnic and provided to Council as part of the development application. Due to the existing topography of the subject site and the necessary large scale earthworks required to configure the land to meet market expectations for the proposed industrial lot product, alternate batter configurations (supported by the provision of detailed geotechnical investigation, analysis and certification) have been proposed. As mentioned above this approach has been deemed acceptable to Council and adopted in existing industrial estates such as Yatala Central 1 and Empire Industrial Estate.

21 Future retaining structure and setback

- i The applicant is requested to provide a typical cross section of future retaining structures showing that the setback of retaining structures from private property boundaries are measured from behind the filter media of retaining walls not from the face of future retaining walls. Particularly for retaining walls greater than 1.5m where wider filter media maybe required for drainage purpose.*

This information is required to determine setback requirement that may affect the future building pad and appropriate sizing of allotments.

- ii The typical cross section of retaining walls shall include dimensions (proposed maximum heights) and the drawings must be certified by an RPEQ specialised in Geotechnical Engineering to confirm that such future retaining structure can be constructed as per relevant Australian Standard (i.e AS4678).*

Response

It is noted that no retaining walls are proposed as part of the current change to level of land application. As such, the provision of such details will be supplied as part of the detail civil design lodged for Operational Works approval with Council.

22 Portable Long Service Levy payment

In accordance with section 77(2) of the Building and Construction Industry (Portable Long Service Leave) Act 1991, Council cannot issue a development permit for Operational Works unless it has sighted -

- a An approved form issued by the Authority that clearly shows –*
 - i That the levy or the first instalment of the levy has been paid; or*
 - ii That an exemption from payment of the levy exists in relation to the work; or*
 - iii That an exemption from immediate payment of the levy exists in relation to the work; or*
- b Written advice from the Authority stating something mentioned in paragraph (a).*

The applicant is requested to provide evidence that section 75 of the Act with respect to payment of the levy has been complied with

Response

Please find enclosed the Portable Long Service notification/payment form for the proposed development application, please refer to **Appendix H**.

The above response has provided a 'full' response to all items of the Information Request pursuant to section 13.2 and 13.3 of the Development Assessment Rules under the Planning Act 2016.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD



Barry Craddock

Senior Town Planner

Appendix A – Amended Landuse Classification and Staging Plan, and ROL Plan

Appendix B – Preliminary Approval conditions compliance summary

Appendix C – Amended DA Form 1

Appendix D – Fauna Management Plan

Appendix E – Amended Statement of Landscape Intent

Appendix F – Engineering Package

Appendix G – Geotechnical Report

Appendix H – Portable Long Service Leave notification/payment form

Appendix I – Amended Vegetation Management Plan

CC Department of State Development, Manufacturing, Infrastructure, and Planning (SARA)
Attention: Hugh Campbell – Senior Planning Officer

Appendix A – Amended Landuse Classification and Staging Plan and ROL Plan

Appendix B – Preliminary Approval condition compliance summary

Appendix C – Amended DA Form 1

Appendix D – Fauna Management Plan

Appendix E – Amend Statement of Landscape Intent package

Appendix F – Engineering Package

Appendix G – Geotechnical Report

Appendix H – Portable Long Service Leave notification/payment form

Appendix I – Amended Vegetation Management Plan