

Date: 7 December 2017
Contact: Adam Morris
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: PN307555/02/DA9
ROL201700424

Ms Projects Pty Ltd
C/- I-plan Town Planning Pty Ltd
PO BOX 687
STONES CORNER QLD 4120

Dear Sir/Madam

INFORMATION REQUEST

I refer to the development application lodged by:

Ms Projects Pty Ltd
C/- I-plan Town Planning Pty Ltd
PO BOX 687
STONES CORNER QLD 4120

In relation to development of land/premises described as:

L334 SP193431 : 84 - 160 Christensen Road South Stapylton

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
SUBDIVISION ENGINEERING**

1 Road Licence

It appears that a section of Christensen Road within the site has a 'Road Licence'. In this instance, the proposed new public road is not connected with public road systems. The Road Licence 8115 should be reopened as a public road available for public use prior to sealing of survey plans for Stage 1. The applicant is requested to provide intent of the Road Licence 8115.

2 Typical Cross Section

The applicant is requested to submit a typical cross section of the proposed new road within Stage 2. The proposed new road should have a (minimum) 23.0 metre width in accordance with Standard Drawing No. 02- 001.

3 Amended Reconfiguring a Lot (ROL) Plan

The applicant is also requested to submit amended ROL Plan to reflect any changes as required by other items in this Information Request.

Should you wish to clarify any items above, please do not hesitate to contact Robert Choi on telephone 07 5582 8093.

HYDRAULIC AND STORMWATER ASSESSMENT

4 Stormwater management plan to be amended

The submitted stormwater management plan (icubed consulting, 26 October 2017) is required to be amended addressing the following issues:

a Hydraulics/stormwater quantity management

- i The report did not address the stormwater quantity management issues of the proposed subdivision. It appears from Council's records that a four lots subdivision (Ref. PN184435/02/da1) was approved in the past; however lots are not yet created through sealing of the survey plan. It also appears that a flood and stormwater report (KBR Pty Ltd, 1 March 2015) was part of that subdivision application, which proposed a wetland / detention systems for stormwater treatment and detention purpose. Recent site visit reveals that a basin exists at the south-east corner of the site, which appears to be only a detention system. However, the capacity of the basin to function for the whole site is unknown, and no site based treatment facility was identified during the site visit.
- ii Therefore the report needs to be amended to include stormwater quantity management issues for the site. If the applicant claims that the existing basin will be functioning for the whole site, a capacity assessment is required to be undertaken to justify that the basin size is adequate to ensure no worsening of stormwater runoff from the whole site for all events up to the 1 in 100 year storm. The report will also include all

- necessary engineering details of the basin on scaled maps and drawings showing how runoff from the whole site will be directed to the basin. Please also include basin inlet/outlet details, cross sections, etc.
- iii In case, the existing basin is not adequate, alternative detention system needs to be proposed to ensure site's stormwater runoff are maintained within the existing flow regime and no external property will be impacted as result of this development. All supporting hydraulic calculations and design drawings are to be included in the report.
 - iv A drainage layout plan to be included in the report to identify how minor runoff will be connected to lawful point of discharge from each lot and how major flow will be conveyed safely, satisfying QUDM's public safety criteria, to a downstream drainage system.
 - v Since the subject site is larger than 25 ha in size, the design of the detention and drainage system is required to undertaken using an appropriate hydrologic / hydraulic modelling tool.
- b Stormwater quality management
- i The submitted report mentions that Stage 1 of the development (proposed lots 1 to 10) has lot specific stormwater quality devices. As such, the report only addresses quality management issues of Stage 2 and proposes that the existing wetland system located at the south-east corner of the site will be modified. However, it is not clear from the recent site visit, whether the existing basin was constructed as a proper wetland system. Therefore, the report is required to ensure, based on site survey information, that the existing system has proper wetland configuration to function as a treatment system. Also submit details of the existing (if justified being a constructed wetland) and modified wetland system on a scaled plan (planform / layout, permanent pool volume, inlet zone, macrophyte zone, long and cross sections, high flow bypass, inlet / outlet arrangements, maintenance access, etc) and demonstrate via MUSIC model that the wetland system achieves Council's pollutant reduction targets.
 - ii In case no constructed wetland exists on the site, appropriate natural treatment system in accordance with Council's land development guidelines to be provided meeting the wetland design requirements outlined in the Water by Design guidelines;
 - iii Please include a drainage layout plan identifying location and extent of all treatment systems, both proposed and existing (on lots within Stage 1) and their stormwater connections from contributing catchments. In case, any lot of stage 1 discharge into the existing / proposed wetland system that needs to be included in the MUSIC modelling as source nodes. It is also important to note that the section of Christensen Road South between two parts of the site is required to be considered to provide stormwater treatment. As such, MUSIC model need to be amended to include total contributing catchment to demonstrate achievement of water quality objectives.
- c Amendment of subdivision plan and drainage reserve
- As this is a free-hold subdivision application which includes a large detention / treatment system, to secure future maintenance of such scale of stormwater infrastructure the system needs to be dedicated to Council as a drainage reserve. It is to be noted that an easement is already established over this area, as evident in Council's record. As such, the applicant is requested to amend the

subdivision layout plan separating the stormwater area covered under existing easement from Lot 1 and identify the area as "Drainage Reserve". Please ensure that the detention / wetland system will have appropriate setback from the adjoining lot.

d Modelling data files

Submit all the modelling data files (e.g. MUSIC) in CD/DVD for Council's review and record keeping purposes.

Should you wish to clarify any items above, please do not hesitate to contact Iqbal Hossain for on telephone (07) 5582 8917.

OPEN SPACE ASSESSMENT

5 Submit Amended Open Space Management Statement

- a The applicant is requested to amend the Open Space Management Statement titled: Conceptual OSMS Schematic, prepared by dated 14-11-14, prepared by Gassman Development Perspectives, in accordance with City Plan's SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy to include the following:
- i Physical constraints (steep slopes greater than 20%);
 - ii Flood affected areas;
 - iii Ecological constraints such as existing regrowth or remnant vegetation, waterways and wetlands, habitat areas etc;
 - iv Management constraints;
 - v Site context (relative to neighbouring developments) and connection to adjacent parkland;
 - vi Any proposed infrastructure (biobasins, bushfire trails);
 - vii Areas to undergo ecological restoration (Assisted Natural Regeneration, Fabrication and Reconstruction) including planting modules, densities and plant species;
 - viii A list of environmental and declared weeds and relevant treatment methodology; and
 - ix Access infrastructure (gates, bollards, and fencing) including demonstrating that Council can legally and practically access the dedicated area of public open space.

Should you wish to clarify the item above, please do not hesitate to contact Karl Cvelbar on telephone 07 5582 8697.

ENVIRONMENTAL ASSESSMENT

6 Vegetation Protection

Vegetation adjacent proposed lots 10-16 is mapped as medium and general priority and state koala habitat. The vegetation has remnant status and is locally significant. The environmental significance code requires protection of this vegetation. Proposed earthworks occur to the outer boundary of the site and may result in impacts upon

this vegetation. The applicant is requested to amend all plans to detail earthworks as external to the tree protection zone of all adjacent vegetation.

7 **Sandy Creek Buffer**

The applicant is requested to provide detail of the high bank of sandy creek and the conservation area in accordance with previous approvals. The conservation buffer is to continue with a similar setback through the mapped detention basin lot.

8 **Detention Basin**

Proposed amendments to the detention basin detail rock scour and earthworks in close proximity to sandy creek. PO5 of the environmental significance code details requirements of buffering and protection of waterways. The applicant is requested to amend the proposed works to provide a fully rehabilitated 50 metre buffer to sandy creek with no rock scour or earthworks within this area.

Should you wish to clarify the items above, please do not hesitate to contact Teharne Zarzecki on telephone 07 5582 8281.

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

Adam Morris
Senior Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast

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