

Date: 23 February 2018
Contact: Adam Morris
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: PN307555/02/DA11
ROL201800026

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.

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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
TOWN PLANNING**

1 Amended plans

Council officers acknowledge that there has been a recent development approval over a portion of the subject site (proposed lot 12) for Medium Impact Industry (Council Reference: MCU201701572). There appears to be a minor discrepancy between the lot area associated with the Medium Impact Industry approval and the proposed subdivision plans submitted for this application.

The applicant is requested to provide amended subdivision plans which do not conflict with the approved Medium Impact Industry use.

Advice note: to avoid confusion with previously submitted information for lapsed application ROL201700424, the applicant is requested to provide a consolidated set of plans/information in response to information request items as part of this application.

ENVIRONMENTAL ASSESSMENT AND LANDSCAPE ASSESSMENT

2 Amend Open Space Management Statement

- a The applicant is requested to amend the Open Space Management Statement (OSMS) titled: Conceptual OSMS Schematic, dated 14-11-14, prepared by Gassman Development Perspectives is to be amended and updated to include the following:
 - i Current proposed subdivision plan;
 - ii Remove any proposed areas not to be dedicated to Council as public open space;
 - iii Detail areas to undergo ecological restoration (Assisted Natural Regeneration, Fabrication and Reconstruction);
 - iv For areas to undergo reconstruction and fabrication the following is requested:
 - A Species revegetation list based on the relevant regional ecosystem;
 - B Plant densities (plants per square metre); and
 - C Planting ratio (70% canopy: 20% Shrubs: 10% Ground Covers);
 - v Ecological constraints such as existing regrowth or remnant vegetation, waterways and wetlands, habitat areas etc;
 - vi A list of environmental and declared weeds and associated treatment method; and
 - vii Access infrastructure (gates, bollards, and fencing);
- b The amend OSMS is to be prepared in accordance with:
 - i The Environmental Significance Overlay Code;
 - ii City Plan's SC6.9 – Land Development Guidelines; and
 - iii SC6.10 – Landscape Work Policy.

3 Vegetation management

Obtain an arborist report in accordance with the Vegetation management code of the City Plan, prior to commencement of any works confirming all works including earthworks will not extend beyond the lot boundary impacting upon the TPZ of trees within adjoining lots.

4 Rehabilitation management plan

- a Obtain a Management Plan approval for a Rehabilitation management plan generally in accordance with the Environmental significance overlay code of the City Plan.
- b The Rehabilitation management plan must be prepared by a suitably qualified professional and include:
 - i Details of proposed rehabilitation works including proposed species and planting palette in accordance with site regional ecosystem 12.11.24.
 - ii Rehabilitation works within bio basin including proposed species and planting palette incorporating where practical the sites regional ecosystem 12.11.24.
 - iii Planting modules to demonstrate planting densities.
 - iv All weeding works including a full list of weeds on site and how each weed can be adequately managed.
 - v The removal of dumped rubbish within designated rehabilitation areas.
 - vi Ongoing management/maintenance regime.

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

HYDRAULIC AND STORMWATER ASSESSMENT

5 Stormwater management plan to be amended

The stormwater management plan submitted with this application was basically submitted with a previous applicant (ROL 201700424) for similar development proposal. The applicant, however, provided response to the hydraulic information request of the previous application (icubed consulting, 19 January 2018), which has also been taken into consideration of the current assessment. It has been noted from the response document that the detention basin had been constructed in accordance with the flood and stormwater report (KBR, 1 March 2005) and due to sedimentation the current capacity of the basin has been reduced to about 87% of the design capacity. The document also mentions that a wetland system will be constructed within the basin during the construction of Stage 2, but did not provide any further details. Please be advised that to progress with assessing the proposal hydraulic assessment officers require all necessary design details of the proposed stormwater management measures. Therefore, the applicant is requested to submit an amended stormwater management plan addressing the following issues:

- a Stormwater quality and quantity management
 - Amend the stormwater report in consistent with the response to the information of the previous application, as stated above. Clearly demonstrate how the development under the current application will achieve stormwater quality and quantity objectives.

- In case, existing basin upgrade/modification and construction of a wetland within the basin will be undertaken as part of this proposed development, detailed plans and design drawings and associated analysis in accordance with Council's Land Development Guidelines are required to be provided. The report will also include a section detailing the ownership and maintenance responsibility of the basin. Please also ensure that construction of wetland system will not comprise the detention capacity of the basin.
- Include a scaled drainage layout plan identifying 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. Since the subject site is very big (greater than 25 ha), it is recommended that the design of the drainage system is checked via an appropriate urban stormwater drainage modelling tool (e.g. DRAINS).
- Include a scaled plan view of the basin showing the location of the wetland system within the basin including permanent pool volume, inlet zone, macrophyte zone, long and cross sections, high flow bypass, inlet / outlet arrangements, maintenance access, etc.
- Also identify on the drainage layout plan 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 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 needs to be amended to include total contributing catchment to demonstrate achievement of water quality objectives. Please also include a stormwater treatment devices (MUSIC) catchment plan in the report.
- Provide an outline of the management/maintenance requirements including predicted frequency and responsibility for all treatment elements and the overall treatment train during the construction and operational phases of the development.
- Submit all modelling data files on CD/DVD for Council's checking and recording purposes.

b Amendment of subdivision plan and drainage reserve

Since this is a free-hold subdivision application which includes a large detention and 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.

2. **Erosion and sediment control Plan**

The applicant is requested to submit an Erosion and Sediment Control Plan (ESCP) prepared in accordance with the Council's Policy and Land development guidelines, and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008) and in consistent with the State Planning Policy (SPP 2017). The plan must include in particular (without limitation):

- Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also

ensure that the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (Refer to SPP 2017 Appendix 2 Table A);

- Be prepared by a suitably qualified professional (Certified Practitioner in Erosion and Sediment Control or Registered Professional Engineer Queensland with experience and training in erosion and sediment control);
- Relate to each phase of works (including clearing, earthworks, civil construction, services installation and landscaping/rehabilitation) and detail the type, location, sequence and timing of measures and action to effectively minimise erosion, manage flows and capture sediment;
- Include the results of all soil investigations undertaken for the site and on which the ESCP is based;
- Be consistent with current best practice standards taking into account of all environmental constraints including erosion hazard, season, climate, soil and proximity to waterways;
- Include monitoring requirements, and clearly outline the need to adjust or maintain erosion and sediment control and site management practices to achieve the above requirements; and
- Contingency measures in case of failure to achieve the water quality objectives.

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

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