

Date: 22 June 2018
Contact: Sanjib Bhowmick
Location: City Development
Telephone: 07 5582 8866
Your reference: 5738 - BAL
Our reference: PN163842/03/DA4
OPW201801218, OPW201801219

Ks8 Pty Ltd
C/- Mitchell Gassman Gassman Development
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

INFORMATION REQUEST

I refer to the development application lodged by:

Ks8 Pty Ltd
C/- Mitchell Gassman Gassman Development
PO BOX 392
BEENLEIGH QLD 4207

In relation to development of land/premises described as:

L1 RP6882 : 60 Stapylton Jacobs Well Road Stapylton
BAL L240 W31320 : 82 Christensen Road 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.

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Information Request

Environmental Assessment

1 Amended Tree Works

Vegetation on site is considered ecologically significance due to the presence of a high number of habitat and hollow bearing trees. AO1 and PO1 of the vegetation management code details that damage to assessable vegetation does not occur where the vegetation; Provides habitats for threatened flora or fauna; Provides erosion prevention and slope stabilisation. Condition 13 and 14 of the approved decision notice details requirement for a staged approach to clearing in accordance with the approved MCU or ROL layout. The applicant is requested to amend the proposed plans so as;

- A. Only the areas which have an approved Reconfiguration of Lot or Material Change of Use layout are proposed to be cleared.
- B. Clearing must have a staged plan.

2 Amended Vegetation Management Plan

Plan being Vegetation Management Plan, 60 Stapylton Jacobswell road, 82 christensen road, prepared by Gassman Development perspectives dated March 2018 is requested to be amended as follows:

- A. Provide detail of the related Material Change of Use or Reconfiguration of Lot approval which details the area for works.
- B. Provide a tree survey of the boundary of all works.
- C. Survey the entire site and provide detail of all hollow bearing trees.
- D. Provide detail that all vegetation will be retained within the covenant area.
- E. Provide species management measures for koalas.
- F. Detail that a fauna spotter catcher must be present for all works.
- G. Remove all ambiguous terminology; should is to be replaced with must.
- H. Include point no damage occurred to retained trees in performance indicators.

3 Preparation of fauna management plan

A fauna management plan that includes the following information is requested to be prepared by a suitably qualified and experienced professional:

- a Description of the approved development proposal and clearing works.
- b Site description including plans and supporting text providing a description of vegetation communities and fauna habitat values to be cleared and retained.
- c Fauna known to occur at the site (based on the outcomes of the Ecological Assessment and any additional site inspections) and a brief habitat description/identification of locations that the species are known to occur.
- d Fauna likely to occur at the site (based on outcomes on the Ecological Assessment and database searches such as WildNet) and a brief habitat description/identification of locations that the species are likely to occur.
- e Identification of significant fauna species known and likely to occur at the site.
- f Identification of known and potential habitat trees (displaying values such as hollows, fissures, nests, drays, arboreal termitaria used as nests etc).
- g Identification of general fauna habitat (including weed species that may offer fauna habitat, native vegetation, rivers, creeks, ground resources such as boulders and hollow logs).
- h Details for demarking areas that are of high habitat value to be disturbed (e.g. habitat trees, disturbance in sensitive areas etc).
- i Information on how the clearing will be undertaken including:

- i Whether the clearing will be undertaken in stages;
- ii Special considerations for clearing (e.g. juvenile vegetation first);
- iii Time periods between clearing of staged areas (where applicable) or immature vegetation;
- iv Direction of clearing;
- v Staging of infrastructure (for example nest boxes, installation of fauna friendly crossings etc taking into consideration temporary movement corridors based on the impacts of construction works); and
- vi Temporary methods required (e.g. barrier fencing to prevent fauna fleeing to roads).
- j Information on how trees are to be inspected for denning or nesting animals including constraints for inspecting trees (to provide acceptable alternative methods).
- k Considerations relating to time periods for when fauna is to be removed/flushed prior to clearing.
- l Methods for moving denning or nesting animals and/or capture or flushing of ground dwelling animals.
- m 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.
- n Details of special equipment required (such as chainsaws, cameras etc).
- o Identification of general locations that wildlife will be relocated/translocated to if required (based on habitat requirements).
- p Information on how the animal is to be protected once relocated.
- q Methods to euthanise injured animals as well as contact details (including telephone number) and location of the closest vets (and others close by).
- r Detailed methods for the translocation and protection of significant fauna species known and likely to occur at the site.
- s Special considerations for nesting times.

Note – there is an active Wedge Tail Eagle (*Aquila audax*) nest in the NE corner of 82 Christensen Road lot. Any future development proposal for this part of the site will need to address the protection and management of this iconic fauna species.

The applicant is advised to contact Teharne Zarzecki on telephone 07 5582 8281 for enquiries regarding the part of this information request.

Operational Works

4 Only holds a Preliminary Material Change of Use (MCU) development permit.

The subject site only holds the preliminary MCU development permit. Preliminary development permit does not allow the applicant to undertake any works on site. Considering the scenario, the applicant is requested to submit a copy of the full MCU development permit attached with this land.

5 A Reconfiguration of Land application development permit

The applicant is requested to submit the development permit for the reconfiguring of the site that is currently assessed by Council.

The applicant is advised to contact Sanjib Bhowmick on telephone 07 5582 8497 for enquiries regarding the part of this information request.

Response format

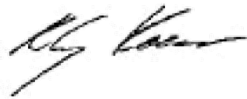
As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: mail@goldcoast.qld.gov.au. Do not password protect the PDF.

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

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



Antony Kocsmar
Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast

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