

Date: 24 December 2020
Contact: Alex PONOMAREVA
Location: City Development
Telephone: 07 5582 8280
Your reference: 5941 – Stage 2
Our reference: COM/2020/262

Frasers Property Australia Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Frasers Property Australia Pty Ltd

in relation to development of land/premises described as:
Lot 501 SP295994 – 60 Stapylton Jacobs Well Road, STAPYLTON QLD 4207

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.

INFORMATION REQUEST

Preamble

The applicant is encouraged to arrange a meeting with officers to discuss the requested amendments prior to making a response to the information request, particularly in regard to titling arrangements.

Town Planning

1 Titling arrangement

The applicant is requested to amend the proposal to include private stormwater assets (as required by Information request item 2) and private internal roads within the proposed Community Title Scheme (CTS) development. The request for the roads to form part of private ownership is required to address concerns in regard to the private stormwater infrastructure (i.e. stormwater pipe) as this will not be supported within public infrastructure (i.e. Council road).

Alternatively, the applicant is requested to provide justification in regard to how a mixed Community Title Scheme (CTS) development that incorporates public stormwater / public road arrangement will be successfully undertaken, with particular regard to maintenance and management.

Note: The applicant is encouraged to request a meeting with relevant Officers to discuss the viability of the mixed arrangement if this option is to be pursued.

Open Space Assessment

2 Land dedication

The applicant has proposed a Community Title Scheme tenure arrangement for their industrial estate, paradoxically, seeks to dedicate the drainage reserve to Council in service of their private development. Advice provided by the potential future asset custodian, City Assets, advises that Council will not accept this asset, and its maintenance and management in perpetuity. Any stormwater assets on the subject site associated with the private development are to remain in private ownership.

The applicant is requested to amend all relevant plans and reports to show the drainage reserves as common property.

Transport Assessment

3 New Road 01/Christensen Road Intersection

The applicant is requested to update the Rytenskild Traffic Engineering Traffic Impact Assessment (TIA) as follows:

- a. Address the relevant traffic requirements of condition 10 of the overarching approval (MIN/2019/762), specifically points a), c) and d). In addition to the site access intersection the applicant is required to upgrade Christensen Road and its intersection with Eastern Service Road.
- b. Undertake a horizontal and vertical sight distance check from New Road 01 looking both directions along Christensen Road based on existing surveyed and proposed levels. Sight lines must not pass through any property boundary lines or the surface of the road.
- c. Update Figure 5.1 of the Rytenskild Traffic Engineering TIA, re-positioning the right turn lane on Christensen Road to comply with the requirements of Austroads Guide to Road Design, such that the right turn movement out of proposed 'New Road 01' is not obstructed. Also, check the A (lateral movement), S (storage length) and D (deceleration length). The A value should equal 70m, S value determined based on the queue length shown in the SIDRA intersection capacity assessment and the D value possibly increased from 75m if required, due to downgrade approach.

- d. Provide the traffic survey data that was used to establish the background traffic volumes on Christensen Road.
- e. Undertake a sensitivity analysis adopting the following assumptions:
 - i. Undertake the analysis based on the proposed year of opening (2023) and the ten-year horizon (2033).
 - ii. Adopt a compound annual growth rate of 5% to estimate future year (i.e. 2023 and 2033) background traffic on Christensen Road.
 - iii. Distribute 50% of the total development traffic associated with stages 1 and 2 via Road 01/Christensen Road intersection instead of 20% to account for traffic accessing via the Eastern Service Road and Christensen Road and the future extension of Christensen Road to Burnside Road.
 - iv. Adopt 0.70 trips per 100m² Total Use Area (TUA) in the AM and 0.78 trips per 100m² TUA in the PM from RMS Technical Direction TDT 2013/04a instead of 0.42 trips per 100m² TUA.
 - v. Update the SIDRA intersection capacity analysis according to the above request items.

Landscape Assessment

4 Allowance for landscape

Review of the submitted material indicates that the applicant appears to be proposing an alternative solution to PC25 of the M38 Place Code by facilitating a 3m wide landscape buffer adjacent street frontages instead of the 25% x 5m and remainder 3m pursuant to AS25.1. The applicant has facilitated this 3m width by designing batters to largely be offset 3m from the street front boundaries. Officers are generally supportive of the proposed 3m width as an alternative solution; however, there are some changes necessary in order for officers to consider that the solution meets the requirement of the performance criterion:

- a. The earthworks design and batter offset which allows for the 3m wide landscape strip within the lot at the same level as the adjoining road reserve is requested to be continued through the frontage of lot 207; and
- b. The typical section of boulder retaining in cut on drawing 5941 ENG BE2 163 is requested to be amended to show the retaining wall (and associated drainage material) being located wholly outside of the 3m frontage landscaping strip.

Note – Officers' intention is not to require this landscaping within the private lots to be undertaken as part of the ROL/OPW, but rather to ensure the works do not prevent future development from providing effective frontage landscape buffers.

5 Eastern landscape buffer

It is noted that part of the required 20m landscape buffer along the site's eastern boundary is within common property, and part is within lot 201; it is considered that it would be best from a maintenance and ongoing management perspective to include this entire buffer within common property. The applicant is requested to provide amended plans nominating this entire buffer within common property.

6 Common property landscaping

It is noted that there are substantial 1:2 cut batters within the common property that will be highly visible from public roads; while the Statement of Landscape Intent nominates dense landscape planting to these batters, officers are not confident that this outcome will be possible due to the batter being cut into rock and of a grade which does not facilitate topsoil placement. This same issue occurs to a lesser extent at the end of the cul-de-sac head within

the stage 2 borrow area. The applicant is requested to provide further information as to how the batter landscaping will be facilitated; it is suggested the proposed micro-benching and 400mm topsoil placement proposed for other batters within the development be also applied to these batters.

7 Common property safety

It is considered that PC30/AS30 of the M38 Place Code are both applicable to the open space and pedestrian areas located within common property; it is considered that the development in its current layout cannot comply with the acceptable solution due to the lack of casual surveillance. The applicant is requested to demonstrate how the common property open space and pedestrian areas meet the requirements of PC30.

8 Amended Statement of Landscape Intent

The applicant is requested to submit an amended Statement of Landscape Intent that clearly reflects any changes to the site layout that occur as a result of items within this Information Request.

Geotechnical Engineering Assessment

8 Request for a geotechnical certification to comply with condition 49

In order to comply with geotechnical condition 49 of the relevant Minor Change decision notice (Ref: MIN/2020/659), the applicant is requested to review all proposed earthwork engineering drawings by a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering against the approved geotechnical report of the condition and provide a certification from the geotechnical engineer (RPEQ) confirming that:

- a. The proposed earthworks over the subject site are designed following the advice and recommendations of the geotechnical report, being: 'Broad Geotechnical Assessment, Proposed Industrial Development, Lot 1 on RP6882 and Lot 240 on W31320, Stapylton Jacobs Well Road and Christensen Road, Stapylton', prepared by Morrison Geotechnic Pty Ltd, Job No. GE11/002 and dated February 2011.

Operational Work Assessment

9 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).

Please provide evidence that section 75 of the Act with respect to payment of the levy has been complied with.

10 Batters adjacent to proposed Roads

- a. Provide a typical cross section for each proposed and existing road to show the maximum heights at the greatest cut/fill section for review and confirm that the finished road level is safe for road users.

- b. Undertake an appropriate risk assessment in accordance with Austroad part 6 and confirm the arrangement is considered safe for all proposed roads.

11 Land Development Guidelines - Earthworks Batters

Proposed earthworks batters design does not comply with the Land Development Guidelines for batters design within private property and road reserves. The applicant is requested to provide clarification or amend earthworks plans to demonstrate compliance of earthworks batters to LDG and preliminary approval Condition 51.

For example:

- a. Batter slope shall have a maximum slope of 1:2 with stabilisation through vegetation planting.
- b. Batter heights greater than 2.5m requires benching (as stated in Condition 51).
- c. Maximum height of any free standing cut/fill batter with benching to be 5m in total (as stated in Condition 51).
- d. Provide certification from qualified Geotechnical Engineer that the proposed earthworks batters close proximity to adjacent private properties will not result in any impact to any neighbouring properties.

12 Updated Earthworks Plans

Provide a full set of most updated earthworks plans certified by an RPEQ for Operational works assessment.

Hydraulics and Water Quality Assessment

13 Stormwater management plan to be amended

Council officers acknowledge that a Site-based Stormwater Management Plan has been submitted in support of the application, being "Site Based Stormwater Management Plan – Vantage Yatala – Stage 2 for Reconfiguring a Lot", revision 1, dated 20 November 2020, prepared by Gassman development perspectives.

Upon review, the Stormwater Management Plan is required to be amended addressing the following (but not limited to) matters:

a. Drainage reserve Lot 901

- i. It is noted that Lot 901 is proposed to be dedicated to Council as a Drainage Reserve. A bio-retention basin is located within the Drainage Reserve. As such, the bio-retention basin will become a Council asset.

Based on an advice received from City Assets, CTS development is required to provide sufficient stormwater mitigation measures (such as a bio-retention basin) within its own CTS development area. Any associated stormwater infrastructure is to be owned and maintained by the CTS development.

b. Stormwater quality

- i. Based on the MUSIC Catchment Plan Stage 2 (5941 ENG SMP2 001 A), the proposed treatment system appears to capture runoff from areas (such as Homestead Drive, Fairway Street, and areas north-west of those roads) external to the development footprint. It is also noted that the treatment device is proposed to treat an additional catchment of 4.364ha (36.599ha-32.235ha=4.364ha). Therefore, justification is required as to why treatment is proposed for external catchment.
- ii. Amend the MUSIC Catchment Plan Stage 2 (5941 ENG SMP2 001 A) to clearly identify the area that is proposed to be treated by the stormwater treatment train.
- iii. Submit MUSIC model for review and record keeping.
- iv. Regarding the stormwater treatment device, a bio-retention basin has been proposed. Its surface area for filter media is 4,000m² within a single cell (which is greater than the allowable maximum area). Its length appears to be 400 metres (which exceeds the maximum length) and its width appears to be more than 20 metres (which exceeds the maximum width). As such, the basin is considered to be non-compliant with Council policy – Land development guidelines.

The applicant is advised that non-standard bio-retention basin will not be accepted. Therefore, the applicant is requested to provide necessary details (not limited to the above-mentioned non-compliance) to demonstrate the proposed bio-retention basin is designed in accordance with Council policy – Land development guidelines.

Furthermore, the basin outlet appears to be located within (or in close proximity to) the landscaping buffer area, the stormwater report is requested to be updated to discuss its design compliance and its impact (if applicable) to the downstream environment.

Further to the above, the access from the road to the basin appears to be a maximum width of 4 metres. It is a concern that the access width may not be sufficient for the required maintenance activity under different weather condition.

c. Stormwater quantity

- i. Based on the Pre Developed Catchment Plan (5941 ENG SMP2 002 A), it appears that catchment delineation was undertaken for the entire site (not the development footprint). As such, internal and external catchment for the development footprint are not clear.

The applicant is requested to amend the Pre Developed Catchment Plan (5941 ENG SMP2 002 A) to clearly identify the internal and external catchment for the development footprint.

- i. Quantify the stormwater quantity impact based on the revised catchment delineation for storm events up to 1% AEP.
- ii. Provide appropriate on-site mitigation measures and demonstrate external property (including Council asset) will not be subject to any stormwater quantity impact for storm events up to 1% AEP.

- iii. As the development area is mapped as part of Woongoolba flood mitigation catchment, demonstration compliance of PO3 of City Plan policy – Healthy waters code is required.
- iv. Submit any applicable modelling files for review.

d. Erosion and sediment control

- i. Response to Sediment and Erosion Control Constraint Code is required. If erosion and sediment control report is triggered, the report is requested to be submitted and to be prepared in accordance with City Plan policy – Land development guidelines, and the Best Practice Erosion & Sediment Control (IECA Australasia, 2008), and the State Planning Policy (SPP 2017).

e. Stormwater drainage

- i. If external catchment is identified, it is required to be managed within the development area. Provide necessary information demonstrating how external catchment will be managed so that impact to external property will not be created for storm events up to 1% AEP.
- ii. Provide details of major/minor drainage design.
- iii. Demonstrate how the subdivided lot (or lots) achieves Lawful point of discharge.

Note to the applicant: Private stormwater infrastructure (i.e. stormwater pipe) within public infrastructure (i.e. Council road) will not be accepted.

Water and Waste Assessment

14 Water Connection Location (above ground on lot water meter)

Based on the submitted material, it is unclear to Water and Waste where the proposed development's water meter is proposed to be located in compliance with Council's Standard Water Meter Drawings. Please note that the water meter for a CTS subdivision is to be located within common property.

Be advised that all water meters 50mm in diameter or larger require an above ground on lot water meter configuration and an associated easement in accordance with Council's Standard Water Meter Drawings (available on Council's website). Note: If a stacked arrangement is required, the potable water meter is typically mechanical and subsequently a longer easement/assembly is required. Please consider this when allocating space for the water meter(s). The size of the easement and space required for the water meter assembly is based on the size of the water meter(s) required.

- a. Council requests the applicant to seek advice and confirmation from a hydraulic consultant on the size of the required potable water and (if applicable) fire meters required for the proposal. Once the size of the water meters is determined, the required easement size and location of the water meters can be incorporated into the design plans. Note: if advice is not obtained regarding the required meter size, and subsequently the required easement size based on the size of the meters, then the application may require a Minor Change should the layout of the design not provide sufficient room for the meter assembly.
- b. Provide a Ground Floor / Site Plan showing the location and dimensions of the easement for any above ground on lot water meters, based on advice from a hydraulic consultant. This information must be on a DA plan.

- c. Amended architectural plans displaying no buildings, structures, footings or landscaping within the proposed easement.

Response format

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.



Thalia Allsop
AI Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast