

Date: 24 December 2020
Contact: Alexandra PONOMAREVA
Location: City Development
Telephone: 07 5582 8280
Your reference: 5941-Stage 1
Our reference: ROL/2020/123

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.

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

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

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.

Landscape Assessment

3 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. Additionally, the amended Statement of Landscape Intent is also requested to include the following:

- a It is requested that reference to compost blanket or other seeded treatment within landscape buffer areas be removed; this is consistent with conditions of MIN/2020/454 and the high quality landscape outcome that is required in these buffers pursuant to the preliminary approval. It is requested that instead, the SLI nominate a treatment to the buffers consistent with that approved in OPW/2020/960.

- b It is requested that section AA be amended to reflect no change to ground level within the 3m width landscape buffer, consistent with the approved drawings for OPW/2020/960 and the change to ground level approved drawings for MIN/2020/454. It is also requested that the dimensions in section AA be corrected to start from the property boundary.

Water and Waste Assessment

4 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.

Note that this information is required to ensure achievable conditions of approval can be provided in accordance with the Planning Act.

Hydraulics and Water Quality Assessment

5 Stormwater management plan to be submitted

Council officers acknowledge that the site has current ROL approval from Council. A stormwater management plan is also part of the ROL approval. Furthermore, the submitted Engineering Services Report refers stormwater matters to the existing ROL approval.

However, the current application with Council (Council reference: ROL/2020/123) is not associated with the above-mentioned ROL approval. As such, a Stormwater Management Plan is requested to be submitted to support the application.

The Stormwater Management Plan is required to be prepared in accordance with City Plan policy – Land development guidelines, and cover the following (but not limited to) matters:

a. Drainage reserve Lot 900

- i. It is noted that Lot 900 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 Council asset.

Based on an advice received from City Assets, CTS development is required to provide adequate stormwater management measures (such as 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. Provide MUSIC catchment plan demonstrating stormwater runoff from all development area are captured by the stormwater treatment train.
- ii. Include MUSIC model result demonstrating Council's stormwater quality objectives are met prior to releasing the stormwater to the downstream property (including Council asset).
- iii. Submit MUSIC model for review and record keeping.
- iv. Regarding the stormwater treatment device, provide details (such as batter, maintenance access, flood immunity, outlet and etc) to demonstrate its compliance to Council's Land development guidelines.

c. Stormwater quantity

- i. Identify internal and external catchment (if applicable) for the development area on a stormwater catchment plan.
- ii. Quantify the stormwater quantity impact for storm events up to 1% AEP.
- iii. 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.
- 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.

6 Flood storage

The applicant is requested to provide a flood storage plan showing the location and volume of flood storage loss/gain. Sufficient detail shall be provided to demonstrate no net loss of flood storage will occur during flood events up to 1% AEP. The applicant is requested to submit any applicable modelling files for review and record keeping.

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
A/ Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast