

5 October 2023

Agnes Coast Earthmoving
C/- Zone Planning Group
PO BOX 5332
Gladstone QLD 4680

Dear Sir/Madam

**INFORMATION REQUEST
PLANNING ACT 2016 S68
DEVELOPMENT ASSESSMENT RULES 2017 PART 3**

**DA/42/2023 - MATERIAL CHANGE OF USE - IMPACT
BULK LANDSCAPE SUPPLIES
2654 ROUND HILL ROAD, AGNES WATER QLD 4677
LOT 5 RP 612151**

Reference is made to the above Development Application and the Confirmation Notice issued on 21 September 2021.

Please be advised that upon review of the Development Application and supporting information, it has been determined that further information is required in order to satisfactorily assess the application. The information requested is set out below:

Rural Residential Code

PO10 & PO11 - The Applicant is required to provide further information to demonstrate compliance with PO10 & PO11. Please:

Requested information

1. Provide an acoustic report demonstrating that the operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an 'environmental nuisance' within the meaning of the Environmental Protection Act 1994 to any sensitive receptor as stated within Schedule 1 of the Environmental Protection (Noise) Policy 2019.
2. Provide an air quality report demonstrating that the proposed development operates within the acceptable air quality standards specified in the Environmental Protection (Air) Policy 2019 with respect to air quality impacts on residences and other land uses.

Note: these reports may also be used to assist in demonstrating that the proposed development is not adversely impacting the amenity of the area and is compatible with nearby rural uses.

Development Design Code

AO1.2 - There is insufficient information to make an assessment. Please:

Requested information

3. Demonstrate a potable water supply can be provided for the proposed water demands in accordance with the CMDG.
4. Demonstrate appropriate on-site firefighting infrastructure in accordance with the Gladstone Planning Scheme and CMDG.

AO2.2 - There is insufficient information to make an assessment. Please:

Requested information

5. Demonstrate the proposed onsite sewer infrastructure is appropriate for the anticipated sewer demands in accordance with the CMDG.
6. Demonstrate how the development wastewater is proposed to be treated in accordance with Council's Engineering Design Planning Scheme Policy and relevant Australian Standards (including AS1547) and State requirements as amended.

AO5.1, AO5.2, and AO6 - The submitted Site Based Stormwater Management Plan, prepared by Moloney & Sons, reference CE22068.1 – SBSWMP Rev A, has several further considerations that require clarification. Please:

Requested information

7. Clarify how the external catchments (EXT A and EXT B) flows are managed through the development site. It is not clear whether the external catchments are being diverted or entering the proposed stormwater network / treatment devices.
8. Provide a typical cross-section of the proposed treatment devices and specify the associated parameters (sediment basin and bioretention).
9. Clarify the swale channel velocities and depth velocity product in accordance with QUDM. Please clarify if any rock or batter protection is required based on the velocities in accordance with QUDM.
10. Clarify how the swale channel will function considering the proposed Stockpile 2 location interferes with the channel.
11. Provide further detail on the batters of the proposed earth bund (typical section).
12. Provide evidence that the top and toe of any batter slope (excluding those associated with road works) is a minimum of 0.9m horizontally from the boundary of the development site.

AO7 - There is insufficient sewer services information to make an assessment against AO7. Please:

Requested information

13. Please provide a Wastewater management plan to demonstrate how the development wastewater is proposed to be treated in accordance with Council's Engineering Design Planning Scheme Policy and relevant Australian Standards.

Note: A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses: (a) wastewater type, and (b) climatic conditions, and (c) water quality objectives (WQOs), and (d) best-practice environmental management.

AO8.1 - Insufficient Earthworks information has been provided to make an assessment. Please:

Requested information

14. Provide proposed Earthworks plans, quantities, and sections to demonstrate compliance with the Gladstone Planning Scheme and the CMDG.

PO 11 - The Applicant is required to provide further information to demonstrate compliance with PO11. Please:

Requested information

15. Demonstrate a driveway design in accordance with the Engineering Design Planning Scheme Policy, AS2890, and certified by an RPEQ.
16. Demonstrate how the proposed driveway access provides convenient access to the site and maintains the safety and efficiency of the proposed cul-de-sac.
17. Demonstrate how the driveway meets the anticipated volume and type of traffic.
18. Provide vehicle turning path plans to demonstrate the access driveway allows simultaneous entry and exit to the site of the B-double truck design vehicle to the site.

AO13 – The applicant has stated that *“No footpaths are proposed for this site due to no surrounding network or need for the end balance site to provide a connection in an unformed road serve or along Round Hill Road.”* However, it is Council's vision to provide an improved streetscape including the provision of pedestrian paths. Please:

Requested information

19. Provide a footpath for the full extent of the cul-de-sac, designed in accordance with the Engineering Design Planning Scheme Policy Requirements and CMDG.

Landscaping Code

The Applicant is required to provide further information to demonstrate compliance with PO1. Please:

Requested information

20. Provide a landscape plan demonstrating compliance with the landscaping code including the following but not limited to the following items:
 - a. a clear definition (extent, scope of work and estimated contract price) of the landscaping work
 - b. street tree planting in accordance with Council’s preferred landscape plant particularly considering the proposed cul-de-sac.
 - c. measures to protect against high velocity and concentrated stormwater flows in relation to open drains, diversion drains, table drains, swales and drainage structures, particularly at changes in flow direction, and at the entrance / exit to stormwater drainage structures (culverts, spillways, beds of drains, bends in drains etc)

Please note that the next stage of the application process cannot commence until an information request response to this information request and any applicable referral agency's information request has been made by the applicant. A response to this information request may be provided in one of the following three ways:

1. providing all of the information requested together with a written notice asking the Assessment Manager and any applicable referral agency to proceed to the next stage of the application process; or
2. providing part of the information requested together with a written notice asking the Assessment Manager and any applicable referral agency to proceed to the next stage of the application process; or
3. a written notice:
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the Assessment Manager and any applicable referral agency to proceed with the assessment of the application.

Also, please note that if no response is received to this information request or any applicable referral agency's information request within 3 months of the date of this request/s, then the application will automatically transition to the Decision Stage. However, you may obtain from the requesting Authority (ie. Council or a referral agency) an extension of time to respond to the information request. The request for the extension must be in writing and must be received by the requesting Authority prior to the expiry of the three (3) month period. Please refer to Part 3 of the *Development Assessment Rules 2017* for further detail.

Should you have any queries in relation to this matter, please contact Council's Planning Officer Zayra Gomez Rodriguez on (07) 4970 0700.

Yours faithfully



T R MCDONALD
PRINCIPAL PLANNING LEAD