

Date: 10 June 2024
Contact: Thomas Cullane
Location: City Development
Telephone: 07 5582 8866
Our reference: COM/2024/125

McNab Developments (Qld) Pty. Ltd.
C/- Gassman Development Mitchell Gassman
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
McNab Developments (Qld) Pty. Ltd.

in relation to development of land/premises described as:
Lot 122 SP329476 – 10 Homestead Drive, 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

Operational Works Assessment

1. Portable Long Service Levy (QLeave)

QLeave has advised that the \$150,000 threshold includes all work associated with the project and is not only limited to the work subject to this OPW. Therefore, under section 73 of the **Building and Construction Industry (Portable Long Service Leave) Act 1991**, the applicant may be required to pay the portable long service levy for the site.

In accordance with section 77(2) of the abovementioned act, 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.

If the applicant believes this to be incorrect, please contact QLeave directly on levies@qleave.qld.gov.au or compliance@qleave.qld.gov.au or 1300 753 283.

2. Driveways and vehicle crossings code

Design – AO2/PO2

Demonstrate confirming compliance with:

- (a) *Disability Discrimination Act 1992*;
- (b) Applicable requirements in *AS2890: 2009 – Parking Facilities*; and
- (c) *QUDM (Queensland Urban Drainage Manual)*.

AS2890.1:2004 Clause 3.3(d) and *The Disability Discrimination Act (1992)* state that a pedestrian footpath is to have a cross fall of no steeper than 1 in 40 (2.5%). The applicant is requested to amend the footpath transition gradient of the vehicle crossover to comply with these requirements.

3. Footpath Connection Width

In order to comply with overarching approval COM/2023/162 condition 18(a)(i), the footpath connections are to be a minimum of 1.5m in width. Please amend the Southern footpath connection on Homestead drive to be a minimum width of 1.5m.

4. Vehicle Crossover Gradient

In order to comply with RSD-101/RS-051, the first transition is to be a maximum of 12.5% to avoid a standard vehicle from scraping when traversing the vehicle crossover. It is recommended that the applicant lower the first transition to a maximum of 12.5% and slightly increase the internal driveway gradient if required.

Water and Waste Assessment

Drawing 6182 ENG WM001 (WATER METER PLAN AND DETAILS)

1. Domestic meter assembly requires addition of a test port as per CoGC Std Dwg 11-154-B.
2. Detail A nominates a FL-SC connector to be used downstream of the flanged valve, other details and sections do not show this fitting. CoGC requests the applicant amends detail A to omit this fitting and utilise all FL-FL pipe work in this location (noting cut in TEE to remain SC-SC-FL).
3. Section B shows a section of pipe extending past the 90 degree 150 DICL riser bend to the meter assembly. This section of pipe shown is to be omitted from the section for consistency across all details/sections.

Advice Note:

As of March 1st 2024, the City of Gold Coast Council has adopted a new set of water meter standard drawings which are available on both the SEQ and Council websites. Consider amending drawing '6228 ENG WM001' to reflect Council's latest requirements.

Drawing 6182 ENG VXO401 (VEHICLE CROSSING PLAN AND DETAILS SHEET 2 OF 2)

1. Applicant to verify that existing sewer manhole to be located in proposed VXO 02 is a trafficable class D lid noting this is required for a manhole to be located within a VXO.

Should you have any queries on these Water and Waste assessment items, please contact Neill Swanepoel on 0481 466 887.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Tom Cullane copied into the email TCULLANE@goldcoast.qld.gov.au

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



Nathan Seiler

Senior Specialist Civil Engineer - Operational Works

For the Chief Executive Officer

Council of the City of Gold Coast