

OUR REF: 6182
YOUR REF: COM/2024/125

20th June 2024

City Development
Gold Coast City Council
PO Box 5042
GOLD COAST MAIL CENTRE QLD 9729

Attention: Mr. Thomas Cullane

Dear Thomas,

RE: COM/2024/125 RESPONSE TO INFORMATION REQUEST

Property: Lot 122 on SP329476 - 10 Homestead Drive, Stapylton QLD

We act on behalf of the Applicant, McNab Developments (Qld) Pty Ltd, and provide the following response to Council's Information Request dated 10th June 2024. Given the nature of the response, the Applicant considers this to be a full response to the 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.

GDP Response:

Please find contained within **Attachment 1** a copy of the QLeave Notification and Payment Form (QLeave project no. S362974) addressing this item.

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.

GDP Response:

Please find contained within **Attachment 2** the updated engineering drawings showing the 1 in 40 (2.5%) grade is maintained through the vehicular crossovers as required.

3. Footpath Connection Width

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 a minimum width of 1.5m.

GDP Response:

Please find contained within **Attachment 2** the updated engineering drawings showing the southern footpath connection on Homestead Drive to be a minimum 1.5m in width as required.

4. Vehicle Crossover Gradient

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.

GDP Response:

Please find contained within **Attachment 2** the updated engineering drawings showing the maximum 12.5% maximum transition is not exceeded through the vehicular crossover transition as required.

Water and Waste Management

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 al 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.

GDP Response:

Please find contained within **Attachment 2** the updated engineering drawings addressing Water and Waste's comments as required.

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.

GDP Response:

Please find contained within **Attachment 2** the updated engineering drawings with an updated note confirming the existing sewer lid is Class D - Trafficable as required.

We feel that the above information satisfactorily responds and addresses all the matters raised as part of the Information Request and we look forward to a timely and favourable determination of the application.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES



MITCHELL GASSMAN

CIVIL PROJECT ENGINEER

R.P.E.Q. 16939

Attachment 1 – QLeave Notification and Payment Form

Attachment 2 – Amended engineering drawing and transmittal