

Date: 27 August 2024
Contact: Ahmed Abdulrahman
Location: City Development
Telephone: 07 3732 4701
Your reference: 41901-EXTSEW
Our reference: OPW/2024/987

Hb QLD Pty Ltd
C/- Mortons-Urban Solutions
PO BOX 2484
SOUTHPORT QLD 4215

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager

(Confirmation Notice given under section 2 and Information Request given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: Hb QLD Pty Ltd
Applicant contact details: Ursula Weeks

in relation to development of land/premises described as:

Street address: 53 Courtney Drive, UPPER COOMERA QLD 4209
Real property description: Lot 186 RP173728, Lot 187 RP173728, Lot 188 RP173728

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 13 August 2024.

Application number: OPW/2024/987

Approval(s) sought: Development permit for Operational Works

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed: Operational Works - Major Civil Works, External Trunk Sewer Line

Referral Agencies

There are no referral agencies identified for this development application.

Information Request

Council has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

1. Vegetation Management Plan

Assessable vegetation including mapped general and medium priority vegetation is proposed to be removed to facilitate the works. To meet AO1 requirements of the Vegetation management code and AO10 requirements of the Environmental Significance overlay code, the applicant is requested to prepare and submit a Vegetation management plan. The plan is requested to be in accordance with SC6.8 City Plan policy- Environmental management plans and include the following:

- a) Vegetation characteristics including species name, common name, height and girth, tree protection zone, radial distance of canopy and structural root zone of vegetation within the vicinity of the entire extent of works area.
- b) Impact plan for impacts to mapped medium priority vegetation.
- c) Habitat trees.
- d) How vegetation to be retained will be managed.
- e) Ensure all measures are taken to reduce impacts to vegetation.

2. Works for infrastructure code

To confirm compliance with the City Plan (Works for Infrastructure Code PO5 and PO8), relevant engineering standards, and to confirm that all approval conditions are achievable and final, the applicant is advised to provide the following:

PO5 – Sewer reticulation design

- a) To remove potential misinterpretation of the proposed drawings, amend the Sewer Reticulation Profiles drawings to read left to right, such that the sewer pipework grades downward from the left to right side on the drawing sheet.
- b) Amend the Sewer Reticulation Profiles Sheet 02 (41901-EXTS-532) to remove the future sewer line between MH1-3 and MH1-4 as it does not form part of the proposed works.
- c) Provide a section detail and show the extent of pavement replacement to be undertaken within Richardson Crescent where the proposed gravity sewer main shall cross beneath the existing road box. Pavement reinstatement shall be in accordance with *SEQ-SEW-1205-1*.

Response Due Date

The due date for providing the requested information is three (3) months from date of request.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

- a) Provide all of the information requested;
- b) Provide part of the information requested; or
- c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

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 Ahmed Abdulrahman copied into the email aabdulrahman@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 Authorising Civil Engineer

For the Chief Executive Officer

Council of the City of Gold Coast