

Date: 6 February 2025
Contact: Natalie Hughes
Location: City Development
Telephone: 07 5582 8866
Our reference: COM/2025/12

P & D Engineers Pty Ltd
Southport Central Tower
SUITE 31007 / 3 9 Lawson St
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:	P & D Engineers Pty Ltd
Applicant contact details:	Southport Central Tower SUITE 31007 / 3 9 Lawson St SOUTHPORT QLD 4215

in relation to development of land/premises described as:

Street address:	28 Eastridge Street, STAPYLTON QLD 4207
Real property description:	Lot 117 SP316137

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 22 January 2025.

Application number: COM/2025/12

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This development application is not a development application to carry out a development under a superseded planning scheme.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 for Infrastructure (water) & Vehicle Access Works (VXO)

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:

Civil Engineering Assessment

1. General

The applicant is advised that the only components being assessed under this Operational Works application are:

- i) Water connection
- ii) Vehicular Crossover (VXO)

2. 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
 - iv) 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.

3. Driveway and vehicle crossing code

Design – V11 City Plan PO2

Reference is made to drawing 5334 – C07 by P&D Engineers. See Figure 1 for Council comments and respond accordingly to the below information request:

- a. Council acknowledges that the width of driveway at property boundary is provided, however applicant is requested to provide dimension of the vehicle crossing at the kerb.
- b. Provide the dimensions of the tapers at kerb line.
- c. Demonstrate a minimum 1.0m separation from the wings of any gully pit or culvert as per condition 29 of MIN/2024/208. If this cannot be achieved, the vehicular crossing or gully pit must be relocated to achieve the required separation.
- d. Demonstrate the vehicle crossing is appropriately separated from other vehicle crossings and side property boundaries to prevent interference with:
 - i) the safety, capacity and operations of the existing or planned road network;
 - ii) adjoining properties; and
 - iii) cycleways or pedestrian footpaths.

Specifically, the applicant is requested to provide the distance from the vehicle crossover to the nearest side property boundary. This is also required for the vehicle crossover inspector to ensure the crossover is being constructed in the correctly approved location at the pre-pour inspection.

- e. Remove the reference to RSD-101, which is only applicable to residential uses.

4. Works for Infrastructure code

Site servicing – M38 Industrial Estate Place Code PC54

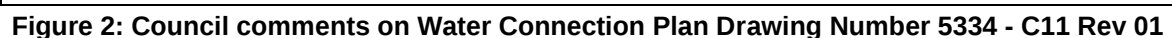
Water supply reticulation design – 2003 Works for Infrastructure Code PC4

Reference is made to drawing 5334 – C11 by Projects & Design Engineers. See Figure 2 for Council comments and respond accordingly to the below information request:

- a. The submitted water connection plan proposes to “provide new DN100 water meter connection to existing DN100 AC water main with backflow prevention”, however Council records show an existing 150mm service with an existing connection for the site to the East is provided off the same road crossing, which means there may be an existing tee off this road crossing that the proposed subject site must work around and consider with their own connection design (i.e. ensuring the two tees have sufficient separate distances).

To ensure the proposed connection works can be constructed without adversely impacting the adjacent site, existing infrastructure or cause delays in construction etc, the applicant is requested to:

- i) Undertake potholing of the existing services, including identifying the existing water infrastructure at the connection point, within the verge to ensure accuracy of the design and locate the existing services within the vicinity of the proposed connection works
 - ii) Provide the potholing information to Council
 - iii) Update the drawings to incorporate the findings of the site investigation (ie: all services shown including dimensions/clearances to the proposed works).
 - iv) Update the drawings to demonstrate minimum clearances and cover in accordance with Tables 5.5 and 7.2 of WSA03 – Water Supply Code of Australia – SEQ Service Providers Edition, respectively.
- b. The SEQ water meter drawings have been updated as of December 2024. Note that SEQ-WAT-1111-4 is no longer applicable to CoGC, therefore the proposed drawing will require amendment, the applicant is requested to:
- i) Review the current version of the SEQ drawing set
 - ii) Update all references to standard drawings accordingly
 - iii) Remove references to irrelevant standard drawings
 - iv) Provide a water meter assembly detail, including a schedule of fittings table in accordance SEQ-WAT 5.11.1 and the SEQ-WAT-1111 drawing set.
 - v) Revise the proposed water connection to the existing water network in accordance with SEQ-WAT 1105-1 (Note 5) ie. SOC-SOC-FL Tee with 2 x 600mm shorts.



Response Due Date

The due date for providing the requested information is 6 May 2025.

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 Natalie Hughes copied into the email nhughes@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 Natalie Hughes on 07 2114 3211.

Yours faithfully



Nathan Seiler
Senior Authorising Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast