

6 February 2019

**CHIEF EXECUTIVE OFFICER
CITY OF GOLD COAST
PO BOX 5042
GOLD COAST MC 9729**

Attention: Planning, Building and Development Assessment

i cubed consulting
innovation ingenuity inspiration
ABN 89 106 675 156

Dear Sir/Madam,

RE OPERATIONAL WORKS PERMIT (WATER AND SEWER RETICULATION) ON LAND DESCRIBED AS LOT 334 SP193431, LOCATED AT 84-160 CHRISTENSEN ROAD SOUTH, STAPYLTON.

ASSOCIATED DEVELOPMENT APPROVAL: RECONFIGURING A LOT – ONE (1) INTO SEVENTEEN (17) COMMUNITY TITLE SCHEME LOTS (SUBDIVISION) – COUNCIL REFERENCE: ROL201800026.

On behalf of MS Projects, please find enclosed our application for a development permit for Operational Works (filling and excavation, including sediment and erosion control), over land currently described as Lot 334 on SP193431, located at 84-160 Christensen Road South, Stapylton, which includes the following documentation for your assessment;

1. Development Approval Conditions: ROL201800026;
2. DA Form 1;
3. City of Gold Coast Forms:
 - a. Application for Approval of Engineering Drawings;
 - b. Engineering Drawings Application Checklist; and
 - c. Application for Operational Works
4. Development Plans prepared by *i³ consulting pty ltd* (Appendix A);
5. Council Code Compliance (Appendix B).

This application is for Operational Works (Water and Sewer Reticulation) over the site for development approval ROL201800026 for a reconfiguring a lot- one (1) into seventeen (17) community title scheme lots (subdivision), which was approved by *Gold Coast City Council* on the 2nd November, 2018 (Council Reference: ROL201800026). This Operational Works Application has been prepared for **Stage 2** (Lots 10-17).

Development Approval ROL201800026 conditions specifically requiring an operational works application for Sewer and Water Reticulation are tabulated below;

Condition No.	Condition	Response
22	Sewer Reticulation Connect each proposed lot to Council's sewer network via the connection point currently servicing the	Complies The proposed sewer reticulation plans have been prepared by a

	development site prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular; i. Be in accordance with the SEQ Water Supply & Sewerage Design and Construction Code (SEQ WD&S D&C Code), and Water and Sewerage Connections Policy.	suitably qualified RPEQ and is in accordance with the provisions sought within Condition 22. For further details regarding compliance against Condition 22 please refer to Appendix A.
23	Water Reticulation a. Obtain an operational works approval for the design, construction and connection of a water reticulation system to connect proposed lot 11 and lots 15-17 to Council's potable water supply network at the 150mm main in Christensen Road, prior to a request is made to Council to approve the plan of subdivision at no cost to Council. b. Design, construct and connect lot 1, 10 and lots 12-14 and the common property to Council to approve the plan of subdivision at no cost to Council c. Retain the existing water connections for lots 2-9. i. Be in accordance with the SEQ Water Supply & Sewerage Design and Construction Code (SEQ WS&S D&C Code), and Water and Sewerage Connections Policy. ii. The property service, water meter boxed and water meters must be provided for each lot separately at the boundary of each lot.	Complies This application seeks approval for Operational Works (Water Reticulation and Sewerage Reticulation). The proposed water reticulation plans have been prepared by a suitably qualified RPEQ and is in accordance with provisions sought within Condition 23. For further details regarding compliance against Condition 23 please refer to Appendix A. The proposed water reticulation and sewerage reticulation plans have been prepared in accordance with the applicable codes sought within the <i>Gold Coast City Plan, Version 6</i> . For further details please refer to Appendix B – Council Code Compliance.

In addition to the above, Advice Notice E of ROL20180026 is applicable for this application, and has been tabulated below;

Advice Note	Advice Note	Response
Advice Note E	Further development permits/ compliance permits. Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notices. These include: Gold Coast Water and Waste - Operational Works – Infrastructure	Complies This application seeks approval for Operational Works – Infrastructure (Water and Sewerage Reticulation). The proposed operational works have been prepared in accordance with the applicable codes sought within the <i>Gold Coast City Plan, Version 6</i> . For further details please refer to Appendix B – Council Code Compliance.

The proposed operational works have been assessed against the relevant assessment benchmarks sought within the *Gold Coast City Plan, Version 6*. For further details please refer to compliance against the applicable assessment benchmarks within **Appendix B**.

The monetary value of the proposed operational works onsite is **\$128,000.00**, and thus the portable long service levy is not applicable in this instance given that the construction works do not exceed the QLeave threshold of \$150,000.000.

Given the above supporting material, we submit that this operational works application for Sewerage and Water Reticulation should be **APPROVED**.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,



Katherine Leggett
Civil Engineer
i³ consulting pty ltd