

6 February 2019

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

icubed consulting
innovation ingenuity inspiration
ABN 89 106 675 156

Attention: Planning, Building and Development Assessment

Dear Sir/Madam,

RE OPERATIONAL WORKS PERMIT (FILLING AND EXCAVATION, INCLUDING SEDIMENT AND EROSION CONTROL) ON LAND COMMONLY DESCRIBED AS LOT 334 SP193431, SITUATED 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 the abovementioned property address, 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 excavation and fill, inclusive of sediment and erosion control 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 Excavating and/or Filling (Bulk Earthworks), inclusive of Sediment and Erosion Control are tabulated below;

Condition No.	Condition	Response
30	Erosion and Sediment Control (a) Obtain a Management Plan approval for an Erosion and Sediment Control plan generally in accordance with Council's City Plan Policy – Land Development guidelines and the Best Practice Erosion and Sediment Control (IECA, Australasia, November 2008) prior to any works commencing. (b) The Erosion and sediment control plan must be prepared by a suitably qualified professional and include in particular: i. Implement erosion, sediment and dust control measures that accord with (Best Practice Erosion & Sediment Control that accord (Best Practice Erosion & Sediment Control (IECA Australasia, November 2008); ii. Catchment boundary and overland flow path; iii. Estimated soil loss from each catchment; iv. Length, width and depth of each sediment basin; v. Spillway details and levels; vi. Energy dissipation/ scour protection; vii. High flow bypass (if required); viii. Cross section, capacity and spacing of each catch/ diversion drain; ix. Location and spacing of silt fences; x. Frequency and location of water quality monitoring; xi. Maintenance requirements and frequencies; xii. Maintenance access; and xiii. Contingency measures in case of failure to achieve the water quality objectives. xiv. Demonstrate how the proposed ESC measures will achieve 80% hydraulic efficiency in accordance with the State Planning Policy (SPP) 2017.	Complies This application seeks approval for Operational Works (Bulk Earthworks), inclusive of Erosion and Sediment Control. The proposed erosion and sediment control plans have been prepared by a suitably qualified RPEQ and is in accordance with provisions sought within Condition 30. For further details regarding compliance against Condition 30 please refer to Appendix A. 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.

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: Environmental Assessment - Operational Works – Change to	Complies This application seeks approval for Operational Works (Bulk Earthworks – Change to Ground Level). The proposed earthworks 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.

	Ground Level	
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The proposed excavation and fill and erosion and sediment control has 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**.

It should be noted that all retaining walls will be designed and constructed in accordance with the Australian Standards – AS3798-2007. For further details please refer to the Bulk Earthworks Sections prepared by *icubed consulting* within **Appendix A**.

The monetary value of the proposed operational works onsite is **\$302,000.00**, and thus the portable long service levy is applicable in this instance given that the construction works exceed the QLeave threshold of \$150,000.000.

It can be noted that the applicant, *MS Projects Pty Ltd*, will provide evidence that the portable long service levy has been paid prior to the assessment manager making a decision of the development application. We acknowledge that the assessment manager (*Gold Coast City*) may give a development approval only if evidence has been provided in relation to the portable long service leave levy being paid.

Given the above supporting material, we submit that this operational works application for excavation and fill (bulk earthworks) 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