

Date: 6 March 2019
Contact: Mike CARTER
Location: City Development
Telephone: 07 5582 8866
Your reference: 17-209
Our reference: OPW/2019/160

Ms Projects Pty Ltd
C/- Icubed Consulting
PO BOX 878
TOOWONG QLD 4066

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Ms Projects Pty Ltd

in relation to development of land/premises described as:
Lot 334 SP193431 – 84-160 Christensen Road South, STAPYLTON QLD 4207

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to [sections 13.2 and 13.3 of the Development Assessment Rules under the Planning Act 2016](#), the applicant may respond to this information request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to [section 13.1 of the Development Assessment Rules](#), the period for the applicant to respond to this information request is [three \(3\) months](#) of the date of this letter.

[If no response is provided or only part of the information is provided to this request within the three \(3\) month period, Council will continue its assessment of the application based on the information submitted.](#)

It would be in the applicant's best interest to address all of the information requested.
Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

Operational Works Engineer Assessment

1. City Plan Version 6 - Code template

- a. The applicant is requested to complete and submit section **9.4.1.2 Specific benchmarks for assessment**, Table 9.4.1-1 the City Plan Version 6 - Code templates (link below) and address the PO and/or AO within the appropriate column i.e. Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome. <http://www.goldcoast.qld.gov.au/documents/bf/cpv6-ct-change-to-ground-level-and-creation-of-new-waterways-code.docx>
- b. The applicant is requested to complete and submit section **9.4.15.3 Specific benchmarks for assessment**, Table 9.4.15-1: 'Works for infrastructure code – for assessable development only', the City Plan Version 6 - Code templates (link below) and address the PO and/or AO within the appropriate column i.e. Does the proposal meet the acceptable outcome? If not, justify how the proposal meets either the performance outcome or overall outcome. <http://www.goldcoast.qld.gov.au/documents/bf/cpv6-ct-works-for-infrastructure-code.docx>

2. Portable Long Service Leave

The details contained within the DA form 1 submitted with your application, denote at item 21 that payment of a portable long service leave levy is payable and at item 21 that such levy has not yet been paid.

In accordance with section 77(2) of the **Building and Construction Industry (Portable Long Service Leave) Act 1991**, 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) above.

Please provide evidence that section 75 of the Act with respect to payment of the levy has been complied with.

3. Amend Stormwater pipe design in accordance with City Plan, Land Development Guideline (LDG) SC6.11

- a. The applicant has shown Class 2 pipes, the current City Plan, Land Development Guideline version 6, SC6.11 - 4.4.18.3 state class 3, it is requested the applicant amend all the relevant drawings to be pipe Class 3.
- b. Amend Stormwater pipe design with the 'herringbone' type as per LDG section 4.4.17 Drainline Location

4. Applicant must demonstrate compliance with ROL201800026 Conditions as mentioned

- a. Demonstrate compliance with ROL201800026 condition 29 and provide evidence of a council approved road name and submit amended drawings with the approved road name.

Should you wish to clarify any issues contained in this Operational Works Engineer Assessment section, please do not hesitate to contact Mike Carter on telephone 07 5582 8927.

Water and Waste Assessment

An initial assessment of the application has determined sufficient detailed information, including information relating to proposed development infrastructure, has NOT been provided.

An information request is required for this application to enable a proper assessment of the proposed development against all relevant criteria of the City Plan and the Local Government Infrastructure Plan.

The further information required is discussed in more detail below.

5. Sewer Reticulation

- a. The sewer long section drawing C120-02 does not show any vertical clearances between the sewer main and other underground services and mains. Amend the drawing to show all vertical clearances. Ensure all clearances comply with Table 4.2 of the WSA 02- 2002-2.3 (SEQ WS&S D&C Code V1.2-2016)
- b. Council records do not show an existing stormwater crossing between manhole 1/1 and 1/3. Clarify if this stormwater drainage is present and was verified through site inspection.
- c. Council records also do not show an existing rising main running along the north side of Christensen Road South. Clarify if the rising main is present and was verified through site inspection.
- d. From the plan view it can be seen that the existing 1350mm diameter stormwater drain is crossing the sewer main between manhole 1/1 and EX/1. This crossing is not shown on the long section. Amend the drawing to show the crossing and ensure the clearance comply with Table 4.2 of the WSA 02- 2002-2.3 (SEQ WS&S D&C Code V1.2-2016).
- e. The pipe grade between manhole 2/2 and 1/2 (existing) is designed as 1:200. This grade does not comply with the SEQ WS&S D&C Code Design Criteria. Amend the design and drawing to comply with the design criteria.
- f. As line 2 is inside the property boundary, provide a 3 metre easement over the line and manholes 1/2 and 2/2.
- g. Council does not support sewer mains to be installed under carriageways. Hence amend the design and move line 3 from under the carriageway to the northern verge of Christensen Road South. Ensure that the lid type on manhole 1/1 and 1/3 is amended accordingly to be non-trafficable.
- h. The section of line 1, which is crossing under Christensen Road South between manholes 1/1 and EX/1 should be installed using tunnel boring. Ensure that the design complies with standard drawings SEQ-SEW-1402-1 and SEQ-SEW-1403-1.
- i. Drawing C120-02 shows that the type P2 manhole is a 1000mm dia. Amend the design and drawing to change it to a 1050mm diameter manhole.

- j. All lot connections into manholes 6/1, 5/1, 2/1, and 2/2 need to be shown in the long section drawing. All relevant details including the drop type, grade etc. should be shown in the drawings. Ensure lot connection drops are as per standard drawings.
- k. As per Clause 4.4.5.2 of the WSA 02-2002-2.3 (SEQ WS&S D&C Code V1.2-2016) stormwater drains over 600mm diameter crossing over a sewer main shall be supported by a bridge structure that spans the sewer trench. Ensure that the bridge structure is installed under all proposed and existing stormwater drains

6. Water Reticulation

- a. PE pipe is not accepted by Council as a water main. As per the SEQ WS&S D&C Code IPAM list change the water main material to either PVC-M PN20 or DICL for industrial estates. Amend the drawing.

Should you wish to clarify any issues contained in this water and waste section, please do not hesitate to contact Jimmy Joy on telephone 07 5582 8651.

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

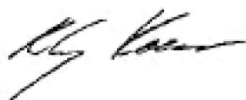
- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to mail@goldcoast.qld.gov.au

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



Antony Kocsmar
Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast