

Date: 30 August 2021
Contact: Liza TEO
Location: City Development
Telephone: 55828847
Your reference:
Our reference: OPW/2021/1255

Frasers Property Australia Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

INFORMATION REQUEST

I refer to the development application lodged by:
Frasers Property Australia Pty Ltd

in relation to development of land/premises described as:
Lot 501 SP295994 – 60 Stapylton Jacobs Well Road, 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 ASSESSMENT

1. Portable Long Service Leave payment

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 -

- i. An approved form issued by the Authority that clearly shows –
 1. That the levy or the first instalment of the levy has been paid; or
 2. That an exemption from payment of the levy exists in relation to the work; or
 3. That an exemption from immediate payment of the levy exists in relation to the work; or
- ii. 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

2. Bio-Basin design

- a. Confirm that the design for outlet 25/x2 will not result to scouring of any component of the bio-basin as the discharge velocity appear quite high (4.31m/s).
- b. City Asset recommends the perimeter access around the proposed bio-basin to be concrete. Please amend plans to reflect this requirement.

3. Compliance of Condition 26 (a) to (e)

Provide confirmation and demonstrate compliance with condition 26. Provide certification as per condition 26 (e).

4. Bio-basin design checklist

Please submit the design checklists from the Water Sensitive Urban Design -Technical Design Guidelines for South East Queensland and certification from a suitably qualified person confirming that the proposed sediment basin and bio-basin will work as required and satisfy A02 & A08.1 of the City Plan - Works for Infrastructure Code.

HYDRAULIC AND STORMWATER ASSESSMENT

5. Compliance of Condition 3

The applicant is referred to a development permit COM/2020/262. Condition 3 within Part A contains amendments to the stormwater management plan. The applicant is required to provide evidence confirming compliance with condition 3.

WATER AND WASTE ASSESSMENT

6. Sewer Reticulation

- a. Notes on drawings state sewer manholes are to be P3, however precast manholes are not permitted over 6m depth (SEQ-SEW-1300-1). Amend drawings to comply with SEQ Code.
- b. Multiple manholes shown on drawings are over 6m deep, these require special design by RPEQ as per SEQ-SEW-1307-1. Amend drawings to provide this detail.
- c. Provide detail for the proposed bridging structures where stormwater is crossing over sewer (multiple locations).
- d. Multiple maintenance shafts are shown on drawings greater than 3m depth, however these are only permitted to a maximum depth of 3m to invert (refer SEQ IPAM list). Amend drawings as required to rectify.
- e. Amend invert levels for proposed X-drops as minimum 600mm drop is required as per SEQ-SEW-1303-1.

7. Water Reticulation

- a. Include note on drawings for minimum cover over water main under Christensen Road crossing (as per SEQ Code).
- b. Include detail for interim road reinstatement for Christensen Road water main crossing (GCCC standard drawing 02-602).
- c. Remove note from Live Works stating "contractor to turn water main off at the nearest upstream sluice valve". Only Water and Waste staff are to operate Council valves.
- d. Include note on drawing for minimum cover for water mains in industrial areas (minimum 750mm as per SEQ-WAT-1200-2).
- e. Investigate opportunity to utilise standard angle bends readily available "off the shelf", as opposed to custom non-standard bends currently shown on drawings. Custom bends can be difficult to procure for construction and can create issues for future repairs and maintenance.

LANDSCAPE ASSESSMENT

8. Eastern landscape buffer

It is noted that part of the required 20m landscape buffer along the site's eastern boundary is proposed to have a stormwater and sewer easement partly within it. This will conflict with condition 15 of the preliminary approval, and condition 12 of COM/2020/262 due to the terms and conditions associated with the easement preventing the required 'dense tree planting' to the portion of the buffer that is proposed to be within the easement. Accordingly, the applicant is requested to provide amended plans demonstrating the repositioning of the easement to be wholly outside of the 20m width landscape buffer; if it is necessary to reposition the services to effect the relocation of the easement, it is requested that such repositioning of the services also occur.

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

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

AUTHORISED BY



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