

Date: 14 January 2022
Contact: Nathan Seiler
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: OPW/2021/1883

Fpi Queensland Pty Ltd
C/- Gassman Development Perspectives, Mitchell Gassman
PO BOX 392
BEENLEIGH QLD 4207

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: Fpi Queensland Pty Ltd
Applicant contact details: PO BOX 392
BEENLEIGH QLD 4207

in relation to development of land/premises described as:

Street address: 60 Stapylton Jacobs Well Road, STAPYLTON QLD 4207
Real property description: Lot 501 SP295994

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 8 December 2021

Application number: OPW/2021/1883
Approval(s) sought: Development permit for Operational Works for Infrastructure (watermain relocation 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This development application is not a development application to carry out a development under a superseded planning scheme.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 (watermain relocation works).

Referral Agencies

There are no referral agencies identified for this development application.

Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Public Notification

Public Notification is not required for this development application.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

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:

Water and Waste

1. Amend the proposed water main material inside the proposed enveloper to a compliant material (typically DICL as per SEQ-WAT-1212-1).
2. Confirm on drawings the proposed material for the new water main (not located within an enveloper).
3. Undertake potholing of the existing water main to confirm location and levels. In addition, investigate to confirm:
 - a. If an existing enveloper is present and if so, is it fully grouted or just sealed on the ends and how will the design address this in terms of connection detail.
 - b. The existing pipework material at the connection point near the enveloper (assuming present) and whether it is rubber ring joint or flanged and amend the design for connection detail as required.
4. Water and Waste do not support the use of a gibault as a connector within an enveloper (gibaults are often a weak point). RPEQ to investigate and propose an alternative option for Water and Waste to review.
5. Provide an elevation drawing for the tie in/connection points to show heights and transition details.
6. Confirm on drawings how close the proposed water main alignment is to the edge of batter and is it an adequate distance for thrusting bends.
7. Confirm how the 3 x horizontal bends (11.25, 22.5 and 45) at the Eastern end of the works are proposed to be installed back to back and restrained in rubber ring joint format. Investigate using less bends to minimise number of fittings where possible.

The following queries/concerns are provided by TMR for the Applicant's response:

8. Regarding connection to the existing pipe within the enveloper, Applicant to confirm if the State Controlled Road will be exposed to any risks using this type of construction method.
9. Applicant to provide detailed construction methodology for the installation and welding of enveloper, installation of carrier pipe and grout filling enveloper to ensure all voids are filled.
10. Provide justification for the non-standard alignment.
11. Applicant to confirm how asset owner (Water and Waste) can access the pipe for maintenance purposes.
12. Applicant to investigate if any additional valves are required for isolating the road crossing.

Advice Notes

Advice Note #1 to applicant: The applicant is hereby advised that based upon the submitted material, the only aspects of works being assessed under this application is watermain extension works only, no other aspects shown on the plans are being assessed (incl. kerb & channel, concrete footpath, significant earthworks etc).

Response Due Date

The due date for providing the requested information is 3 months from the date of this letter.

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.

Response format

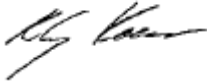
As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: mail@goldcoast.qld.gov.au. Do not password protect the pdf.

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 Planning Assessment on 07 5582 8866.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Antony Kocsmar', written in a cursive style.

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