

Date: 11 November 2020
Contact: Liza TEO
Location: City Development
Telephone: 55828847
Your reference:
Our reference: OPW/2020/1583

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.

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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 Levy 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. Bulk earthworks plans

Provide a detailed cross section for the batters/retaining structure to the boundary line to show relative height difference and setback provision from the property boundary. Set back is required to be provided in accordance with Land Development Guidelines to provide adequate space for future maintenance of the structures. Setback distance must be at least 200mm excluding the zone for stormwater diversion drainage required at the toe of retaining walls. The cross section shall provide stormwater drainage required that has been properly designed and sized for all stormwater design events.

3. Stormwater management and drainage provision

Provide certification prepared by RPEQ that alteration of stormwater flow and the proposed earthworks will not result to any stormwater nuisance to external property downstream including the park.

4. Earthworks and amenity

The proposed earthwork appears to be close to property boundary. The applicant is requested to address PO9 and AO9 of City Plan Change to Ground Level and Creation of New Waterways Code for amenity issues.

WATER AND WASTE ASSESSMENT

5. Finished surface plan – C121 Revision B (dated 13/10/2020)

- a. Confirm and show depth of the existing DN300 trunk sewer main and provide a long section to show the proposed future cover of these mains following the change to ground level works.
- b. Drawing currently shows an existing sewer maintenance hole within the proposed 1:3 batter along the Eastern lot boundary with note "Existing sewer manhole surface level not to be amended". Due to location within the proposed batter works, confirm if this structure (and any other existing structures) will require modification due to the proposed change to ground level works. If so, include detail for proposed modification and note on drawing for an "Application to work on the Citys Infrastructure" for modifying Water and Waste infrastructure.
- c. Show easement on drawing for the trunk sewer main as per the approved ROL decision notice (ROL/2018/26).
- d. Include RPEQ supported methodology for excavation and/or vibration compaction works above and next to the existing trunk sewer mains. Refer to "CoGC – Guidelines for

working near water and sewerage infrastructure – Rev E” for guidelines on specific protection requirements.

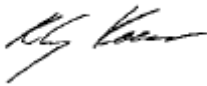
As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

- **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