

Date: 16 March 2023
Contact: Emily WALSH
Location: City Development
Telephone: 5582 8866
Your reference: 11241
Our reference: COM/2023/16

Coomera Ga Pty Ltd Atf The Coomera Ga Unit Trust
C/- Saunders Havill Group (Attn: Andrew McLean)
9 Thompson St
BOWEN HILLS QLD 4006

Dear Sir/Madam

Additional Information Request items following the issuing of the Information request

I refer to the development application lodged by:
Coomera Ga Pty Ltd Atf The Coomera Ga Unit Trust

in relation to development of land/premises described as:
Lot 96 RP187418 – 54 George Alexander Way, COOMERA QLD 4209

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.

The below Information request items are an extension of Item 6 and 24 of the Information request issued on 7 March 2023. The items below are required to be addressed within the Response to Information request.

1. Waste Collection Vehicle Swept Paths Required

Demonstrate by submitting a swept path analysis complying with AS2890.2 and certified by an appropriately qualified RPEQ that a Waste Collection Vehicle (WCV) can adequately manoeuvre unimpeded through the development to each waste collection point. It must be demonstrated that the wheelie bins for each lot can be collected without the driver of the WCV having to exit the vehicle.

- a Swept path analysis is to be generated by AutoTurn, AutoTrack or similar.
- b Plans must demonstrate vehicle specifications in accordance with the '*City Plan Policy – Solid Waste Management*', including the kerb-to-kerb
- c Turning radius as nominated in Appendix C of SC6.15 City plan policy – solid waste management code
- d Manoeuvring clearances in accordance with AS2890.2 must be clearly depicted on drawings and demonstrate no obstructions exist for all waste servicing manoeuvres.
- e Reversing movements on-site are to be kept to a minimum and access to the development from the road is to comply with AS2890.2.

Note: As per Item 6 of the Information request, Officers have requested the delayed delivery of Lot 7 and 8 as a waste collection vehicle can not service these allotments based on the current stub road design.

2. Network analysis

To ensure that all approval conditions are achievable and final in accordance with the *Planning Act*, and the *City Plan*, Water and Waste requests the following information be submitted to Council:

- a. Sewerage Servicing
 - i. Sewerage demand estimation from the development site
 - ii. An impact assessment of proposed development site Lot 96 RP187418 at 54 George Alexander Way on existing sewerage network layout in conjunction with the northern Lot (Lot 97 RP187418, 66 George Alexander Way, COOMERA) proposed sewer network.
 - iii. The integrity of proposed sewer network has to be checked with the servicing connection of northern Lot 97 RP187418 and existing sewerage network. To achieve this, sewerage network analysis report of proposed network layout is required to support the proposed reticulation plan.
 - iv. Demonstrate the integrity of the proposed reticulation with the existing sewer network inclusive of northern lot to maintain the servicing standards as per SEQ Code. This analysis report has to be submitted for the approval of the proposed reticulation plan. Also, long section of proposed sewer network and their integrity with the proposed connection has to be submitted.
- b. Drinking Water Servicing
 - i. Water supply demand (EP) estimation from the proposed development site
 - ii. The integrity of proposed water and existing water network. To achieve this, water network analysis report of proposed reticulation network layout is also required to support the proposed reticulation plan.
 - iii. Demonstrate the integrity of the proposed reticulation with the existing water network inclusive of northern lot to maintain the servicing standards for both domestic supply and fire flow standards as per SEQ Code. This analysis report has to be submitted for the approval of the proposed reticulation plan. The applicant should collect HGL from WW at servicing connection (s) to achieve this network analysis.

Advice Note 1: *The applicant should liaise with Water and Waste to obtain the current model for potable water (please contact Uttam Saha, Coordinator Network Planning on telephone (07) 5582 8929).*

3. Advice – Water and Sewer connections

Council will only condition connection to the new water and sewer mains as proposed if the development to the north has had the assets excepted as on-maintenance.

Where the timing of this does not align with the decision being made, Council will condition the extension of the mains as part of any approval of this development.

RESPONSE FORMAT

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 with the Assessment

manager CC'd in (Emily Walsh)

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 'Walsh', with a stylized, cursive script.

Emily Walsh
Senior Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast