

Date: 17 April 2023
Contact: Liza TEO
Location: City Development
Telephone: 55828847
Your reference:
Our reference: OPW/2023/311

HB QLD Pty Ltd
C/- Mortons-Urban Solutions
PO BOX 2484
SOUTHPORT QLD 4215

Dear Sir/Madam

INFORMATION REQUEST

I refer to the development application lodged by:
Hb QLD Pty Ltd

in relation to development of land/premises described as:

Lot 188 RP173728, Lot 189 RP173728, Lot 190 RP173728, Lot 191 RP173728, Lot 192 RP173728
– 79 Courtney Drive, UPPER 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.

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. Consistency with Overriding ROL approval and conditions

This operational works has been submitted prior to the approval of overriding ROL. Provide confirmation that all conditions of ROL have been reviewed and the proposed OPW is consistent with the overriding approval. Please note that, a subsequent information request maybe required to address any outstanding issues a result of assessment of proposed development to the overriding approval.

3. Requirement of ROL Conditions for Retaining Structure

A. Retaining walls on private land

- a. Retaining walls on private land must be of concrete sleeper construction and generally comply with the heights, locations and tiering extent indicated in the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Retaining Wall Heights	Zone	03.12.20	L19124 – A101 to A105; Sheets 1-5	C

- b. Concrete sleeper retaining walls that face a public street must be a dark grey colour (standard concrete colour is not acceptable) and have a split face, stone or wood pattern finish (unless otherwise approved by Council). These requirements also apply to the upper eastern facing retaining wall on lot 119, 120 and 121.
- c. Concrete sleeper retaining walls along the rear boundary of Lot 110 – 118 must be a dark grey colour (standard concrete colour is not acceptable) and have a split face, stone or wood pattern finish (unless otherwise approved by Council).
- d. All other concrete sleeper retaining walls must have a dark grey colour (standard concrete colour is not acceptable).
- e. Tiered retaining walls must have a minimum bench width of 1 metre, measured from the face of the lower retaining wall to the face of the upper retaining wall.
- f. Footings of the single tiered retaining wall must be setback a minimum 0.2 metres from the property boundary as required by the Land Development Guidelines (LDG) of City Plan (unless otherwise required for landscape treatments).

B. Design outcome for Lot 121

- a. Retaining walls must be constructed in accordance with the following requirements:

- i. Retaining walls for Lot 121 on private land must be of concrete sleeper construction and generally comply with the heights, locations and tiering extent indicated in the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Lot 121 – Option 2	Mortons Urban Solutions	03.06.22	41901-ALL-SK002	A

- ii. Include a single tier retaining wall up to 2.3 metres in height.
- iii. Concrete sleeper retaining walls along the southern and western interface of Lot 121 must be a dark grey colour (standard concrete colour is not acceptable) and have a split face, stone or wood pattern finish (unless otherwise approved by Council).
- i. Concrete sleeper retaining walls along the eastern interface of Lot 121 must have a dark grey colour (standard concrete colour is not acceptable).
- a. Provide a 5.5 metre wide verge (adjacent to Road No. 4) to facilitate a 1 metre wide public landscaping buffer adjacent to the property boundary to screen the retaining wall. The landscape buffer is to be delivered at the cost of the developer and maintained until the off-maintenance period by when it will be transferred to Council for on-going maintenance.
- b. Footings of the single tiered retaining wall must be setback a minimum 0.2 metres from the property boundary as required by the Land Development Guidelines (LDG) of City Plan.
- c. Maintain the requirement to provide street trees in the verge (as required by Condition 25 – Landscaping works within public open spaces).
- d. Fencing must be provided atop the single tier retaining wall that is a maximum 1.8m height, constructed of hardwood posts, hardwood rails and 50mm hardwood battens, with a 50mm gap between the battens; the fence must be coated with an exterior timber stain or oil

C. Retaining walls in public land

- a. Obtain an operational works approval for Stage 1 for retaining walls within the road reserve adjacent to Lot 29-35 SP305728 generally in accordance with the height and location indicated in the drawings listed below, prior to a request is made to Council to approve the plan of subdivision for Stage 1 at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Retaining Wall Heights	Zone	03.12.20	L19124 – A101 to A105; Sheets 1-5	C

and include in particular:

- i be Grade A standard sandstone block; and
- ii redesign the access interface to the fire / maintenance trail

WATER AND WASTE ASSESSMENT

4. Sewer Reticulation Assessment

- a. Sewer reticulation plan sheet 01 – 41901-01-500 – A

Confirm if structure 10/03 is a maintenance structure or a dead end cap. Update longitudinal section plan (sewer reticulation profiles sheet 03 – 41901-01-532 – A)

- b. Sewer reticulation profiles sheet 03 – 41901-01-532 – A

Drop type (x) for structure 08/03 is not supported as it does not meet minimum invert depth requirements.

5. Water Reticulation Assessment

- a. Water reticulation plan sheet 01 – 41901-01-700 – A
Update “Project specific water notes” point (a) to include class of conduit.
- b. Water – General comments
Show connection details drawing for live connection areas.

ENVIRONMENTAL ASSESSMENT

6. Amended Plans

Lot 1001 and 1002 are identified as Open Space for environmental conservation purposes. These lots are to facilitate fauna movement and protect matters of environmental significance on site. The submitted plans, titled Operational Works Stage 01, prepared by Mortons Urban Solutions, dated March 2023 indicate that earthworks occur in these lots. The applicant is requested to prepare and submitted amended earthworks plans to demonstrate that no earthworks are to occur in these lots.

OPEN SPACE ASSESSMENT

7. Overriding approval

Provide a copy of the decision notice for COM/2019/82 and demonstrate compliance with COM/2019/82.

8. Batters within Lot 1005

In pre-lodgement meeting discussions between the applicant and Council a batter design of maximum 1:2 batters of generally 2m high was agreed to, with a 1m bench in-between each batter, to facilitate safe pedestrian access for Council staff and contractors. Whilst this is generally in accordance with this design the applicant is requested to demonstrate the following:

- a. No batters of a steeper grade than 1:2 within Park Lot 1005. All batters must be 1:2 or less;
- b. Provide a 1m wide maintenance access bench to any 1:2 batters that are 2m high;
- c. Include a 1m maintenance access bench provided between the change in batter grade at the 50m contour level; and
- d. Provide a 3m wide maintenance access track around the bio-basin.

9. Batters within Drainage Reserve 1003

In accordance with condition 26 of the overriding approval the applicant is requested to amend plans to ensure all batters associated with park lot drainage reserve Lot 1003:

- a. Not extend into the adjacent Park lots dedicated for the purposes of recreation (non-trunk) or conservation.
- b. Batters associated with each Bio basin within the drainage reserve be fully contained within each lot.

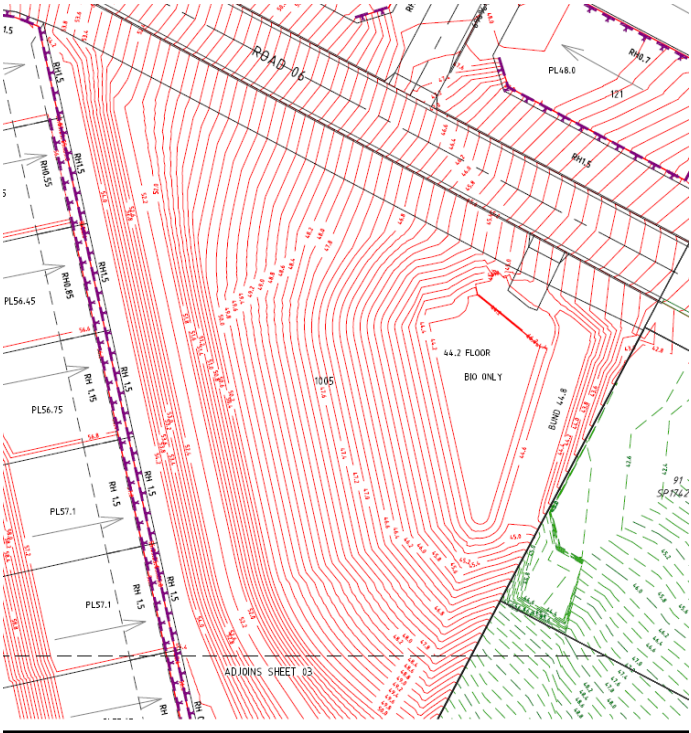


Figure 1: batters within Park Lot 1005.

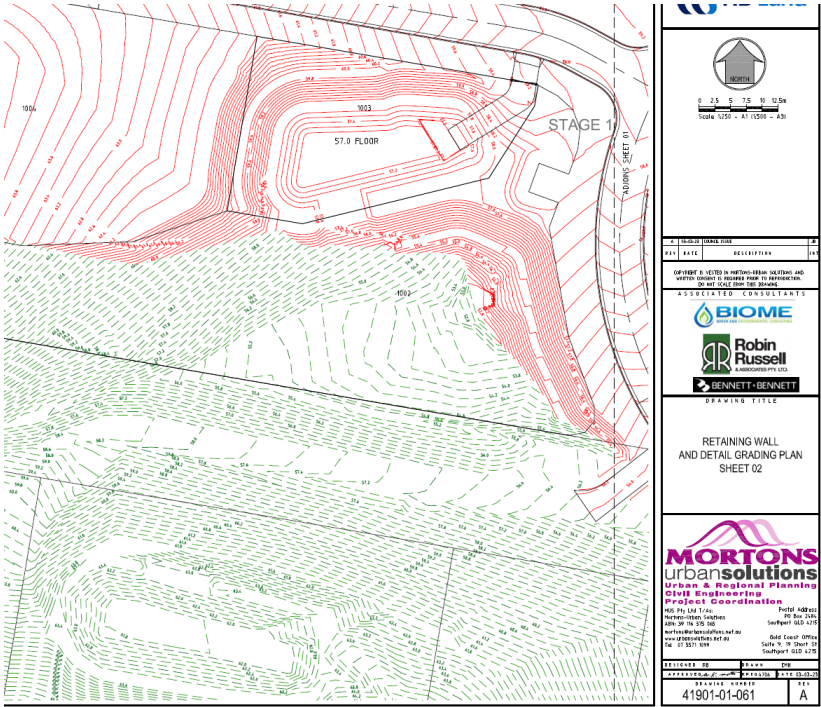


Figure 2: batters extending from Park Lot 1003 drainage reserve extending into Park Lot 1004

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



Nathan Seiler
Acting Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast