

Date: 26 April 2023
Contact: Thomas Cullane
Location: City Development
Telephone: 07 5582 8866
Our reference: OPW/2023/345

Hca Queensland 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:
Hca Queensland Pty Ltd

in relation to development of land/premises described as:
Lot 504 SP329485 – Lot 504 Homestead Drive, 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.

WATER AND WASTE INFORMATION REQUEST

General

- 1) The *Key Plan* that is included in the submitted design drawing shows that the proposed on-lot water meter is proposed on Fairway Street in between two of the new VXO's. The overarching stamped approved MCU drawings (MCU/2021/638) shows that there could be an electrical substation in this location. The applicant is to clarify the location of both the substation and the water meter and amend as required.
- 2) The overarching stamped approved MCU drawings (MCU/2021/638) indicate that there is *Landscape/ Retaining Wall* proposed at/near the RP Boundary. The applicant is to clearly show the retaining wall in the submitted OPW design drawing to ensure that the retaining wall does not pose a risk to the newly proposed Council water service connection and/or the water meter arrangement. Will the retaining wall create any access and/or clearance issues? Ensure it is confirmed in the Response to RFI letter and the amended drawings.
- 3) Water & Waste notes that the service connection is proposed to a water main road crossing on Fairway Street. Council records currently do not show the new water mains on Fairway Street. Clarify if this is constructed, commissioned and all works are completed as per the requirement of those applications.

Water Meter Plan and Detail – 6097 ENG WM 001 – Rev A

- 1) The applicant is to confirm if the road crossing design for the “existing” watermain is accurate as currently it shows a Tee and end cap type fittings. This is usually implemented when the watermain road crossing is at the RP Boundary of 2x lots. The subject lot's water crossing is not at the neighbouring lot's RP Boundary, therefore clarify if this is constructed/designed accurately. A drafting error within the *Arrangement Plan* has only shown the note for the water main crossing however, the infrastructure is not shown in this drawing.
- 2) The service connection requires an isolation valve within the verge in order to isolate the water service to this meter arrangement. The design drawing plan view and Section B shows an isolation valve, however it is unclear the exact location of this in relation to the road crossing. Amend design drawing accordingly to ensure it is clear.
- 3) Clarify if any thrust block on the service/ bends will clash with the sewer main that is within the proximity. Section B indicates that the sewer main is quite close. The applicant is to ensure that the thrust block extents are clearly shown within the design drawing.
- 4) The domestic water meter service is shown as a DN150 size in several places. However it is also noted as a DN50 service in the plan view and in Section A. Amend accordingly.
- 5) The upstream and downstream pipe lengths before and after the water meters are to be shown within the design drawings. Refer to Council's current standard water meter drawing 11-154.
- 6) Clarify if the meter arrangement has private backflow device. As per Council's current water meter standard drawings, the backflow device (and it's isolation valves) are to be installed directly after the Council infrastructure with a 150mm pipe spool in between. Refer to the standard drawings and amend accordingly.

Should you have any queries about the information requested, please contact Water and Waste officer Jimmy Joy on 5582 8651.

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

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



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