

Date: 14 November 2023
Contact: Nathan Seiler
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: OPW/2023/1202

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

A. Operational Works Assessment

1. COM/2019/82 Condition 34 (iv)

The applicant is requested to demonstrate either edge restraint or a sealed shoulder is included in the proposed roadworks design for Courtney Drive in accordance with COM/2019/82 Condition 34 (IV).

2. Stormwater drainage design inclusions.

The applicant is requested to provide further information (reasoning and intent), for several stormwater sections (open drains) in the longitudinal section that have been labelled (100% Capture for future extension) – for example stormwater line(s)/sections: 04/55-05/55, 03/58-03/55, 02/55-03-55, 03/55-04/55.

3. VXOs Excluded

The applicant is hereby advised that based upon the submitted material, the application type, and the fee paid, that Vehicle Crossings (VXOs), will be excluded from this approval.

B. Water and Waste

1. Temporary Sewer Pump Station

Water and Waste recommend that the applicant considers lodging a separate operational works application for the temporary sewer pump station.

The application must include the following:

1. Additional comprehensive details and other design calculations etc.

2. Water Reticulation Plans

1. Review CoGC standard drawing 02-005 – Public Utility Plant Corridor Allocations in Public Verges and amend the drawing set to show sewer and water reticulation in separate verges.
2. In order to reduce and/or eliminate the requirement for thrust restraints the applicant is requested to consider the use of PE for the water main sections, shown on the design plans where bends are proposed.
3. It appears that the use of ready taps are proposed for the property water connections. Ready taps are not an approved product for use in the COGC. A minimum 600mm separation between all water connection tappings is required. Please confirm and amend the design accordingly.

3. Sewer Reticulation Plans and Longitudinal Sections

1. Check and confirm sewer alignment in corridor 0.9m to 2.25m (4.5m road verge) and 0.9m to 3.4m (6m road verge) from property boundary throughout proposed stage as per CoGC standard drawing 02-005.
2. Clearly identify and outline all sections which require trenchstops and/or bulkheads.
3. Provide details for the future decommissioning of the sewer rising main (RM) on the design plans.
4. In order to reduce and/or eliminate the requirement for thrust restraints the applicant is requested to consider the use of PE for the temporary rising main.
5. Revisit and investigate installation of the RM over the top of the proposed stormwater main and outline cover over the RM to the Design Surface Levels.
6. Refer to CoGC Standard Drawing 02-602 and include trench restoration detail on the design plan.

C. Environmental and Landscape Assessment

1. Amended Plans

As part of the overarching approval, preliminary earthworks were approved for the proposed Lot 1011. The submitted plans titled Courtney Drive Upper Coomera Operational Works Stage 2 (drawing reference 41901-02-080), prepared by Mortons Urban Solutions, dated October 2023 do not align with the extent of works approved in the overarching application. The applicant is requested to amend the plans and include the following:

- a Removal of earthworks and rock lining on the adjacent property at 197RP173728 76 Courtney Drive, UPPER COOMERA, 4209. Works proposed in this area are within a future covenant area and are not supported by Environmental assessment.
- b Removal of rock lining within future Lot 1011.
- c Ensure the extent of earthworks within Lot 1011 align with the approved preliminary earthworks plan.

2. Arborist Report

Lot 188RP173728 79 Courtney Drive, UPPER COOMERA, 4209, is mapped as containing a waterway and buffer area which joins to the adjacent property at 197RP173728 76 Courtney Drive, UPPER COOMERA, 4209. To meet PO5 requirements of the Environmental significance overlay code and ensure the waterway is protected and bank stability is maintained, the applicant is requested to prepare and submit an arborist report for vegetation located on the western side of Courtney Drive within the Road reserve, in accordance with SC6.8 City Plan policy- Environmental management plans. The plan is requested to include the following:

- a Potential impacts to vegetation located on Courtney Drive to facilitate the works.
- b Management strategies for retained vegetation to ensure it is protected.
- c Demonstrate how earthworks have been minimised and designed in a way that reduces impacts to vegetation.

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