

Date: 15 November 2023
Contact: Craig MORSE
Location: City Development
Telephone: (07) 5582 8926
Your reference:
Our reference: OPW/2023/1136

Fpi 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:
Fpi Queensland Pty Ltd

in relation to development of land/premises described as:
BAL Lot 504 SP329485, PT1 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.

INFORMATION REQUEST

CIVIL

1. Portable Long Service Levy (QLeave)

QLeave has advised that the \$150,000 threshold includes all work associated with the project and is not only limited to the work subject to this OPW. Therefore, under section 73 of the **Building and Construction Industry (Portable Long Service Leave) Act 1991**, the applicant may be required to pay the portable long service levy for the site.

In accordance with section 77(2) of the abovementioned act, Council cannot issue a development permit for Operational Works unless it has sighted -

- a An approved form issued by the Authority that clearly shows –
 - i That the levy or the first instalment of the levy has been paid; or
 - ii That an exemption from payment of the levy exists in relation to the work; or
 - iii That an exemption from immediate payment of the levy exists in relation to the work; or
- b 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.

If the applicant believes this to be incorrect, please contact QLeave directly on levies@qleave.qld.gov.au or compliance@qleave.qld.gov.au or 1300 753 283.

2. Compliance with overriding approval

There is currently an un-approved overriding approval for the site under COM/2023/82. The applicant must demonstrate the following:

- a Approval of COM/2023/82.
- b Compliance with all relevant conditions of COM/2023/82 included, but not limited to, earthworks, roadworks, footpaths, stormwater, sewer and water design.

3. Handrails

The civil plans notate the use of galvanised tubular handrail which is not acceptable to Council. The applicant is requested to amend the plans to state the use of galvanised welded mesh in accordance with Council's Standard Drawing 05-712.

4. Basin

- a The works do not satisfy A02 & AO8.1 of the works for infrastructure code. More specifically, the application does not comply with the Land Development Guidelines CI 4.5.5.5 which requires the submission of design checklists from the Water Sensitive Urban Design -Technical Design Guidelines for South East Queensland(c.l. 3.7) and certification from a suitably qualified person.

Please submit the requested information; alternatively, demonstrate how the submission complies with the associated performance outcomes.

- b It is not clear if the proposed forebay designs satisfies A02 & AO8.1 of the works for infrastructure code. More specifically, if the proposal complies with the Land Development Guidelines (LDG's)/Water by Design (WBD). Key Concerns include:
 - i. The forebay may not recessed in accordance with CI 3.4.3.2
 - ii. The forebay length may not comply with the scour protection requirements of cl.3.4.4.1 and QUDM

Please amend the design to clearly show compliance with the LDG's/WBD or alternatively demonstrate how the proposal satisfies the associated Performance Outcomes.

- c It is not clear if the proposed works satisfy A02 & AO8.1 of the works for infrastructure code. More specifically, the proposal may not comply with the Land Development Guidelines (LDG's)/Water by Design(WBD). Key Concerns include:
 - i. If there is sufficient depth between the distance between the invert of the outlet and the invert of the overflow pit to fit the bio retention profile. Regard must be given to the 0.5% grade of the main collector pipe.
- d The subsoil collector pipes appear to be slotted PVC pipe. Please note only the feeder pipes are to be slotted PVC, whereas the collector pipes should be solid PVC. Please amend accordingly to comply with A02 & AO8.1 of the works for infrastructure code.
- e Bio-retention profiles have not been dimensioned. The applicant must provide dimensions for the proposed bio-retention profiles ensuring compliance with Figure 14 of Water by Design (WBD).
- f The works do not satisfy A02 & AO8.1 of the works for infrastructure code. More specifically, the proposal does not comply with the Land Development Guidelines (LDG's)/Water by Design (WBD). Key Concerns include:
 - i. The proposed batter profiles exceed the max heights specified in WBD.Please amend the design to comply with the LDG's/WBD or alternatively demonstrate how the proposal satisfies the associated Performance Outcomes.
- g The applicant must provide evidence the proposed scour protections comply with QUDM requirements.
- h Basin access longitudinal section on Drawing 453 is showing 0% grade, whereas it should comply with the requirements of RS-051. Please amend accordingly.

OPEN SPACE AND LANDSCAPING

5. Amended engineering drawings

The applicant is requested to provide amended engineering drawings that reflect an approved change to ground level layout/design as per COM/2023/1136. *Please note that it is recommended that the applicant wait until a decision has been issued for COM/2023/1136 prior to providing a response to this item.*

WATER & WASTE

- Correspondence to be provided under separate cover.

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

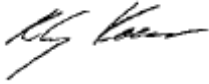
- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

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