



Our Reference: 41901-PS [ID 982962]
Council Reference: OPW/2023/1499

**Civil Engineering
Project Coordination**

mortons@urbansolutions.net.au
www.urbansolutions.net.au

MUS Pty Ltd t/as:
Mortons - Urban Solutions
ABN: 39 116 375 065

1 February 2024

City Development
Council of the City of Gold Coast
PO Box 5042
GCMC Qld 9726

Attention: Mr Craig Morse
Email: mail@goldcoast.qld.gov.au
cmorse@goldcoast.qld.gov.au

Dear Craig

**Re: Response to Information Request for Development Application over Lot 188 & 189
79 Courtney Drive, Upper Coomera**

On behalf of our Client *HB QLD Pty Ltd* we make the following response to Council's Information Request, dated 29 January 2024 for the abovementioned development application at 79 Courtney Drive, Upper Coomera; as allowed by s13.2 of the Development Assessment Rules for the *Planning Act (2016)*.

CIVIL

Item 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.

Please see attached a copy of the receipt of payment for Stage 2 which includes the sewer pump station.

WATER & WASTE

Item 2 Sewer Pump Station & Rising Main

The Applicant is requested to provide amended drawings demonstrating compliance with the below matters identified by Water & Waste:

- a There is an inconsistency with the proposed inlet invert level when comparing 'Section A- A' of drawing '41901-SPS-522' with the 'Values for Pump Station Drawing' on drawing '41901-SPS-523'. The Applicant is requested to amend all relevant drawings ensuring that all values are consistent.*

Please see attached an amended Drawing 41901-SPS-522 Rev B which amends the invert level to matched the calculation table on drawing 41901-SPS 523.

- b Drawing 'Sewer Pump Station Section' (41901-SPS-522, Rev. A) by Mortons shows both the pump station inlet and outlet pipework designed to sit at 36.510 m AHD. The Aquatec standard shop drawings show the wet well inlet pipework sitting much lower than the outlet pipework. The Applicant is requested to provide an amended drawings package where both the detailed shop drawings and civil drawings align.*

Please see attached an amended Drawing 41901-SPS-522 Rev B which amends the invert level to 35.156 which now sits lower than the outlet invert level of 36.510. We note that the Aquatec drawings are a generic set, once the pump station has been approved by City of Gold Coast and tender let, a full set of workshop drawings matching Mortons Drawing 41901-SPS-522 Rev B will be issued to the contractor for construction. We can provide a set of workshop drawings to Council when they become available at the time of construction.

- c The Applicant is requested to amend drawing 41901-SPS-530 Rev. A to demonstrate compliance with the requirements of Table 7.5 of WSA03. Specifically, all sections of proposed pipework with a grade between 5- and 15-percent must be designed with trench stops in accordance with this standard.*

Please see attached an amended Drawing 41901-SPS-530 Rev B which now adds additional trench stops in accordance the WSA03.

In accordance with s13.2 of the DA Rules, we advise that we are providing a response to all the information requested and request that Council as the Assessment Manager continue to proceed with assessment of the application.

If you have any queries in relation to this matter, please telephone Ursula Weeks of our office on (07) 5571 1099.

Yours faithfully



John Harrison - Director
Mortons – Urban Solutions

Encl. Attachment 1:	QLeave Receipt of payment dated February 2024
Attachment 2:	Drawing No 41901-SPS-522 B & 41901-SPS-530 B
Attachment 3:	Drawing Transmittal

c.c. HB QLD Pty Ltd