

Date: 4 April 2024
Contact: Thomas Cullane
Location: City Development
Telephone: 07 5582 8866
Our reference: OPW/2024/239

Fpi Queensland Pty Ltd
C/- Gassman Development Perspective
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 505 SP316171 – 1 Highlands Street, 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

Operational Works Assessment

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. Amended drawings for ROL approval

Overarching approval COM/2023/82 condition 2 states that amended drawings are required. Specifically, there is a point stating changes are required to the Christensen Road/Christensen Road South intersection. Please provide evidence that these amended drawings have been submitted to Council and approved. Please ensure any necessary changes to the OPW drawings are made to align with the approved drawings.

3. Footpath width

There are some inconsistencies of the footpath width notes in the plans. The road section – Industrial Collector Street (5941 ENG EXT3 402) correctly shows 2.0m either side. However, the following drawings state 1.5m footpath and are required to be amended to 2.0m: 5941 ENG EXT3 400 (concrete footpath detail), 5941 ENG EXT3 410 (note between gully pit structures 1/1 & 2/1).

4. VXO reference

The VXO references all state IPWEAQ STG DWG RS-050, this is the standard residential VXO longitudinal section drawing. The heavy-duty VXO standard drawing previously was IPWEAQ STD DWG RS-051. However, this has recently been updated to the new drawing set RSD-100, RSD-101 and RSD-102. Please amend the VXO references to RSD-102.

5. Stormwater calculation table

In the stormwater drainage calculation table (5941 ENG EXT3 550) the titles appear to be misaligned from the information in the table. For example, in the 'Inlet Design' the Bypass Flow in L/s is showing structure numbers/references and in the 'Drain Design' the Pipe Grade in % is showing pipe sizes. Can this please be aligned and ensured it is correct.

6. VXO for conservation area

Aerial imagery shows a vehicle access track is located at the Eastern corner of Christensen Road South, near the neighbouring property lot 901 SP342459. After discussions with Environmental Planning officers, it is requested to maintain this vehicle access track to preserve access to Sandy Creek and the conservation area at the South of the site and behind neighbouring lots. The applicant is requested to add a heavy duty VXO at this location in accordance with RSD-102.

Water and Waste Assessment

Drawing 5941 ENG EXT3 700 Revision C (Water Reticulation Layout Plan Sheet 1 of 2)

Drawing 5941 ENG EXT3 701 Revision C (Water Reticulation Layout Plan Sheet 2 of 2)

- Add note or details to drawing demonstrating that all unrestrained bends are to be constructed with thrustblocks in accordance with SEQ-WAT-1205-1 and SEQ-WAT-1206-2.
- Add note or details to drawing nominating trench backfill detail to be used.
- Add note or details to drawing nominating pipework and fittings to be RRJ.
- CH0.00 connection to reference connection details as per SEQ-WAT-1105-1.
- Delete live works schedule tables from drawings.
- Fittings no. 11 and no.12 to be changed to nominate appropriate and IPAM list approved mechanical coupling.
- Plans to clearly illustrate and nominate scope of existing watermain removal and/or decommissioning.
- Redundant watermain to be removed in all locations where sharing trench with new proposed watermain.
- Add chainages to layout plan to correspond with longitudinal section provided.

Drawing 5941 ENG EXT3 710 Revision C (Water Reticulation Longitudinal Section Sheet 1 of 2)

Drawing 5941 ENG EXT3 711 Revision C (Water Reticulation Longitudinal Section Sheet 2 of 2)

- Show vertical bend fittings and add note or details to drawing demonstrating that all unrestrained bends are to be constructed with thrustblocks in accordance with SEQ-WAT-1205-1 and SEQ-WAT-1206-2.
- Nominate depth of cover to watermain on longitudinal section.

Traffic Assessment

Please see attached red pen markup drawings provided for traffic engineering comments.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension

to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Tom Cullane copied into the email TCULLANE@goldcoast.qld.gov.au

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline

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



Nathan Seiler

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