

Date: 07 May 2024
Contact: Mike Carter
Location: City Development
Telephone: 07 5582 8927
Your reference: Project No. 23337
Our reference: OPW/2024/369

Telford Consulting Pty Ltd
Level 14
32 Smith St
PARRAMATTA NSW 2150

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Telford Consulting Pty Ltd

in relation to development of land/premises described as:
Lot 114 SP316137 – 14 Eastridge 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 Engineer Assessment

The application has been assessed against all relevant criteria of the City Plan, inclusive of the works for Infrastructure code and Acceptable outcomes (AO), and Performance outcomes (PO) and associated drawings.

An information request is required for this application to enable a proper assessment of the proposed development. The further information required is discussed in more detail below with respect to the submitted drawings. It is requested that these items be addressed via amended drawings submitted for approval by Council.

1. Portable Long Service Leave – QLEAVE

The applicant has not stated Qleave is Applicable in Form 1, item 14.3 \$35,000 and item 21 “ Not completed ”, please note Qleave is based on the total amount of the project this includes all Building works, ROL/MCU/FDA and Operational works combined, as the total amount is unknown at this stage the assessment manager requests clarification on the total costs of the project. As the costs are greater than \$150,000, please action the following;

If the portable long service leave levy is payable and the levy has not yet been paid.
In accordance with section 77(2) of the **Building and Construction Industry (Portable Long Service Leave) Act 1991**, 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) above.

Please provide evidence that section 75 of the Act with respect to payment of the levy has been complied with.

Should you wish to clarify any issues contained in this Operational Works Engineer Assessment section, please do not hesitate to contact Mike Carter on telephone 07 5582 8927.

Water & Waste Engineer Assessment

CoGC has reviewed the submission documentation provided and requires further detailed information to confirm compliance with the City Plan (Works for Infrastructure Code PO4, PO5 and PO8), relevant engineering standards and to confirm that all approval conditions are achievable and final.

1. General

Drawing C500 notes that all proposed designs have been undertaken based on service authority as-constructed records and that no potholing has been completed to guide the design.

Council requests that potholing is undertaken to identify the levels of all existing services that have potential to conflict with the design proposal. Based on the findings of the on-site

investigations, the design is to be amended ensuring minimum clearances between proposed and existing services is maintained in accordance with *Tables 5.4 and 5.5 of WSA02 – Gravity Sewerage Code of Australia* and *WSA03 – Water Supply Code of Australia* respectively.

2. Works for infrastructure code
PO5 – Sewerage reticulation design.

General:

Council's GIS mapping shows the development having an existing (compliant) DN150 PVC sewer property connection at the south-western corner of the lot. Please clarify why a new gravity sewer connection of the same size and characteristics is proposed for the development.

If a new connection/crossing is required, address the following items:

Drawing 'C501'

- a. Section A shows what looks like a Type 'x' drop into the existing sewer MH. Amend the section to reference that the proposed Type 'x' drop shall be installed in accordance with SEQ-SEW-1303-1. Be advised, CoGC does not support type "Y" connections.
- b. Amend Section A to show the proposed inspection opening (IO), including the riser and screw cap lid extending to FSL, referencing the applicable SEQ-SEW standard drawing. Also note the clear delineation between Council and private ownership of the proposed assets.
- c. Section A notes an existing 600mm diameter sewer. Council's records show an existing DN1050 sewer MH over a DN150 gravity main. Please review and revise the design annotation accordingly.

Drawing 'C502':

- d. As per drawing note 12 of SEQ-SEW-1303-1, Note the use of Type 'X' internal backdrops. The proposed drawings propose a Type 'Y' external backdrop for connection into the existing sewer MH, which is not supported by CoGC. Amend the proposed sewer drawings to show the proposed connection as a Type 'X' internal backdrop.

3. *PO4 – Water supply reticulation design.*

General:

Council's GIS records shows an existing DN150 DI/CL water main road crossing adjacent to the location of the new proposed road crossing. The applicant is requested to clarify why an additional DN150 PE watermain road crossing is proposed and explore the option of servicing the development from the existing DN150 tee within the verge adjacent to the south-western lot boundary.

If a new connection/crossing is required, address the following items:

Drawing 'C601':

- e. Section A proposes less than 0.3m cover from the crown of the proposed water main road crossing and road surface. A minimum cover of 0.75m must be provided beneath the road pavement in accordance with *Table 7.2 of WSA03 – Water Supply Code of Australia*.
- f. Include notation to the effect the road crossing will be via trenchless technology either direction drill or tunnel underbore and nominate the specific material/s ie. DN180 SDR9 PE100 etc.
- g. The interconnection between DI and PE is to be facilitated by an in-line thrust support in accordance with *SEQ-WAT 7.9.6.5 PE mains – The*

transition areas between PE and other unrestrained pipelines shall be appropriately restrained with concrete thrust blocks and thrust restraints. An unrestrained fitting installed on PE pipework is not permitted, amend the drawings accordingly.

- h. The schematic diagram/layout of the water meter connection on C601 'INSET A' appears inconsistent with the meter assembly on drawing C602 due to the addition of a testing port which is provided on a tee branch off the water meter. The water fittings table on INSET A appears to reference the wrong fittings at the location of the testing port; Amend the drawing accordingly.
- i. As this development is not a horizontal CTS development, the applicant must have separate domestic and fire supply meter assemblies as per *Note 7 SEQ-WAT-1111-8*. The assembly as shown in this proposal can only be for fire supply only, hence why a test port is not required. Please make consideration for domestic supply.

Should you wish to clarify any issues contained in this Water & Waste Engineer Assessment section, please do not hesitate to contact Matt Brierley on telephone 07 5582 8651.

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 Due Date

The due date for providing the requested information is **7 August 2024**.

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 Mike Carter copied into the email mcarter@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 8927.

Yours faithfully



Nathan Seiler
Senior Specialist Civil Engineer - Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast
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