

Our Reference: OW/2023/5266
 Contact Officer: Samita Thapa
 Contact: 07 4688 8379
 Email: development@tr.qld.gov.au

FURTHER ADVICE
Planning Act 2016 Section 68
Development Assessment Rules Section 35

Colbar Street Developments Pty Ltd
 Kehoe Myers Consulting Engineers
 124 Russell Street
 TOOWOOMBA QLD 4350

Email: MatthewS@kehoemyers.com.au;

25 January 2024

Dear Sir/Madam,

Application for: Operational Works - Roadwork Stormwater Water and Sewerage Infrastructure
Location: Colbar Street, PITTSWORTH QLD 4356
Property Description: Lot 101 SP257259

Council has reviewed the development application lodged with Council on 8 January 2024.

Council provides the following further advice in relation to certain aspects of your proposal that require additional clarification/information in order to enable proper consideration and determination of your application:

1. Wastewater Infrastructure

1.1	Issue: Council does not accept sewer duplication between Lot 101 and Lots 87-89. The existing sewer must be decommissioned (MH4/EX04 to MH3/EX04), and new connections are to be made for Lot 87 and Lot 88 to the proposed sewer main that traverses through Lot 101.
	Information Required: Please provide revised plans addressing the above issue.

2. Water Infrastructure

2.1	Issue: It is noted that the clearance between the proposed driveway for Lot 86 and proposed watermain is less than 1.0m.
	Information Required: Please submit an amended plan addressing the above issue.
2.2	Issue: It is to note that existing duck foot hydrant to be removed from the frontage of Lots 87, 104 and 117. The hydrant in front of Lot 87 is to be replaced by a sluice valve.
	Information Required: Please submit an amended plan addressing the above issue.

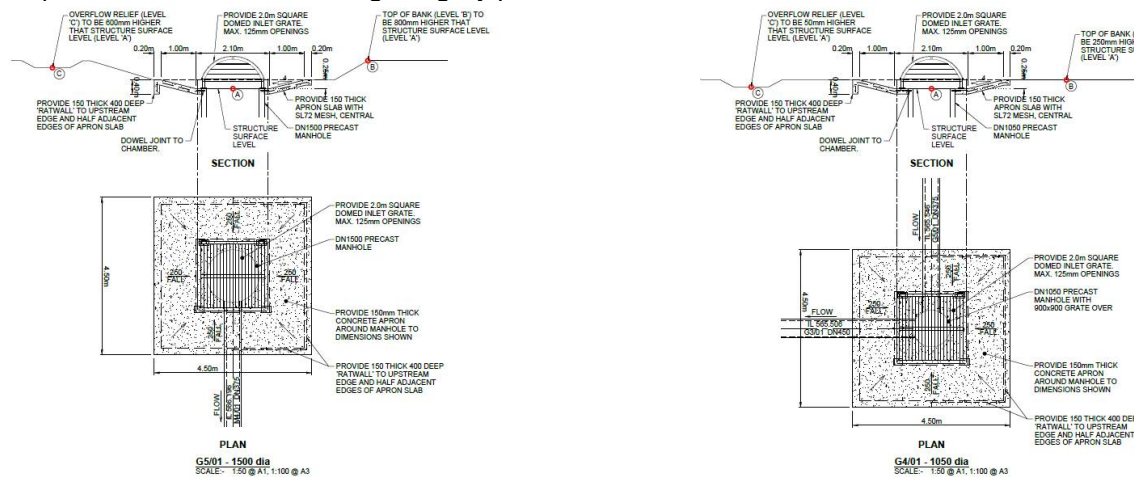
3. Keith Gordon Park

3.1 Issue:

The submitted plans identify earthworks within Keith Gordon Park. As per condition 35 of the associated RAL/2023/584/A Decision Notice, all earthworks, including batters, must be fully contained within the subject land, except where approved by Council through an Operational Work permit for Stormwater Infrastructure. The extent of and requirement for the proposed earthworks in Keith Gordon Park is unclear. As per Condition 30 of the associated RAL/2023/584/A Decision Notice, a detailed Stormwater Management Plan is to be submitted as part of an Operational Works Permit application. Council is unaware of a stormwater management plan having been submitted for the subject site. It is unclear if the earthworks in Keith Gordon Park are associated with a stormwater function or are proposed to enable levelling of private lots. No earthworks is supported within Parkland for the purposes of levelling private lots. Where a need is demonstrated for stormwater purposes only, limited earthworks and infrastructure in Parkland may be supported.

Further, inconsistencies in the extent of earthworks in Keith Gordon Park is present. Drawings No RD201 & SWD201 identify the extent of earthworks into the park at approximately 4.6m. Whereas the cross-sectional drawings (RD204), when measuring using the scales provided, identify the extent of earthworks into the parkland at approximately 0.37m. Further, the slope of the batter proposed within the parkland is unknown.

In addition, the cross-sections provided for the 2 gully inlets proposed in the parkland, appear to identify channels and batters which do not correspond to earthworks plans or identify the slope of the batters surrounding the gully pits/channels.



	<p>In cross-sections for extent of earthworks in Keith Gordon Park (Sections 1-3), no channels are identified, and scaled distance is inconsistent with earthworks plans. In contrast, the cross-sections provided for the gully pit inlets proposed within Keith Gordon Park appear to identify channels in addition to primary channel (none of which is present in Sections 1-3). Further, it appears that the extension of earthworks into Keith Gordon Park appears to be for continuation of levelling the private lots, which is not a supported reason for Earthworks into parkland.</p> <p>Information Required:</p> <p>Please submit amended plans to address:</p> <ul style="list-style-type: none"> • Ensuring consistent documentation identifying the extent of earthworks proposed in Keith Gordon Park (cross-section diagrams should accurately reflect earthworks plans). • Identification of the slope of all batters proposed within Keith Gordon Park. • Reasoning and justification for both sitting of stormwater infrastructure within the Park, and the extent of/positioning of infrastructure in the park.
<p>3.2</p>	<p>Issue:</p> <p>The submitted plans do not contain a cross sectional diagram of the pedestrian link (between lots 97 & 98). The earthworks plans identify both a footpath and a channel drain within this space. As per condition 90 of the associated RAL/2023/584/A Decision Notice, street trees are required to be provided in this space. The submitted plans do not identify whether sufficient planting space is available clear of underground services and other infrastructure (footpath), and be on a slope no greater than 1:6.</p> <p>Information Required:</p> <p>Please provide amended plans that identifies in cross-section the pedestrian link, identifying the slope of the batters (no greater than 1:6) and a minimum 2m planting space clear of both underground and above ground infrastructure.</p>

4. Q-Leave

<p>4.1</p>	<p>Issue:</p> <p>The scope of works for this application triggers a Q-Leave payment to be made. Evidence has not been provided to Council that this payment has been made.</p> <p>Information Required:</p> <p>Please provide receipt of payment of Q-Leave. Council cannot provide approval for this application prior to this payment being made.</p>
-------------------	---

5. Bill of Quantities

5.1	Issue:
	No Bill of Quantities has been provided to allow determination of on-maintenance securities.
	Information Required:
	Please provide a Bill of Quantities for the associated works.

6. Design Certificate

6.1	Issue:
	Any provided amended drawings will require an amended Engineering Design Certificate, signed by an RPEQ (Civil).
	Information Required:
	Please provide an amended Engineering Design Certificate for all associated amended plans.

Responding to the Further Advice

Please advise within two (2) business days of the receipt of this letter whether you intend to respond to Council's further advice and if so, a proposed timeframe for your response to Council.

You may wish to consider stopping a current period in the development assessment process in accordance with Section 32 of the Development Assessment Rules if you require additional time to consider this letter and any actions you may wish to take in response.

Should you not agree to respond to the further advice contained in this letter, Council will proceed to determine the application in accordance with the original decision making period on the basis of the information supplied.

If you require clarification of any of the above and in particular specific details of the further advice, please contact Council's Graduate Engineer, Samita Thapa on the above number.

Yours faithfully



Clint Burgess,
Principal Engineer, Development Infrastructure and Growth

C/c Colbar Street Developments Pty Ltd
5/4 Mylne Street
TOOWOOMBA CITY QLD 4350