

OUR REF: 5941-ENG

YOUR REF: OPW/2024/239

9<sup>th</sup> October 2024

City Development  
Gold Coast City Council  
PO Box 5042  
GOLD COAST MAIL CENTRE QLD 9729

Attention: Mr. Thomas Cullane

Dear Thomas,

**RE: RESPONSE TO INFORMATION REQUEST FOR OPW/2024/239  
CHRISTENSEN ROAD EXTERNAL WORKS ASSOCIATED WITH STAGE 3 OF  
THE VANTAGE YATALA INDUSTRIAL DEVELOPMENT**

**Property: BAL Lot 505 on SP316171, 1 Highlands Street, Stapylton QLD**

We act on behalf of the Applicant, FPI Queensland Pty Ltd, and provide the following response to Council's Information Request dated 4<sup>th</sup> April 2024. Given the nature of the response, the Applicant considers this to be a full response to the information request.

**OPERATIONAL WORKS ASSESSMENT**

**1. Portable Long Service Leave payment**

*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 –*

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

**GDP Response:**

Please find contained within **Attachment 1** a copy of the QLeave Notification and Payment Confirmation Form (S223932).

**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. Compliance with overriding approval*

**GDP Response:**

The amended Traffic Impact assessment and associated plans have been provided to Council via email 3<sup>rd</sup> September 2024 with the amended TIA confirming no changes are required to the ROL proposal plan for Stage 3 as part of the plan updated for the Christensen Road/Christensen Road south intersection works.

**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).*

**GDP Response:**

Please find contained within **Attachment 2** the amended engineering plans addressing this item.

**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.*

**GDP Response:**

Please find contained within **Attachment 2** the amended engineering plans addressing this item.

**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. Amended engineering drawings*

**GDP Response:**

Please find contained within **Attachment 2** the amended engineering plans addressing this item with the stormwater calculation table re-formatted.

**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.*

**GDP Response:**

Please find contained within **Attachment 2** the amended engineering plans addressing this item with the additional heavy duty VXO added to the plans in the requested location.

**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.

**GDP Response:**

Please find contained within **Attachment 2** the amended engineering plans addressing the points raised within this item.

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 thrust blocks in accordance with SEQ-WAT-1205-1 and SEQ-WAT-1206-2.
- Nominate depth of cover to watermain on longitudinal section.

**GDP Response:**

Please find contained within **Attachment 2** the amended engineering plans addressing the points raised within this item.

**TRAFFIC ASSESSMENT**

Please see attached red pen mark-up drawings provided for traffic engineering comments.

**GDP Response:**

Please find contained within **Attachment 2** the amended engineering plans addressing the red pen mark ups provided by council as part of the Information Request documentation.

We feel that the above information satisfactorily responds and addresses all the matters raised as part of the Information Request and we look forward to a timely and favourable determination of the application.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

**GASSMAN DEVELOPMENT PERSPECTIVES**



**MITCHELL GASSMAN**

**CIVIL PROJECT ENGINEER**

**R.P.E.Q. 16939**

**Attachment 1** – QLeave Notification and Payment Form

**Attachment 2** – Amended engineering drawing and transmittal