



Our Reference: 41901-05 [ID 1036759]
Council Reference: COM/2024/349

**Civil Engineering
Project Coordination**

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13 December 2024

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

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

Attention: Mr Wasim Ahmed
Email: mail@goldcoast.qld.gov.au; wahmed@goldcoast.qld.gov.au

Dear Wasim,

**Re: Response to Information Request for Operational Works - Civil Works;
over Lot 900 at SP313554, 'Courtney Drive Stage 05 – Lot 900 Courtney drive, Upper
Coomera QLD 4209'**

On behalf of our Client *HB QLD Pty Ltd* we make the following response to Council's Information Request, dated 3rd December 2024, Civil Works at Lot 900 Courtney Drive, Upper Coomera QLD 4209; as allowed by s13.2 of the Development Assessment Rules for the *Planning Act (2016)*.

Please note that an amended DA Form for the retaining walls has been included as part of this response.

1.0 Information Request

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 notification and payment confirmation, that is dated 22/11/2024.

Item 2 Works for infrastructure code

Assets – general provisions – AO8.1/PO8

GOLD COAST (HEAD OFFICE)

address: Level 2 / 19 Short Street, Southport QLD 4215
post: PO Box 2484, Southport QLD 4215
tel: 07 5571 1099

SUNSHINE COAST

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The footpath in the roadworks details plan, drawing number 41901-05-120, is currently shown at 4%. The applicant is requested to amend this to a maximum of 2.5% in accordance with IPWEA PCD-101 and the Disability Discrimination Act. The grades of the verge either side of the footpath may be 4% as per standards.

We have reviewed the plan and drawing 41901-05-100 refers to the IPWEA drawings for footpath which has a 2.5% grade. The 4% on the drawing relates to the overall verge grade not the footpath grade. We made a minor adjustment to cross section to clarify. Please see attached updated drawing No 41901-05-120 Rev B.

Item 3 Works for infrastructure code

Assets – general provisions – AO8.1/PO8

The stormwater line between manhole ID 03/012 and gully pit ID 02/012 is currently shown to cut through the verge slightly. The applicant is requested to either:

a. Confirm that there are no future services that this stormwater line may clash with.

OR

b. Move manhole 03/012 further towards the intersection to reduce the overlap within the verge.

Please refer to drawing 41901-05-090 combined services plan showing the proposed services and we confirm there are no other services in that area. The Stormwater line is located outside the electrical and comms corridor. Therefore, no changes are required to these plans.

Item 4 Change to ground level and creation of new waterways code

Batters and retaining wall – AO9/PO9

In order to comply with Land Development Guidelines – 3 Change to Ground Level Standards (3.5.2.3), retaining walls (including footings and drainage) are to be setback 200mm from property boundary. The applicant is required to show the property boundary setbacks of minimum 200mm on the retaining wall details plan, drawing number 41901-05-070, and ensure this complies with the Land Development Guideline requirements.

Please refer to note 15 on drawing 41901-05-070 that states “All footings to be a minimum from the property boundary”. We note that we have included this plan as part of this response as a couple of details have been missed in the title block please ensure that Rev B is approved.

Item 5 Works for infrastructure code

Water Supply reticulation design – PO4

The applicant is requested to make the following amendments to the water reticulation plan Sheet 01:

a. Consider shifting the DN100 sluice valve proposed at the corner verge of Valley Circuit/Serene Road back to the DN100 x DN100 tee fitting.

The valve at the intersection of Valley Circuit and Serene Road has been located to avoid a valve being located in the driveway for lot 256. The current location does not conflict with driveways or footpath, therefore no change will be made to this plan.

b. Please relocate the hydrant fronting Lot 264 closer to the property boundary (ie. closer to Lot 265) to reduce the likelihood of being placed within a future vehicle crossover.

This hydrant has been moved to 1.5m from the side boundary to allow the installation of a electrical green box if required. Please see attached updated drawing 41901-05-700 Rev B for your approval.

Item 6 Works for infrastructure code

Sewer reticulation design – PO5

The applicant is requested to consider the following items regarding sewer infrastructure and make amendments to the relevant plans:

a. Amend Structure 01/13 on Sewer Reticulation Profiles Sheet 03 to a manhole instead of J1 structure, as type Z connections are not supported for catchments with greater than 20EP in accordance with SEQ-SEW 7.7.4 High-Level Connections to MCS, MSS and TMSS.

Please refer to amended drawings 41901-05-532 Rev B and 551 Rev B which amends the long section and house connection associated with structure 01/13.

b. Update Note 7 on Sewer Reticulation Profiles Sheets to the effect of “SEQ-SEW 7.6.2” (Types of MH Construction and Corrosion Protection) in lieu of “Clause 4.7.2 of SEQ Sewerage Code”

Please refer to amended drawings 41901-05-530 Rev B to 532 Rev B which amends note 7 on these plans as requested.

c. Confirm that potential vehicle loading on gully pit stormwater structures will not affect the nearby sewerage infrastructure. Consider the zone of influence on structures subject to vehicle loading.

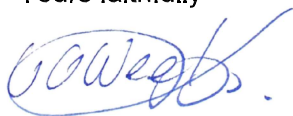
We understand that loading of 1x 600 kg wheel on a pit, with a base of 1.4m² would be negligible. A sewer at the closest point if it was in the zone of influence, would have its load dispersed over 15.8m², ie $600/15.8 = 38 \text{ kg/m}^2$, so roughly the weight of 1x footprint, except that being over 0.025m², it is over 1m². Expressed in footprint size, this would be < 1kg per human foot size.

2.0 Conclusion

In accordance with s13.2 of the DA Rules, we advise that we are providing a response to all of 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



Ursula Weeks

Mortons – Urban Solutions

(uw)

Encl. Attachment 1:	Updated DA Form 1
Attachment 2:	QLeave Notification and Payment Confirmation
Attachment 3:	Amended drawings as noted above and Drawing transmittal

c.c. HB QLD Pty Ltd