

ATTACHMENT 4

Civil Engineering RFI Response Letter

Our Ref: 230094
Your Ref com/2024/317

18th June 2025

Urban Strategies C/-
City Of Gold Coast
Po Box 5042
GOLD COAST MAIL CENTRE QLD 9726

ATTENTION: ALEXANDER ELMS

Dear Sir,

**RE: RESPONSE TO INFORMATION REQUEST (CIVIL ITEMS)
PROPOSED RESIDENTIAL DEVELOPMENT
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA**

Please see below our response to Civil Engineering matters of Councils' Information Request dated 24 December 2024.

PUBLIC LANDSCAPE WORKS

11. Bio-retention drainage

The proposed outlet pipe of the bio-retention basin has been relocated so as to now run to the north within the future road reserve. The pipe is located clear of any existing and future infrastructure associated with the future Baileys Mountain Road Intersection upgrade. Refer to revised Concept Stormwater Management Plan for further information.

12. Sewer

The proposed sewer connection/extension has been relocated from the future park and waterway buffer to now run across Bailey Mountain Road. Refer revised Concept Engineering Services Report for further information.

HYDRAULICS AND WATER QUALITY

28. Stormwater quality and quantity

- a) Filter media has been increased to 700mm. Refer revised Stormwater Management Plan for further information.
- b) Outlet controls from the basin consist of 1% AEP flows being directed from the basin via the 750 dia outlet pipe. In the event of flows in excess of the capacity of the outlet pipe an overflow weir is shown which directs flows into the road reserve / drainage channel to the north. Refer revised Stormwater Management Plan for further information.
- c) The maintenance access to the basin is clearly indicated with a 2.5m wide concrete ramp proposed from the internal road down to the basin floor. This will provide sufficient access for small maintenance machinery/personal such as bobcats, pozitracks, excavators which is considered adequate for maintenance of the basin.
- d) All of the site including backyards will be directed to the internal drainage network and the bio-basin, there is no bypass. Roofs and backyards of all dwellings including the community areas are all at

sufficient grade/levels to permit gravity pit/pipe drainage to the basin. The entire site is collected via the civil drainage system located in the roadway which is directed to the biobasin.

- e) The spatial, geographical & hydraulic constraints of the site cannot accommodate the biobasin to be constructed without retaining walls. It is acknowledged that the basin is provided with retaining walls presenting drops exceeding 1m in height however this is not expected to present safety hazards as all retaining walls will be provided with appropriate vehicular and pedestrian safety fencing.
- f) Concept Bio Basin Plan has been amended to incorporate the following as requested. Refer to revised Concept Stormwater Management Plan for further information.
 - a. Setback from boundaries has been shown on Bio Basin Plan.
 - b. Proposed ground levels and slopes upstream and downstream of the basin have been shown.
 - c. Maintenance Access is clearly shown to be provided by the concrete access ramp.

30. Public Safety

The stormwater treatment devices and stormwater quantity infrastructure as documented within the Stormwater Management Report are designed to minimise impacts to public health and safety generally in accordance with Councils Land Development Guidelines, QUDM and standard industry practices.

31. Maintenance Access

The maintenance access to the basin is clearly indicated with a 2.5m wide concrete ramp proposed from the internal road down to the basin floor. This will provide sufficient access for small maintenance machinery/personal such as bobcats, pozitracks, excavators which is considered adequate for maintenance of the basin.

OPERATIONAL WORKS ASSESSMENT

32. Erosion and sediment control

The ESC management program has been designed and documented with a 3 phased program which accounts for all expected disturbance to the site during construction. Concept Plan C04 has been updated to more clearly show the required sediment fencing extents along with the provision of a high efficiency sediment basin which accords to the requirement of IECA.

WATER AND WASTE

33. Infrastructure

- a. Noting that the location of the sewer main extension is now proposed to extend across Baileys Mountain Road. A concept Longitudinal Section has been developed confirming that adequate cover and fall is provided in accordance with the SEQ Code. Refer revised Concept Engineering Services Report for further information.
- b. The sewer main is no longer proposed to extend through private property. Refer revised Concept Engineering Services Report for further information.
- c. By Others.

Yours faithfully



T.W.NELSON
RPEQ 15735
For and on behalf of
COZENS REGAN GROUP PTY LTD