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City of Gold Coast
Attention: David Crosswell
Via email

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NALU (122 MARINE PARADE, MIAMI)
OPERATIONAL WORKS APPLICATION (COM/2025/429)
FORMAL RESPONSE TO INFORMATION REQUEST DATED 3 FEBRUARY 2026

Dear City of Gold Coast,

Please find enclosed Arcadis' response to the Civil Engineering items within the information request denoted above.

The following documents have been provided in response to Council's information request.

- IR Response Letter (this document).
- Potholing survey information for the proposed water main connection.
- Council planner correspondence regarding Condition 26 (a)(ii) of MCU/2025/155.
- DTMR standard drawing 1459 (CoGC City Plan's Anti-Ponding Pit standard drawing).
- Updated Civil Engineering Drawings prepared by Arcadis Australia Pacific.

Please refer below to Council's information request items reproduced in *grey italicised text*, followed by Arcadis' response in plain text below. It is noted that some additional comments are provided at the end of this letter for updates outside of the IR items.

1. Anti-ponding pit

Works for infrastructure code

Stormwater drainage design and management – PO2

The proposed drawings show a proposed anti-ponding pit in Fraser Avenue. To demonstrate compliance with PO2 the applicant should demonstrate that no adverse stormwater drainage impacts arise as a result of the proposal of an anti-ponding pit instead of a standard lip in line gully pit. This should include calculations to demonstrate stormwater kerb flow is acceptable with the anti-ponding pit at 100% blockage as these do not have a lintel (only a grate) and can easily block.

It is noted that the drawings provided by Arcadis (specifically DRG 0361) specify the anti-ponding pit listed in Council's City Plan standard drawings, SC6.12.10 – Drainage standard drawings (DTMR 1459). DTMR 1459 includes a lintel and thereby mitigates Council's blockage concerns as above (the pit proposed is not just a grate).

Further, it is noted that this new pit replaces a v-grate pit (no existing lintel) and therefore provides improved capture potential over the current case on the basis it provides equivalent grate area + a lintel.

DRG 0202 has been updated to include the DTMR 1459 reference, and a copy of DTMR 1459 has been provided with this IR response.

2. Footpath connections

Condition 26 of overarching approval MCU/2025/155

Condition 26 (a)(ii) of overarching approval MCU/2025/155 permits a maximum of two (2) 1.5m wide paths connecting the new public footpath on Marine Parade to the development's internal pedestrian access points. However, the drawings provided show six (6) of these path connections. Therefore, the applicant is requested to amend the drawings to shown only two (2) of these path connections in accordance with the overarching approval conditions.

Condition 26 (a)(ii) has been removed during the minor change application (reference MIN/2025/655) which had occurred concurrently with this application. Email confirmation of this has been received from Council's planner which is included in this IR response. Accordingly, the number of path connections remains as per the original OPW submission.

3. Sewer connection

Works for infrastructure code

Sewerage reticulation design – PO5

The proposed drawings show a new sewer property connection and detail the downstream invert levels at the sewer maintenance hole, however the drawings don't include details for the upstream invert levels of the sewer property connection.

Therefore, to demonstrate compliance with AO5/PO5 of the Works for infrastructure code, the applicant is requested to provide amended drawings which specify the invert level at the upstream end (ie. at the property boundary) of the proposed sewer property connection.

It is noted that the connecting sewer manhole resides within the subject site, therefore the sewer connection does not cross a property boundary. For the purposes of the civil OPW, the connecting level at the manhole has been noted, as upstream levels are dictated by internal building hydraulics (plumbing and drainage).

Further callouts have been provided for clarity on connection locality. Inverts / linework associated with internal building hydraulics have now been included for reference only.

4. Water connection

Works for infrastructure code

Water supply reticulation design – PO4

Assets – general provisions – PO8

The information provided is not sufficient to confirm compliance with the Works for Infrastructure Code (PO4 & PO8). To confirm compliance, Council is requesting the applicant provides the below additional information and amendments to support the proposal.

Potholing

The applicant is required to carry out on-site field investigations to determine the location, alignment and depth of existing services located within proximity of the proposed water main connection/extension. This information is required to ensure that the proposed works are achievable during construction, whilst avoiding clashes with other services and maintaining the compliant minimum cover and clearances as per WSA03 – Water Supply Code of Australia.

The applicant is requested to:

a) Undertake potholing within the vicinity of the works, ensuring the existing water main, and sewer maintenance hole are accurately located.

b) Provide the potholing information/report to Council.

c) Provide updated drawings which include the findings of the potholing investigations, demonstrating the alignment/location of all the infrastructure in proximity to the proposed connection/extension.

d) Provide Council with a section view of the proposed connection/extension, ensuring the alignment, location and depth of all infrastructure is accurately drawn as per the potholing data and that the proposed thrust blocks are drawn accurately.

Design

The applicant is required to make the following amendments to the proposed water connection, to ensure compliance with the works for infrastructure code:

e) Update the proposed design drawings to reflect the findings of the potholing investigations.

f) Nominate the proposed cover of the proposed DN100 water pipework and the proposed clearance between this pipework and all existing and proposed infrastructure, in accordance with the minimum cover and clearances as per WSA03 – Water Supply Code of Australia.

The Applicant is requested to contact Council Officer David Crosswell (dcrosswell@goldcoast.qld.gov.au or 07 5582 9351) to discuss and resolve a solution if minimum clearances and minimum cover (as per WSA03 – Water Supply Code of Australia) cannot be achieved.

Additional potholing survey information and updated civil engineering drawings have been provided to address the items above requested by Council. The updated potholing identifies the depth of the existing water main, and the location / depth of the buried sewer manhole.

Water – Connection alignment has now been straightened given it is no longer in conflict with the sewer manhole location, minimising the thrust blocks within Council land and avoiding the Energex easement. The section detail has been updated to reflect potholed main depth, and minimum cover per SEQ code has been achieved.

Sewer – Potholing has determined the manhole was buried under the existing crossover. The manhole access is to be lifted to the surface and made trafficable to suit the proposed crossover. This could be achieved by either reconstructing the manhole neck to max 500mm depth per SEQ-SEW-1308-1, or if the resulting neck depth is >500mm, lifting the manhole convertor slab per SEQ-SEW-1307-1.

ENERGEX REALIGNMENT

Further, it is noted that minor amendments have been made to the stormwater design and park footpath alignment as a result of interfacing with Energex electrical services by others (unrelated to IR items). This was discussed in separate consultation with Council's planning team (including OPW assessing officer), correspondence has been attached to this IR response.

- Energex Realignment Correspondence.

  The Applicant is to ensure that any subsequent Operational Works application demonstrates that:

  - *The proposed electrical easement does not overlap any existing or proposed City sewer or stormwater infrastructure; and*

    Achieved, refer updated drawings. Note the stormwater within the southern portion of the site (122 Marine Parade, Miami) is private / not Council infrastructure.

  - *Minimum separation distances between the proposed electrical conduits and any existing or proposed City sewer or stormwater infrastructure are achieved in accordance with the City's requirements.*

    Achieved, refer updated engineering drawings. Existing sewer and stormwater services remain clear of the Energex easement (and has been approved by Energex).

Should you require any further information, please do not hesitate to contact the undersigned.

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