

OUR REF: 5941 – Stage 2

YOUR REF: COM/2020/262

25 February 2021

Chief Executive Officer
Council of the City of Gold Coast
PO Box 5042
GCMC QLD 9729

Via email: mail@goldcoast.qld.gov.au

Attention: Ms. Alex Ponomareva

Dear Madam,

RE: RESPONSE TO COUNCIL INFORMATION REQUEST – COM/2020/262
AT: 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
LOT 501 ON SP295994

We act on behalf of the Applicant, Frasers Property Pty Ltd, and provide the following response to Council's Information Request emailed 24 December 2020. The Applicant considers this a partial response to the information requested, and requests Council to proceed with their assessment of the development application.

A detailed response to each item is provided below.

Town Planning

1. Titling Arrangement

The applicant is requested to amend the proposal to include private stormwater assets (as required by Information request item 2) and private internal roads within the proposed Community Title Scheme (CTS) development. The request for the roads to form part of private ownership is required to address concerns in regard to the private stormwater infrastructure (i.e. stormwater pipe) as this will not be supported within public infrastructure (i.e. Council road).

Alternatively, the applicant is requested to provide justification in regard to how a mixed Community Title Scheme (CTS) development that incorporates public stormwater / public road arrangement will be successfully undertaken, with particular regard to maintenance and management.

Note: The applicant is encouraged to request a meeting with relevant Officers to discuss the viability of the mixed arrangement if this option is to be pursued.

Applicant response:

In response to this item from Council, a number of meetings and discussions were held with officers to talk them through the suitability and appropriateness of the proposed titling arrangement.

The proposed 'mixed' community title scheme with Council infrastructure assets is not a new approach within the Gold Coast, and it will enable both fully design compliant Council infrastructure assets to be provided as well as the optimal ongoing management structure to support the unique and high quality communal embellishments proposed under common property ownership.

The 'mixed' Community Title Scheme (CTS) does not require or request any design or guideline relaxations from Council, and the fact that a CTS scheme is proposed will ensure that a robust framework is in place to enable the ongoing maintenance and management of the private communal areas is secured.

In this regard, the proposal has not been amended to include private stormwater and internal roads as requested by Council.

Open Space Assessment

2. Land Dedication

The applicant has proposed a Community Title Scheme tenure arrangement for their industrial estate, paradoxically, seeks to dedicate the drainage reserve to Council in service of their private development. Advice provided by the potential future asset custodian, City Assets, advises that Council will not accept this asset, and its maintenance and management in perpetuity. Any stormwater assets on the subject site associated with the private development are to remain in private ownership.

The applicant is requested to amend all relevant plans and reports to show the drainage reserves as common property.

Applicant response:

After review of the above item, the commentary provided within it is not agreed and as a result of subsequent meetings with Council has been proven to be inaccurate. There is not one single aspect of the proposed subdivision and land titling structural that is of a paradoxical nature.

All the proposed Council infrastructure assets have been designed to the relevant standards and are to be dedicated to Council as their assets.

In this regard, the proposal has not been amended to include drainage reserves as common property.

Transport Assessment

3. New Road 01/Christensen Road Intersection

The applicant is requested to update the Rytenschild Traffic Engineering Traffic Impact Assessment (TIA) as follows:

- a) Address the relevant traffic requirements of condition 10 of the overarching approval (MIN/2019/762), specifically points a), c) and d). In addition to the site access intersection the applicant is required to upgrade Christensen Road and its intersection with Eastern Service Road.
- b) Undertake a horizontal and vertical sight distance check from New Road 01 looking both directions along Christensen Road based on existing surveyed and proposed levels. Sight lines must not pass through any property boundary lines or the surface of the road.
- c) Update Figure 5.1 of the Rytenskild Traffic Engineering TIA, re-positioning the right turn lane on Christensen Road to comply with the requirements of Austroads Guide to Road Design, such that the right turn movement out of proposed 'New Road 01' is not obstructed. Also, check the A (lateral movement), S (storage length) and D (deceleration length). The A value should equal 70m, S value determined based on the queue length shown in the SIDRA intersection capacity assessment and the D value possibly increased from 75m if required, due to downgrade approach.
- d) Provide the traffic survey data that was used to establish the background traffic volumes on Christensen Road.
- e) Undertake a sensitivity analysis adopting the following assumptions:
 - i. Undertake the analysis based on the proposed year of opening (2023) and the ten-year horizon (2033).
 - ii. Adopt a compound annual growth rate of 5% to estimate future year (i.e. 2023 and 2033) background traffic on Christensen Road.
 - iii. Distribute 50% of the total development traffic associated with stages 1 and 2 via Road 01/Christensen Road intersection instead of 20% to account for traffic accessing via the Eastern Service Road and Christensen Road and the future extension of Christensen Road to Burnside Road.
 - iv. Adopt 0.70 trips per 100m² Total Use Area (TUA) in the AM and 0.78 trips per 100m² TUA in the PM from RMS Technical Direction TDT 2013/04a instead of 0.42 trips per 100m² TUA.
 - v. Update the SIDRA intersection capacity analysis according to the above request items.

Applicant response:

In response to this item from Council, a Targeted Traffic Matters Response has been provided within **Attachment A** responding directly to this information request item.

Landscape Assessment

4. Allowance for landscape

Review of the submitted material indicates that the applicant appears to be proposing an alternative solution to PC25 of the M38 Place Code by facilitating a 3m wide landscape buffer adjacent street frontages instead of the 25% x 5m and remainder 3m pursuant to AS25.1. The applicant has facilitated this 3m width by designing batters to largely be offset 3m from the street front boundaries. Officers are generally supportive of the proposed 3m width as an alternative solution; however, there are some changes necessary in order for officers to consider that the solution meets the requirement of the performance criterion:

- a. The earthworks design and batter offset which allows for the 3m wide landscape strip within the lot at the same level as the adjoining road reserve is requested to be continued through the frontage of lot 207; and
- b. The typical section of boulder retaining in cut on drawing 5941 ENG BE2 163 is requested to be amended to show the retaining wall (and associated drainage material) being located wholly outside of the 3m frontage landscaping strip.

Note – Officers' intention is not to require this landscaping within the private lots to be undertaken as part of the ROL/OPW, but rather to ensure the works do not prevent future development from providing effective frontage landscape buffers.

Applicant response:

In response to this item from Council, Amended Change to Ground Level Drawings have been provided within **Attachment B** that provide a three metre allowance for future landscaping along the entirety of Lot 207's frontage. The amended drawings have also updated typical section detail for the cut scenario to exclude the retaining wall from the three metre landscape buffer.

5. Eastern Landscape Buffer

It is noted that part of the required 20m landscape buffer along the site's eastern boundary is within common property, and part is within lot 201; it is considered that it would be best from a maintenance and ongoing management perspective to include this entire buffer within common property. The applicant is requested to provide amended plans nominating this entire buffer within common property.

Applicant response:

No changes are proposed to the required 20 metre buffer. Lot 201 is of sufficient size that the extent of landscaping buffer within the allotment is not onerous.

6. Common Property Landscaping

It is noted that there are substantial 1:2 cut batters within the common property that will be highly visible from public roads; while the Statement of Landscape Intent nominates dense landscape planting to these batters, officers are not confident that this outcome will be possible due to the batter being cut into rock and of a grade which does not facilitate topsoil placement. This same issue occurs to a lesser extent at the end of the cul-de-sac head within the stage 2 borrow area. The applicant is requested to provide further information as to how the batter landscaping will be facilitated; it is suggested the proposed micro-benching and 400mm topsoil placement proposed for other batters within the development be also applied to these batters.

Applicant response:

In response to this item from Council, micro-benching has been proposed along 1:2 batters that require dense landscape buffers. An Amended Landscape Intent Plan is provided within **Attachment C**. The requirement for micro-benching and 400mm topsoil placement has also been added to the amended change to ground level engineering drawings contained within **Appendix B**.

7. Common Property Safety

It is considered that PC30/AS30 of the M38 Place Code are both applicable to the open space and pedestrian areas located within common property; it is considered that the development in it's current layout cannot comply with the acceptable solution due to the lack of casual surveillance. The applicant is requested to demonstrate how the common property open space and pedestrian areas meet the requirements of PC30.

Applicant response:

In response to this item from Council, common property safety is achieved in various ways uniquely available to a community title arrangement, such as that proposed. The estate will benefit from roaming security patrolling by both car and foot through out the estate. Further, security cameras will be installed throughout the estate to deter undesirable activity and

increase safety for users of the open space. All footpaths, exercise equipment and communal spaces will be well lit and have been designed to create high visibility and casual surveillance from other users.

8. Amended Statement of Landscape Intent

The applicant is requested to submit an amended Statement of Landscape Intent that clearly reflects any changes to the site layout that occur as a result of items within this Information Request.

Applicant response:

In response to this item from Council, an Amended Statement of Landscape Intent is provided within **Attachment C**.

Geotechnical Engineering Assessment

8. Request for a geotechnical certification to comply with condition 49

In order to comply with geotechnical condition 49 of the relevant Minor Change decision notice (Ref: MIN/2020/659), the applicant is requested to review all proposed earthwork engineering drawings by a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering against the approved geotechnical report of the condition and provide a certification from the geotechnical engineer (RPEQ) confirming that:

a. The proposed earthworks over the subject site are designed following the advice and recommendations of the geotechnical report, being: 'Broad Geotechnical Assessment, Proposed Industrial Development, Lot 1 on RP6882 and Lot 240 on W31320, Stapylton Jacobs Well Road and Christensen Road, Stapylton', prepared by Morrison Geotechnic Pty Ltd, Job No. GE11/002 and dated February 2011.

Applicant response:

In response to this item from Council, a Targeted Geotechnical Response is provided within **Attachment D** that provides direct responses to the above matters.

Operational Work Assessment

9. Portable Long Service Levy 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 -

- 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.

Applicant response:

In response to this item from Council, receipt of QLeave payment is provided within **Attachment E**.

10. Batters adjacent to proposed Roads

- a) *Provide a typical cross section for each proposed and existing road to show the maximum heights at the greatest cut/fill section for review and confirm that the finished road level is safe for road users.*
- b) *Undertake an appropriate risk assessment in accordance with Austroad part 6 and confirm the arrangement is considered safe for all proposed roads.*

Applicant response:

In response to this item from Council, further detailed cross sections have been added to the Amended Change to Ground Level Drawings contained within **Appendix B**. Specifically, cross section markers have been added to drawings 050 to 056 where applicable with the corresponding cross sections shown on drawing numbers 442 to 446.

In response to Council's request for a risk assessment, the proposed design levels has been reviewed against the requirements of Austroads Part 6 regarding clear zone requirements and specifically Table 4.1. The proposed road network has a design speed of less than or equal to 60 km/h and average daily traffic volume of between 1501-6000VPD based on Council's land development guidelines for an Industrial Access Street. The submitted engineering design for the internal road network has a total clear zone of 11.0m from the travelled way to the top of any batter with a slope deemed "non-recoverable" as per the Austroads guidelines. This clear zone consists of a 3.5m parking lane, a verge of 4.5m and a 3.0m on-grade landscaping offset from the property boundary to the top/toe of any batter. Therefore, according to the Austroads criteria no amendments are required to the proposed road design as there is sufficient width to achieve a suitable clear zone between the travelled way and proposed batters.

11. Land Development Guidelines – Earthwork Batters

Proposed earthworks batters design does not comply with the Land Development Guidelines for batters design within private property and road reserves. The applicant is requested to provide clarification or amend earthworks plans to demonstrate compliance of earthworks batters to LDG and preliminary approval Condition 51.

For example:

- a) *Batter slope shall have a maximum slope of 1:2 with stabilisation through vegetation planting.*
- b) *Batter heights greater than 2.5m requires benching (as stated in Condition 51).*
- c) *Maximum height of any free standing cut/fill batter with benching to be 5m in total (as stated in Condition 51).*
- d) *Provide certification from qualified Geotechnical Engineer that the proposed earthworks batters close proximity to adjacent private properties will not result in any impact to any neighbouring properties.*

Applicant response:

In response to this item from Council, it is noted that no batters exceed 1V:2H in steepness with all proposed batters to be stabilized through a vegetated outcome. The batter profiles are consistent with those approved by Council as part of Stage 1 of the Vantage development along with the existing overarching bulk earthwork approval currently in place over the Stage

2 extent of the development. As previously communicated to Council, the existing steep topography of the site and the need for large scale flat pads for the zoned industrial use require

It is noted that a small length of a 1V:1H batter profile is required at the transition of the Stage 1 allotments on Homestead Drive where this profile is currently approved and under construction.

Geotechnical certification as required within point d) has been undertaken by Douglas Partners and is included within **Appendix D** of this response.

12. Updated Earthworks Plans

Provide a full set of most updated earthworks plans certified by an RPEQ for Operational works assessment.

Applicant response:

In response to this item from Council, please find contained within **Appendix B** a complete set of the most updated earthworks plans certified by an RPEQ.

Hydraulics and Water Quality Assessment

13 Stormwater management plan to be amended

Council officers acknowledge that a Site-based Stormwater Management Plan has been submitted in support of the application, being "Site Based Stormwater Management Plan – Vantage Yatala – Stage 2 for Reconfiguring a Lot", revision 1, dated 20 November 2020, prepared by Gassman development perspectives.

Upon review, the Stormwater Management Plan is required to be amended addressing the following (but not limited to) matters:

A. Drainage reserve Lot 901

- i. It is noted that Lot 901 is proposed to be dedicated to Council as a Drainage Reserve. A bio-retention basin is located within the Drainage Reserve. As such, the bio-retention basin will become a Council asset.*

Based on an advice received from City Assets, CTS development is required to provide sufficient stormwater mitigation measures (such as a bio-retention basin) within its own CTS development area. Any associated stormwater infrastructure is to be owned and maintained by the CTS development.

Applicant response:

In response to this item from Council, all the proposed Council infrastructure assets (including proposed stormwater treatment devices) have been designed to the relevant standards and are to be dedicated to Council as their assets.

B. Stormwater quality

- i. Based on the MUSIC Catchment Plan Stage 2 (5941 ENG SMP2 001 A), the proposed treatment system appears to capture runoff from areas (such as Homestead Drive, Fairway Street, and areas north-west of those roads) external to the development footprint. It is also noted that the treatment device is proposed to treat an additional catchment of 4.364ha (36.599ha-32.235ha=4.364ha). Therefore, justification is required as to why treatment is proposed for external catchment.*

Applicant response:

In response to this item from Council, it is noted that the contributing catchment from Stage 1 (4.364ha) flagged by Council as external is consistent with the stormwater quality strategy already approved by Council within the Vantage Stage 1 Stormwater Management Plan as such, no changes are proposed or further justification is required.

- ii. *Amend the MUSIC Catchment Plan Stage 2 (5941 ENG SMP2 001 A) to clearly identify the area that is proposed to be treated by the stormwater treatment train.*

Applicant response:

In response to this item from Council, it is noted that the contributing catchment from Stage 1 (4.364ha) flagged by Council as external is consistent with the stormwater quality strategy already approved by Council within the Vantage Stage 1 Stormwater Management Plan as such, no amendments are proposed to the MUSIC Catchment Plan.

- iii. *Submit MUSIC model for review and record keeping.*

Applicant response:

As part of this response, a copy of the MUSIC model has been submitted to Council as requested.

- iv. *Regarding the stormwater treatment device, a bio-retention basin has been proposed. Its surface area for filter media is 4,000m² within a single cell (which is greater than the allowable maximum area). Its length appears to be 400 metres (which exceeds the maximum length) and its width appears to be more than 20 metres (which exceeds the maximum width). As such, the basin is considered to be non-compliant with Council policy – Land development guidelines.*

The applicant is advised that non-standard bio-retention basin will not be accepted. Therefore, the applicant is requested to provide necessary details (not limited to the above-mentioned non-compliance) to demonstrate the proposed bio-retention basin is designed in accordance with Council policy – Land development guidelines.

Furthermore, the basin outlet appears to be located within (or in close proximity to) the landscaping buffer area, the stormwater report is requested to be updated to discuss its design compliance and its impact (if applicable) to the downstream environment.

Further to the above, the access from the road to the basin appears to be a maximum width of 4 metres. It is a concern that the access width may not be sufficient for the required maintenance activity under different weather condition.

Applicant response:

In response to this item from Council it is noted that detailed design plans of the operational phase basin were submitted to Council as part of the Stormwater Management Plan. These clearly show a maximum cell area of 800m² in accordance with Council's Land Development

Guidelines with a total of five cells provided as part of the meeting the overall need of 4,000m2. Meetings held with Council officer's post issuing of this Information Request have clarified this item and no changes are proposed.

C. Stormwater quantity

- i. *Based on the Pre Developed Catchment Plan (5941 ENG SMP2 002 A), it appears that catchment delineation was undertaken for the entire site (not the development footprint). As such, internal and external catchment for the development footprint are not clear.*

Applicant response:

In response to this item from Council it is noted that in order to identify internal and external catchments of any proposed development footprint it is necessary to map and delineate the entire site and it's surrounding external catchments where applicable. The submitted Pre-Developed Catchment Plan is considered to demonstrate this clearly with each catchment linked to the relevant LPoD on the plan. Based on this no changes are proposed to the originally submitted Pre Developed Catchment Plan.

- ii. *The applicant is requested to amend the Pre Developed Catchment Plan (5941 ENG SMP2 002 A) to clearly identify the internal and external catchment for the development footprint.*

Applicant response:

In response to this item from Council it is noted that in order to identify internal and external catchments of any proposed development footprint it is necessary to map and delineate the entire site and it's surrounding external catchments where applicable. The submitted Pre-Developed Catchment Plan is considered to demonstrate this clearly with each catchment linked to the relevant LPoD on the plan. Based on this no changes are proposed to the originally submitted Pre Developed Catchment Plan.

- iii. *Quantify the stormwater quantity impact based on the revised catchment delineation for storm events up to 1% AEP.*

Applicant response:

In response to this item from Council it is noted that as no changes are proposed to the mapping of catchments the previously provided assessment of the stormwater quantity impacts contained within Table 5.2.4.2 of the submitted Stormwater Management Plan remain current and no further changes are proposed.

- iv. *Provide appropriate on-site mitigation measures and demonstrate external property (including Council asset) will not be subject to any stormwater quantity impact for storm events up to 1% AEP.*

Applicant response:

In response to this item from Council it is noted that as no changes are proposed to the mapping of catchments the previously provided assessment of the stormwater quantity

impacts and proposed mitigated outcomes contained within Table 5.2.4.2 of the submitted Stormwater Management Plan remain current and no further changes are proposed.

- v. *As the development area is mapped as part of Woongoolba flood mitigation catchment, demonstration compliance of PO3 of City Plan policy – Healthy waters code is required.*

Applicant response:

In response to this item from Council, the Stormwater Management Plan has been amended to address PO3 of City Plan Policy – Healthy Waters Code by the provision of a 72-hour duration hydrograph (Figure 4.15) which confirms the detention measures proposed achieve the outcomes of this PO by mitigating the peak storm event identified for this period of time. A copy of the Amended Stormwater Management Plan is contained within Appendix F.

- vi. *Submit any applicable modelling files for review.*

Applicant response:

In response to this item from Council, a copy of the modelling files are provided as part of this response.

D. Erosion and sediment control

- i. *Response to Sediment and Erosion Control Constraint Code is required. If erosion and sediment control report is triggered, the report is requested to be submitted and to be prepared in accordance with City Plan policy – Land development guidelines, and the Best Practice Erosion & Sediment Control (IECA Australasia, 2008), and the State Planning Policy (SPP 2017).*

Applicant response:

In response to this item from Council, it is noted that this code was addressed as part of the original combined application lodged with Council. The outcomes of addressing this code are also shown within the sediment and erosion control plans provided in Appendix D of the submitted Stormwater Management Plan.

E. Stormwater drainage

- i. *If external catchment is identified, it is required to be managed within the development area. Provide necessary information demonstrating how external catchment will be managed so that impact to external property will not be created for storm events up to 1% AEP.*

Applicant response:

In response to this item from Council, it is noted that the external catchments associated with the subject site are already identified within the originally submitted Stormwater Management Plan as shown on Appendix B – Pre and Post Development Catchment Plans. The identified external catchments are then discussed in detail within Section 3.4 with a conveyance strategy proposed. Plans for the proposed conveyance strategy are also provided within Appendix N –

External Stormwater Catchment Conveyance Strategy of the originally submitted Stormwater Management Plan. Based on the above no amendments are required to the reporting.

ii. Provide details of major/minor drainage design.

Applicant response:

In response to this item from Council, details on the proposed major and minor drainage design are already contained within Appendix C – Design of Stormwater Quantity and Quality Basin and Appendix N – External Stormwater Catchment Conveyance Strategy of the originally submitted Stormwater Management Plan. Based on the above no amendments are required to the reporting.

iii. Demonstrate how the subdivided lot (or lots) achieves Lawful point of discharge.

Applicant response:

In response to this item from Council, details on the proposed bulk earthworks and civil servicing strategy (via submission of an Engineering services Report) for Stage 2 were provided in the original application documentation which clearly demonstrate how each subdivided lot achieves an LPoD. The overall LPoD for the stage 2 stormwater basin is also clearly marked on the Appendix B – Pre and Post Development Catchment Plans.

Note to the applicant: Private stormwater infrastructure (i.e. stormwater pipe) within public infrastructure (i.e. Council road) will not be accepted.

Applicant response:

In response to this note from Council, it is confirm no private stormwater infrastructure is currently proposed.

Water and Waste Assessment

14. Water Connection Location (above ground on lot water meter)

Based on the submitted material, it is unclear to Water and Waste where the proposed development's water meter is proposed to be located in compliance with Council's Standard Water Meter Drawings. Please note that the water meter for a CTS subdivision is to be located within common property.

Be advised that all water meters 50mm in diameter or larger require an above ground on lot water meter configuration and an associated easement in accordance with Council's Standard Water Meter Drawings (available on Council's website). Note: If a stacked arrangement is required, the potable water meter is typically mechanical and subsequently a longer easement/assembly is required. Please consider this when allocating space for the water meter(s). The size of the easement and space required for the water meter assembly is based on the size of the water meter(s) required.

- a. *Council requests the applicant to seek advice and confirmation from a hydraulic consultant on the size of the required potable water and (if applicable) fire meters required for the proposal. Once the size of the water meters is determined, the required easement size and location of the water meters can be incorporated into the design plans. Note: if advice is not obtained regarding the required meter size, and subsequently the required easement size based on the size of the meters, then the application may require a Minor Change should the layout of the design not provide sufficient room for the meter assembly.*
- b. *Provide a Ground Floor / Site Plan showing the location and dimensions of the easement for any above ground on lot water meters, based on advice from a hydraulic consultant. This information must be on a DA plan.*
- c. *Amended architectural plans displaying no buildings, structures, footings or landscaping within the proposed easement.*

Applicant response:

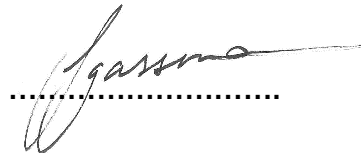
In response to this item from Council, as the proposal does not seek to have a private road network nor private water reticulation the need for metering is not required. On this basis there is no proposed deviation from the servicing strategy or civil operational works design previously proposed.

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



FRASER GASSMAN
TOWN PLANNER

Enclosed: Attachment A – Targeted Traffic Matters Response
 Attachment B – Amended Change to Ground Level Drawings
 Attachment C – Amended Landscape Intent Plan
 Attachment D – Targeted Geotechnical Matters Response
 Attachment E – Qleave Receipt
 Attachment F – Amended Stormwater Management Plan