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OUR REF: 5941-ENG
YOUR REF: OPW/2021/1255

10 September 2021

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

Attention: Ms. Liza Teo

Dear Liza,

RE: RESPONSE TO INFORMATION REQUEST FOR OPW/2021/1255
CIVIL WORKS FOR STAGE 2 OF THE VANTAGE, YATALA INDUSTRIAL DEVELOPMENT

Property: Lot 501 on SP295994 – 60 Stapylton Jacobs Well Road Stapylton QLD

We act on behalf of the Applicant, Frasers Property Australia Pty Ltd, and provide the following response to Council's Information Request dated 30 August 2021. 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 Operation al 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

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GDP Response:
Please find contained within ***Attachment 1*** a copy of the QLeave Notification and Payment confirmation Form.

2. Bio-Basin design

a. Confirm that the design for outlet 25/x2 will not result to scouring of any component of the bio-basin as the discharge velocity appear quite high (4.31m/s).

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response and specifically drawing no. 581 Rev B which details the baffle blocks to be installed at outlet 25/x2 to avoid scouring occurring within the bio-basin.

b. City Asset recommends the perimeter access around the proposed bio-basin to be concrete. Please amend plans to reflect this requirement.

GDP Response:
City Assets recommendation is noted and concrete has been provide to the primary access location along with all access locations to sediment forebays o bunds which are subject to regular inundation. The balance of the access track to the perimeter remains as 150mm thick base course gravel in accordance with Council's requirements as identified with the Land Development Guidelines Table 4.26.

3. Compliance of Condition 26 (a) to (e)

Provide confirmation and demonstrate compliance with condition 26. Provide certification as per condition 26 (e).

GDP Response:
Please find contained within ***Attachment 3*** a copy of the RPEQ Certification required as per condition 26.

4. Bio-basin design checklist

Please submit the design checklists from the Water Sensitive Urban Design -Technical Design Guidelines for South East Queensland and certification from a suitably qualified person confirming that the proposed sediment basin and bio-basin will work as required and satisfy A02 & AO8.1 of the City Plan - Works for Infrastructure Code.

GDP Response:
Please find contained within ***Attachment 4*** a copy of the design checklist from the WSUD – Technical Guidelines which was originally submitted as part of the approved SWMP.

HYDRAULIC AND STORMWATER ASSESSMENT

5. Compliance of Condition 3

The applicant is referred to a development permit COM/2020/262. Condition 3 within Part A contains amendments to the stormwater management plan. The applicant is required to provide evidence confirming compliance with condition 3.

GDP Response:

The submitted engineering drawings contained within Attachment 2 demonstrate a design solution that collects and conveys the external catchment upstream of Stage 2 to the lawful point of discharge up to and including the 1% AEP. This strategy is adopted for the sole benefit of the development of Stage 2. It is confirmed that the submitted engineering drawings follow the design principles of the Land Development Guidelines. A large portion of this stormwater line to cater for the external catchment conveyance forms part of the stage 1 OPW approval and is currently under construction.

WATER AND WASTE ASSESSMENT

6. Sewer Reticulation

a. *Notes on drawings state sewer manholes are to be P3, however precast manholes are not permitted over 6m depth (SEQ-SEW-1300-1). Amend drawings to comply with SEQ Code.*

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response. The sewer long section plans (drawings no. 610-619) have been amended to specify Type “C” 1500mm diameter cat in-situ manholes.

b. *Multiple manholes shown on drawings are over 6m deep, these require special design by RPEQ as per SEQ-SEW-1307-1. Amend drawings to provide this detail.*

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response. The sewer long section plans (drawings no. 610-619) have been amended to include a “Note 12” regarding this requirement which is referenced on each of the relevant structures. It is

c. *Provide detail for the proposed bridging structures where stormwater is crossing over sewer (multiple locations).*

GDP Response:
The bridging structure detail is already contained on drawing no. 412. References to this detail are on the associated stormwater long sections where the bridging slab locations are nominated.

d. *Multiple maintenance shafts are shown on drawings greater than 3m depth, however these are only permitted to a maximum depth of 3m to invert (refer SEQ IPAM list). Amend drawings as required to rectify.*

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response. Maintenance shafts previously shown to a depth of 4.0m have been amended to be P3 manholes where greater than 3.0m in depth.

e. *Amend invert levels for proposed X-drops as minimum 600mm drop is required as per SEQ-SEW-1303-1.*

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response. Council's request has been incorporated into these plans.

7. Water Reticulation

a. *Include note on drawings for minimum cover over water main under Christensen Road crossing (as per SEQ Code).*

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response. Council's request has been incorporated into these plans

b. *Include detail for interim road reinstatement for Christensen Road water main crossing (GCCC standard drawing 02-602).*

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response. Council's request has been incorporated into these plans with a note added to the line on drawing no. 700 Rev B.

c. *Remove note from Live Works stating "contractor to turn water main off at the nearest upstream sluice valve". Only Water and Waste staff are to operate Council valves.*

GDP Response:

d. *Include note on drawing for minimum cover for water mains in industrial areas (minimum 750mm as per SEQ-WAT-1200-2).*

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response. Council's request has been incorporated into these plans with a note added to all water reticulation layout plan sheets (drawings no. 700-704).

e. *Investigate opportunity to utilise standard angle bends readily available "off the shelf", as opposed to custom non-standard bends currently shown on drawings. Custom bends can be difficult to procure for construction and can create issues for future repairs and maintenance.*

GDP Response:
Please find contained within ***Attachment 2*** a copy of the amended engineering drawings associated with this response. Council's request has been incorporated into these plans with standard bends incorporated where it does not cause a significant deviation of the water main from the standard alignment.

LANDSCAPE ASSESSMENT

8. Eastern landscape buffer

It is noted that part of the required 20m landscape buffer along the site's eastern boundary is proposed to have a stormwater and sewer easement partly within it. This will conflict with condition 15 of the preliminary approval, and condition 12 of COM/2020/262 due to the terms and conditions associated with the easement preventing the required 'dense tree planting' to the portion of the buffer that is proposed to be within the easement. Accordingly, the applicant is requested to provide amended plans demonstrating the repositioning of the easement to be wholly outside of the 20m width landscape buffer; if it is necessary to reposition the services to effect the relocation of the easement, it is requested that such repositioning of the services also occur.

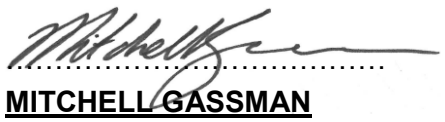
GDP Response:

The engineering drawings contained within ***Attachment 2*** show all infrastructure is clear of the 20m landscape buffer and wholly contained outside of the extent of landscaping works. The location of this infrastructure does not affect the applicant's ability to comply with Condition 12 of COM/2020/262 or Condition 15 of the preliminary approval.

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



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MITCHELL GASSMAN
CIVIL PROJECT ENGINEER

Attachment 1 – QLeave Notification and Payment Form
Attachment 2 – Amended engineering drawing and transmittal
Attachment 3 – SWMP RPEQ Certification