

27 November, 2020

**CHIEF EXECUTIVE OFFICER
CITY OF GOLD COAST
PO BOX 5042
GOLD COAST MC 9729**

Attention: Liza Teo

icubed consulting
innovation ingenuity inspiration
ABN 89 106 675 156

Dear Liza,

**RE OPERATIONAL WORKS PERMIT (STORMWATER AND EARTHWORKS) ON LAND DESCRIBED
AS LOT 334 SP193431, LOCATED AT LOT 1, 84-160 CHRISTENSEN ROAD SOUTH,
STAPYLTON**

APPLICATION REFERENCE: OPW/2020/1583

Please find below our response to Councils Information Request dated 11th November, 2020. Please be advised that we provide a full response to Councils Information Request and request the assessment of the application continue.

OPERATIONAL WORKS ASSESSMENT

1) Portable Long Service Levy Payment

The confirmation of payment of the PLSL has been included in this response.

2) Bulk Earthwork Plans

A typical cross section of what the boulder retaining wall along the boundary will look like has been included on drawing 19-130-C113. The boulder retaining wall will have a spoon drain on top of the wall to appropriately divert stormwater drainage as required. It is noted that the catchment caught by the spoon drain is only formed from the top of the boulder wall and the spoon drain itself, all other areas within the site fall to Christensen Road South.

All catchments at the toe of the wall are graded away from the wall and are free draining.

3) Stormwater Management and Drainage Provision

I certify that the alteration of stormwater flow and required earthworks will not result in any stormwater nuisance to external properties downstream of the development site.

4) Earthworks and Amenity

The amenity of the existing immediate surrounding area comprises of landscaped battered banks to a Wetlands area and Sandy Creek, boulder retaining walls, gravel maintenance tracks, industrial warehouses and a public roadway.

The earthworks to Lot 1 will comprise of battering at the Eastern boundary and a sandstone boulder retaining wall to the Southern boundary. The sandstone boulders will complement the existing boulder wall on the adjacent lot to the West, and will tie into the existing wall at the most South-West corner of Lot 1.

The sandstone blocks will complement the existing landscaped batters and seamlessly tie into the existing amenity of the area surrounding Sandy Creek, while not inhibiting maintenance activities to the open space area along the existing maintenance access track.

The areas upstream and downstream of the earthworks along the boundaries to Lot 1 will remain free draining and will not cause ponding issues.

As such, we believe that there will be no amenity issues created as a result of the earthworks along the boundary line of Lot 1, which satisfies the amenity requirements of PO9 and AO9 of the City Plan Change to Ground Level and Creation of New Waterways Code.

WATER AND WASTE ASSESSMENT

5) Finished Surface Plan – C121 Revision B (dated 13/10/2020)

- (a) Confirm and show depth of the existing DN300 trunk sewer main and provide a long section to show the proposed future cover of these mains following the change to ground level works.

Some sections through the site have been cut, and detail the existing and future surface details.

The proposed future cover does not vary a significant amount to what is currently seen on site. The minimum cover has been shown on the sections to show compliance across the lengths of pipe. Refer drawing 19-130-C125.

- (b) Drawing currently shows an existing sewer maintenance hole within the proposed 1:3 batter along the Eastern lot boundary with note “Existing sewer manhole surface level not to be amended”. Due to location within the proposed batter works, confirm if this structure (and any other existing structures) will require modification due to the proposed change to ground level works. If so, include detail for proposed modification and note on drawing for an “Application to work on the Citys Infrastructure” for modifying Water and Waste infrastructure.

Confirming that no works or modifications are proposed to the sewer manholes.

It is also noted that no modification works are required to any other structure relating to the earthworks on the site.

- (c) Show easement on drawing for the trunk sewer main as per the approved ROL decision notice (ROL/2018/26).

A future easement boundary has been shown on the drawing. Note that Plan Sealing has not been applied for as of yet, so this easement is not in effect yet.

- (d) Include RPEQ supported methodology for excavation and/or vibration compaction works above and next to the existing trunk sewer mains. Refer to “CoGC – Guidelines for working near water and sewerage infrastructure – Rev E” for guidelines on specific protection requirements.

In accordance with the *CoGC – Guidelines for working near water and sewerage infrastructure – Rev E*, we have the below notification to the City:

- The assets in close proximity to the works are the existing 300dia sewer main lines for future use (they are not currently live assets).
- A conflict register is enclosed with this letter, and will be kept on site during works at all times.
- We enclosed RPEQ Certified Plans to mitigate and control conflict between existing services.
- Please see the construction methodology below:
 - Material above the existing sewer to be compacted in maximum 200mm thick layers to avoid over-compacting above the sewer.

- A 20T compactor will be used on site and will only be permitted to use non-vibrating compaction methods for the earthworks.
- No excavation above the sewer is permitted.
- Plant to be located as far as practical away from the existing sewer line area, and plant is not to be parked over the top of the sewer between work days to avoid unnecessary loading.

Given the above supporting material, we submit that this operational works application should be **APPROVED**. Should you require any further information, please do not hesitate to contact us.

Yours faithfully,

Travis Smith
Principal Civil Engineer
RPEQ 16400
i³ consulting pty ltd
encl.