

Date: 18 December 2023
Contact: Craig MORSE
Location: City Development
Telephone: (07) 5582 8926
Your reference:
Our reference: CMP/2023/69

Hb QLD Pty Ltd
C/- Mortons Urban Solutions
PO BOX 2484
SOUTHPORT QLD 4215

Dear Sir/Madam

Request to amend construction management plan

Property description	Lot 190 RP173728, Lot 191 RP173728, Lot 192 RP173728
Property location	91 Courtney Drive, UPPER COOMERA QLD 4209
DA reference	COM/2019/82

You are advised that in relation to the construction management plan lodged in relation to COM/2019/82.

Council of the City of Gold Coast (Council) officers have reviewed the construction management plan and determined that further information is required.

The requested amendments to the construction management plan are as follows:

CIVIL

1. Gantries

The applicant must confirm if any gantries or overhead protective awnings are proposed over the road or footpath. Should the above be proposed, the applicant must provide the following additional information:

- a Demonstrate that the proposed gantry does not interfere with pedestrian movement inclusive of DDA infrastructure such as ramps. The CMP should clearly identify that the gantry will not obstruct pedestrian movement.
- b Clearly identify the structural certification and inspection procedures to be used it ensure structural adequacy of the gantry.

2. Perimeter fencing

- a The applicant must provide the heights and type of proposed temporary perimeter fencing.
- b Demonstrate that appropriate fencing has been selected based off the principal contractor's safety risk assessment. Specific considerations should be given where the fencing is used to screen hazards such as deep excavations. Fencing is to be altered where it is deemed inappropriate to mitigate safety risks.

3. Existing service protection

The CMP fails to identify nearby services and the required protection measures. Please include a plan showing this detail.

4. Loading and unloading

The plan does not clearly identify vehicle loading / unloading areas, types of vehicles to be used and vehicle movement direction. Please detail this in the CMP and demonstrate that proposed arrangement does not create an adverse impact to the community.

5. Contact details

The plan does not provide information regarding contact details for the contractors and where the contact details will be provided onsite for the general public to use if required (e.g. complaints).

6. Workers and building waste

The applicant must advise where general waste and skip bins will be located on site and provide details of the collection and control of workers and building waste.

7. Community liaison

The applicant must provide details of how the general public and surrounding residents will be informed of changes in traffic flows during construction (e.g. newspaper, leaflet, community liaison meeting, etc.).

8. Temporary crossing points

The applicant is proposing an access point on MacKellar Drive. However, the entrance from MacKellar Drive has fencing, high bunds, trees and existing stormwater infrastructure. The applicant must demonstrate how safe access can be achieved at this location while not disrupting local residents.

9. Adjacent buildings and structures

The applicant must provide details regarding protection measures for adjacent buildings or structures. For example, damage to shared fencing, etc.

10. Haulage routes

Provide details for the haulage route (entering and exiting the site) to be used for trucks between the site and the main road. Minimal disruption to residential streets is required. Justification must be provided for routes traversing sensitive areas (schools, commercial areas, dense residential areas).

11. Site Plan

The applicant is requested to provide a site plan for the proposed stage detailing the following information:

- a Location of gantries (if applicable)
- b Location of proposed perimeter fencing.
- c Location of loading/unloading areas.
- d Location of contact details signage.
- e Location of workers/building waste bins.

TRAFFIC

12. Traffic & Pedestrian Management

To ensure the proposed Construction Management Plan (CMP) does not conflict with the City of Gold Coast's (City) road network requirements, **please provide written confirmation** that the City's Temporary Road Closures (TRC) team has no objection to your Construction Traffic Management Plan (CTMP). This should be in the form of a Letter Of No Objection (LONO).

For any questions relating to what should be contained within the CTMP please contact the TRC team on 5667 3639. The CMP is to be amended to reflect any changes agreed with TRC.

ARBORIST

13. No damage to vegetation

Appendix A- Protection of Flora and Fauna WINBMS-EP-13. Section 2.4 Removal of Flora and Fauna states '*Any targeted vegetation removal from within the No-Go Zones shall be undertaken utilising methods that avoid impact on any other flora or habitat within the No-Go Zone. Pruning of any vegetation to be retained shall be undertaken by a suitably qualified practising arborist. (with a minimum qualification of AQF Level 3, Cert III in Horticulture (Arboriculture)).*'

In regard to this, the applicant should note that no damage to vegetation located within the no-go zones/vegetation to be retained/protected can occur.

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to mail@goldcoast.qld.gov.au

If we do not receive instructions from you within twenty (20) Business days being 23 January 2023 your application may lapse.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully



Antony Kocsmar
Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast