

OUR REF: 5941-ENG

YOUR REF: OPW/2023/1136

8th January 2024

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

Attention: Mr. Craig Morse

Dear Craig,

**RE: RESPONSE TO INFORMATION REQUEST FOR OPW/2023/1136
CIVIL WORKS FOR STAGE 3 OF THE VANTAGE, YATALA INDUSTRIAL
DEVELOPMENT**

**Property: BAL Lot 504 on SP329485, PT1 Lot 504 on SP329485 – Lot 504 Homestead
Drive, Stapylton QLD**

We act on behalf of the Applicant, FPI Queensland Pty Ltd, and provide the following response to Council's Information Request dated 15th November 2023. 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 Operational 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

GDP Response:

Please find contained within **Attachment 1** a copy of the QLeave Notification and Payment Confirmation Form (S223932) which was originally provided within the original application submission for Stage 3.

2. Compliance with overriding approval

There is currently an un-approved overriding approval for the site under COM/2023/82. The applicant must demonstrate the following:

a Approval of COM/2023/82.

b Compliance with all relevant conditions of COM/2023/82 included, but not limited to, earthworks, roadworks, footpaths, stormwater, sewer and water design.

GDP Response:

It is noted that COM/2023/82 was approved 22 December 2023 to facilitate this Information Request response. The submitted drawings contained within **Attachment 2** are compliant with the relevant civil conditions of COM/2023/82

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. Handrails

The civil plans notate the use of galvanised tubular handrail which is not acceptable to Council. The applicant is requested to amend the plans to state the use of galvanised welded mesh in accordance with Council's Standard Drawing 05-712.

GDP Response:

Please find contained within **Attachment 2** the amended engineering plans (drawing no's 570, 571 & 572) referencing the galvanised welded mesh handrail type as requested.

4. Basin

a The works do not satisfy A02 & AO8.1 of the works for infrastructure code. More specifically, the application does not comply with the Land Development Guidelines CI 4.5.5.5 which requires the submission of design checklists from the Water Sensitive Urban Design -Technical Design Guidelines for South East Queensland (c.l. 3.7) and certification from a suitably qualified person.

Please submit the requested information; alternatively, demonstrate how the submission complies with the associated performance outcomes.

GDP Response:

Please find contained within **Attachment 3** a copy of the design checklist from WSUD and associated certification.

b It is not clear if the proposed forebay designs satisfies A02 & AO8.1 of the works for infrastructure code. More specifically, if the proposal complies with the Land Development Guidelines (LDG's)/Water by Design (WBD). Key Concerns include:

- i. The forebay may not recessed in accordance with Cl 3.4.3.2*
- ii. The forebay length may not comply with the scour protection requirements of cl.3.4.4.1 and QUDM*

Please amend the design to clearly show compliance with the LDG's/WBD or alternatively demonstrate how the proposal satisfies the associated Performance Outcomes. Bio-basin design checklist

GDP Response:

Please find contained within **Attachment 2** the latest set of amended engineering plans where additional cross sections have been added to demonstrate the forebay is not designed as recessed and forebay distance markers showing the configuration is compliant with Cl.3.4.4.1 and QUDM being equal to or greater than 3x incoming pipe diameter.

c It is not clear if the proposed works satisfy A02 & AO8.1 of the works for infrastructure code. More specifically, the proposal may not comply with the Land Development Guidelines (LDG's)/Water by Design (WBD). Key Concerns include:

- i. If there is sufficient depth between the distance between the invert of the outlet and the invert of the overflow pit to fit the bio retention profile. Regard must be given to the 0.5% grade of the main collector pipe.*

GDP Response:

Please find contained within **Attachment 2** the latest set of amended engineering plans where additional levels have been added to demonstrate the main collector pipe has compliant grade and it can be achieved from the invert of the incoming stormwater drainage pipe through to the outlet configuration of the basins.

d The subsoil collector pipes appear to be slotted PVC pipe. Please note only the feeder pipes are to be slotted PVC, whereas the collector pipes should be solid PVC. Please amend accordingly to comply with A02 & AO8.1 of the works for infrastructure code.

GDP Response:

Please find contained within **Attachment 2** the latest set of amended engineering plans where additional notations have been added to ensure the differentiation in material of the feeder pipes and collector pipes is evident over and above the differing line type utilised in the originally submitted plans.

e Bio-retention profiles have not been dimensioned. The applicant must provide dimensions for the proposed bio-retention profiles ensuring compliance with Figure 14 of Water by Design (WBD).

GDP Response:

Please find contained within **Attachment 2** the latest set of amended engineering plans where additional dimensions have been added as requested by Council.

f The works do not satisfy A02 & AO8.1 of the works for infrastructure code. More specifically, the proposal does not comply with the Land Development Guidelines (LDG's)/Water by Design (WBD). Key Concerns include:

- i. The proposed batter profiles exceed the max heights specified in WBD.*

Please amend the design to comply with the LDG's/WBD or alternatively demonstrate how the proposal satisfies the associated Performance Outcomes.

GDP Response:

Please find contained within **Attachment 2** the latest set of amended engineering plans where the batter profiles are consistent with the change to ground level design approved under COM/2023/82.

g The applicant must provide evidence the proposed scour protections comply with QUDM requirements.

GDP Response:

Please note the calculations for the proposed scour protection measures are located within the provided engineering plans (no's 570-572).

h Basin access longitudinal section on Drawing 453 is showing 0% grade, whereas it should comply with the requirements of RS-051. Please amend accordingly.

GDP Response:

Please note the longitudinal section on Drawing 453 is compliant with the requirements of RS-051. The section showing 0% grade is the design level extending around the perimeter of the top of the basin as shown on the chainage set out plan. There is cross fall across the access track as per the typical detail provided on drawing no. 570 to ensure no ponding water.

OPEN SPACE AND LANDSCAPING

5. Amended engineering drawings

The applicant is requested to provide amended engineering drawings that reflect an approved change to ground level layout/design as per COM/2023/1136. Please note that it is recommended that the applicant wait until a decision has been issued for COM/2023/1136 prior to providing a response to this item.

GDP Response:

Please find contained within **Attachment 2** the latest set of amended engineering plans which are reflective of the approved change to ground level layout/design per COM/2023/82 approved 22 December 2023.

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

A handwritten signature in black ink, appearing to read 'Mitchell Gassman', written over a horizontal dotted line.

MITCHELL GASSMAN

CIVIL PROJECT ENGINEER

R.P.E.Q. 16939

Attachment 1 – QLeave Notification and Payment Form

Attachment 2 – Amended engineering drawing and transmittal

Attachment 3 – WSUD Design Checklist