



Our Reference: 41901-02 [ID 973765]
Council Reference: OPW/2023/1202

**Civil Engineering
Project Coordination**

mortons@urbansolutions.net.au
www.urbansolutions.net.au

MUS Pty Ltd t/as:
Mortons - Urban Solutions
ABN: 39 116 375 065

19 January 2024

Chief Executive Officer
City of Gold Coast
PO Box 5042
Gold Coast Mail Centre Qld 9729

Attention: Nathan Seiler

Dear Nathan

**Re: Response to Information Request for Operational Works – Civil Works Application; over
Lot 188-192 RP 173728, Stage 2 'Courtney Drive' Upper Coomera**

On behalf of our Client *HB QLD Pty Ltd* we make the following response to Council's Information Request, dated 14 November 2023 for stage 2 Civilworks at Courtney Drive, Upper Coomera.

A. Operational Works Assessment

Item 1 COM/2019/82 Condition 34 (iv)

The applicant is requested to demonstrate either edge restraint or a sealed shoulder is included in the proposed roadworks design for Courtney Drive in accordance with COM/2019/82 Condition 34 (iv).

Further advice from Nathan Seiler dated 23rd November 2023 advises that the design provided exceeds the requirements of this condition and that the proposed design is acceptable to Council, nothing further is required.

Item 2 Stormwater drainage design inclusions

The applicant is requested to provide further information (reasoning and intent), for several stormwater sections (open drains) in the longitudinal section that have been labelled (100% capture for future extension) – for example stormwater line(s) / sections: 04/55-05/55, 03/58-03/55, 02/55-03/55, 03/55-04/55.

We note that this information is for reference only, therefore, to avoid confusion this has been removed from the long sections. Please see attached the updated long sections on drawing nos. 41901-02-620 Rev C to 41901-02-626 Rev C

Item 3 VXOs Excluded

The applicant is hereby advised that based upon the submitted material the application type and the fee paid, that the Vehicle Crossing (VXOs), will be excluded from this approval.

Further advice from Nathan Seiler dated 23rd November 2023 advises that the design can be assessed providing we updated the DA Form 1 to include the VXOs. Please see attached the updated DA Form 1 (Part 3 Section 1 6.1(d)) that now includes 6 VXOs, please advise the additional fees for these driveways to allow them to be assessed as part of this application.

B. Water and Waste

Item 1 Temporary Sewer Pump Station

Water and Waste recommend that the applicant considers lodging a separate operational works application for the temporary sewer pump station.

The application must include the following:

- 1. Additional comprehensive details and other design calculations etc.*

A separate application for the pump station has been lodged with Council (OPW 2023/1499) Drawing set 41901-SPS-000 to 41901-SPS-531. This application was lodged on the 15th of December 2023. The additional details as requested by this RFI were included in that application. We have now deleted the relevant drawings from this set of civil works drawings but have added a note to drawing No 41901-02-500 and 501 Rev B to refer to the new set of drawings for the pump station.

Item 2 Water Reticulation Plans

- 1. Review CoGC Standard Drawing 02-005 – Public Utility Plant Corridor Allocations in Public Verges and amend the drawing set to show sewer and water reticulation in separate verges*

We had a Teams meeting with Amanda Craig, Darren Munro and Matt Brierley on 27th November 2023, where it was decided that because Stage 1 had set a precedent, nothing was required for this item.

- 2. In order to reduce and/or eliminate the requirement for thrust restraints, the applicant is requested to consider the use of PE for the watermain sections, shown on the design plans where bends are proposed.*

We had a Teams meeting with Amanda Craig, Darren Munro and Matt Brierley on 27th November 2023, where it was decided that because Stage 1 had set a precedent, nothing was required for this item.

- 3. It appears that the use of ready taps are proposed for the property water connections. Ready taps are not an approved product for use in the CoGC. A minimum 600mm separation between all water connection tappings is required. Please confirm and amend the design accordingly.*

Please refer to the updated note (c) of Project Specific Notes on drawing no. 41901-02-700 Rev B detailing requirements for tapping bands.

Item 3 Sewer Reticulation Plans and Longitudinal Sections

- 1. Check and confirm sewer alignment in corridor 0.9m to 2.25m (4.5m road verge) and 0.9m to 3.4m (6m road verge) from property boundary throughout proposed stage as per CoGC Standard Drawing 02-005.*

We had a Teams meeting with Amanda Craig, Darren Munro and Matt Brierley on 27th November 2023, where it was decided that because Stage 1 had set a precedent, nothing was required for this item.

- 2. Clearly identify and outline all sections which require trench stops and/or bulkheads.*

Please refer to the updated drawing no. 41901-02-531 Rev B to 41901-02-534 Rev B showing trench stops on the sewer lines.

3. *Provide details for the future decommissioning of the sewer rising main (RM) on the design plans.*

We note that this is a ROL condition relating to Stage 5 of the project, therefore not required as part of this application.

4. *In order to reduce and/or eliminate the requirement for thrust restraints the applicant is requested to consider the use of PE for the temporary rising main.*

We have reviewed the Rising Main and changed the material type to PE, we also note that this long section will now be included as part of the Pump Station application (OPW/2023/1499) please refer to drawings No 41901-SPS-530 Rev A of that application.

5. *Revisit and investigate installation of the RM over the top of the proposed stormwater main and outline cover and the RM to the design surface levels.*

We have reviewed the Rising Main and provided 200mm clearance to the stormwater line 26 which provides 600mm cover as agreed in our meeting on 27th November 2023. We also note that the updated long section is now included as part of the Pump station application please refer to drawings No 41901-SPS-530 Rev A of that application.

6. *Refer to CoGC Standard Drawing 02-602 and include trench restoration detail on the design plan.*

We note that this item is not relevant to this stage as Courtney Drive is being completely rebuilt as part of the civilworks for this stage.

C. Environmental and Landscape Assessment

Item 1 Amended Plans

As part of the overarching approval, preliminary earthworks were approved for the proposed Lot 1011. The submitted plans titled Courtney Drive Upper Coomera Operational Works Stage 2 (drawing reference 41901-02-080), prepared by Mortons Urban Solutions, dated October 2023 do not align with the extent of works approved in the overarching application. The applicant is requested to amend the plans and include the following:

- a. *Removal of earthworks and rock lining on the adjacent property at Lot 197 RP173728, 76 Courtney Drive, Upper Coomera. Works proposed in this area are within a future covenant area and are not supported by environmental assessment.*
- b. *Removal of rock lining within future Lot 1011.*
- c. *Ensure the extent of earthworks within Lot 1011 align with the approved preliminary earthworks plan.*

We have reviewed the comments above and redesigned Courtney Drive minimise the impact on Lot 197 on RP173728 as part of the redesign the road was lowered, and the culvert size has been amended to 2 x 2700 x 2400. Please refer to Biome updated report to confirming the culvert size is acceptable. As a consequence of this revised design, it significantly reduces the fill batter on both sides of Courtney Drive, minimising the impact to lots 197 and 1011. The Earthworks proposed in the new design are a reduction from those previously accepted in the approved preliminary earthworks drawings.

We note that due to the velocities the rock scour protection cannot be removed or reduced in size Included as part of the redesign the culvert size. Please refer to updated stormwater plans 41901-02-600 Rev B to 681 Rev B.

Item 2 Arborist Report

Lot 188 RP173728, 79 Courtney Drive, Upper Coomera, is mapped as containing a waterway and buffer area which joins to the adjacent property at 197RP173728 76 Courtney Drive, Upper Coomera. To meet PO5 requirements of the Environmental significance overlay code and ensure the waterway is protected and bank stability is maintained, the applicant is requested to prepare and submit an arborist report for vegetation located on the western side of Courtney Drive within the Road reserve, in accordance with SC6.8 City Plan policy- Environmental management plans. The plan is requested to include the following:

- a. Potential impacts to vegetation located on Courtney Drive to facilitate the works.
- b. Management strategies for retained vegetation to ensure it is protected.
- c. Demonstrate how earthworks have been minimised and designed in a way that reduces impacts to vegetation.

Please refer to Biome's Information Request Response for the above. We note that an application for a Development permit for Private Tree Works (OPW/2023/1426) has been lodged and is currently in the information phase.

In accordance with Sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, we advise that we are providing a response to all of the information requested, and request that Council as the Assessment Manager continue to proceed with assessment of the application.

We note that due the redesign that occurred as part of Section C Item 1 we have provided a full set of drawings as part of this submission for approval. Please see attached Drawing No 41901-02-000 to 710 for approval.

For your information we have included a copy of the Sewer Pump Station drawing set Drawing No 41901-SPS-000 to 531, however this will be assessed under OPW/2023/1499.

If you have any queries in relation to this matter, please telephone Ursula Weeks of our office on (07) 5571 1099.

Yours faithfully



John Harrison
Mortons – Urban Solutions
(UW)

Encl. Attachment 1:	Email Correspondence dated 23-11-2023 regarding RFI items
Attachment 2:	Updated DA Form 1
Attachment 3:	Biome Information Request Response dated 30-11-2023
Attachment 4:	Biome updated Hydraulic Report dated 19-01-2024
Attachment 5:	Drawings 41901-02-000 to 41901-02-710 & Transmittal
Attachment 5:	Drawings 41901-SPS-000 to 41901-SPS-531 & Transmittal

c.c. HB QLD Pty Ltd