



Our Reference: 41901-03 [ID 980759]
Council Reference: OPW/2023/1350

**Civil Engineering
Project Coordination**

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23 January 2024

City Development
Council of the City of Gold Coast
PO Box 5042
GCMC Qld 9726

Attention: Mr Craig Morse

Email: mail@goldcoast.qld.gov.au & cmorse@goldcoast.qld.gov.au

Dear Craig

Re: Response to Information Request for Development Application over Lots 191 & 192 RP 173728, 97 Courtney Drive, Upper Coomera

On behalf of our Client *HB Land Qld Pty Ltd* we make the following response to Council's Information Request, dated 15 December 2023 for the abovementioned Development Application; as allowed by s13.2 & s13.3 of the Development Assessment Rules under the *Planning Act (2016)*.

CIVIL

Item 1 Portable Long Service Levy (QLeave)

*QLeave has advised that the \$150,000 threshold includes all work associated with the project and is not only limited to the work subject to this OPW. Therefore, under section 73 of the **Building and Construction Industry (Portable Long Service Leave) Act 1991**, the applicant may be required to pay the portable long service levy for the site.*

In accordance with section 77(2) of the abovementioned act, Council cannot issue a development permit for Operational Works unless it has sighted –

- a. An approved form issued by the Authority that clearly shows –
- i. That the levy or the first instalment of the levy has been paid; or
 - ii. That an exemption from payment of the levy exists in relation to the work; or
 - iii. That an exemption from immediate payment of the levy exists in relation to the work;

or

- b. 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.

Please see attached a copy of the QLeave payment made by HB QLD Pty Ltd (**Attachment 1**).

Item 2 Compliance with Overriding Approval

The overriding approval references compliance with specific plans. However, these plans have not been included with the application to assess against. The applicant must demonstrate compliance with the following conditions:

a. Condition 25a – Retaining walls in public land

This condition relates to Stage 1 Civilworks and was approved as part of Stage 1 OPW therefore this condition is not relevant to this application.

b. Condition 28 – Batters within Drainage Reserves

This condition relates to Stage 1 Civilworks and is not relevant to this application, for your information we have included the preliminary earthworks plans (**Attachment 2**) that are outlined in this condition, however, was addressed as part of Stage 1 Civilworks that is currently being built.

c. Condition 29 – Batters within road corridors

Condition 29a and c do not relate to this application as the referenced lots are not part of Stage 3. It can be noted that all earthworks that are shown on Preliminary Earthworks Plan 36001-PRE-104 as outlined in Condition 29b have not changed and were approved as part of Stage 1 Civilworks application. Refer to **Attachment 2**.

d. Condition 32 – Earthworks

Please see attached Drawings 41901-ALL-SK004 and 41901-ALL-SK005 (**Attachment 3**), this condition relates to 3 lots (199, 217 and 220) we note that these were addressed during the ROL approval process and have not been changed.

Item 3 Stormwater

The applicant is requested to provide the following additional information/clarification:

a. The applicant is requested to confirm that no basin work is proposed as part of this application.

There are no basin works associated with this application please refer to the approved Plan of Proposed Subdivision for Stage 3 (**Attachment 4**).

b. Stormwater line 01/1 to 02/1 does not show how much cover will be provided under Road 02. The applicant is requested to show cover of the stormwater line that complies with QUDM requirements.

Please see amended stormwater drawing 41901-03-620 Rev B showing the dimension of cover from the centreline of road of 1.6m which complies with QUDM requirements. Refer to **Attachment 6**.

c. The submitted stormwater calculation indicates there will be bypass flows in the minor storm. The applicant is requested to confirm that the pipe sizing caters for the design storm for the development.

The pit and pipe system in the minor storm is NOT DESIGNED to capture 100% of the approach flow at pits. The principle is to capture the flows that are required in minor and major systems to conform with QUDM, refer to Table 7.4.2 below

7.4.3 General flow width, depth and velocity limits

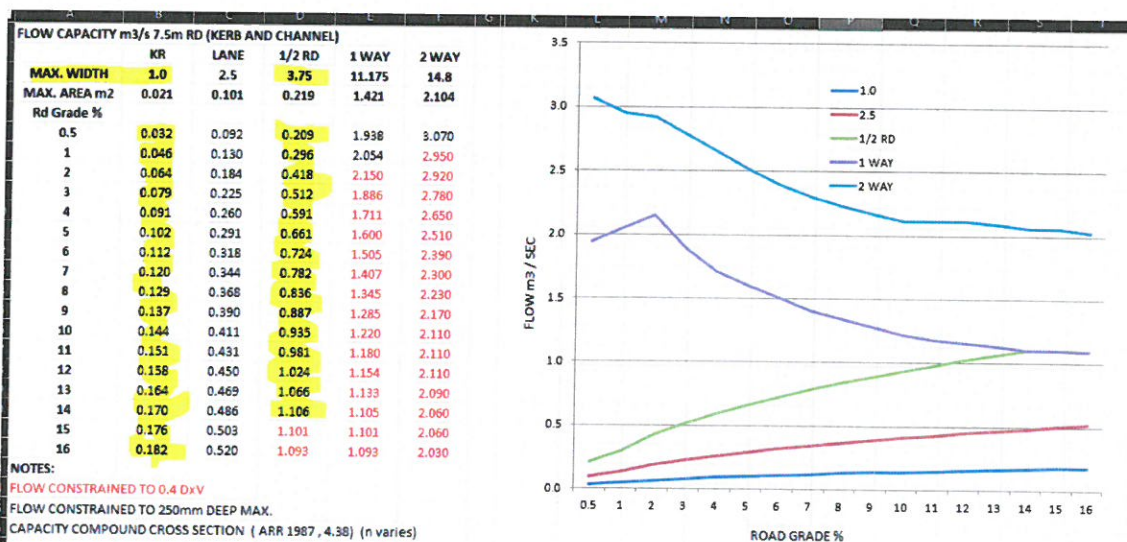
Table 7.4.2 – Flow width limits for 'longitudinal' flow during MINOR STORM

Site condition ^[1]	Major road ^[2]	Minor road ^[2]
Normal situation	Parking lane width (usually 2.5 m) or breakdown lane width ^[3]	(i) Full pavement width with zero depth at crown (ii) Where one way crossfall exists (i.e. no crown), flow width is limited to the high side of road pavement, but not above top of kerb on low side
Where parking lane may become an acceleration, deceleration or turn lane	1.0 m	Not applicable
Where road falls towards median	1.0 m	Not applicable
Pedestrian crossings or bus stops	0.45 m	0.45 m
At intersection kerb returns (including entrances to shopping centres and other major developments)	1.0 m ^{[4] [5]}	1.0 m ^{[4] [5]}
Vehicular safety	Flow depth and depth*velocity limits as per the Major Storm requirements (Table 7.4.4)	

Notes:

- [1] Consideration must be given to the site conditions and circumstances. Not applicable to State-controlled roads.
- [2] Major and minor roads may be defined by the local government. Widths are measured from channel invert for kerb and channel, and from kerb face for kerb only.
- [3] It may be necessary to limit discharge to 0.03 m³/s upstream of small radius bends (less than 15 m radius) to avoid flooding and traffic safety issues.
- [4] Where flow is required to follow a kerb return at an intersection it may be necessary, where the longitudinal grade is steep, to check for the effect of flow superelevation upon flow spread. A procedure for the calculation of superelevation is given in Section 9.3.6(c).
- [5] When considering the 1.0 m flow spread limitation at a kerb return the effect of the reduced pavement crossfall beyond the tangent point should be examined.

In GCCC at the nominated grade, these flows are allowed around corners (1.0 wide) and down the street (1/2 road width). The purpose of pits and pipes is to ensure these flow widths are not exceeded, NOT to capture 100% of flows. The bypass flows in the minor storm events are significantly less than these allowable flow widths.



We believe that all minor and major flows have been considered and confirm that all fall comfortably within the QUDM requirements.

Item 4 Roadwork

The applicant must provide the following additional information:

- a. *Line marking plans in accordance with MUTCD requirements for Council's review and approval.*

This plan was included in our original submission, please refer to drawing No 41901-03-420 Rev A. Refer to **Attachment 6**.

- b. *Demonstrate road names have been approved by Council.*

Please see attached a copy of the Street name approval and plan dated 14th November 2023. (**Attachment 5**)

ENVIRONMENTAL

Item 5 Watercourse – Natural Channel Design

Conditions (2, 5, 49) of the Decision Notice for COM/2019/82 require a natural channel design and rehabilitation of the primary watercourse that flows through Drainage Lot 1007 and into Drainage Lot 1006.

The applicant is requested to amend the drawings to clearly demonstrate the following within Drainage Lot 1007 and Drainage Lot 1006:

- a. *natural channel design incorporating 'chain of ponds' for the primary watercourse, and*
- b. *potential for rehabilitation of the natural channel design consistent with the Statement of rehabilitation intent by Biome Consultancy Pty Ltd, November 2020.*

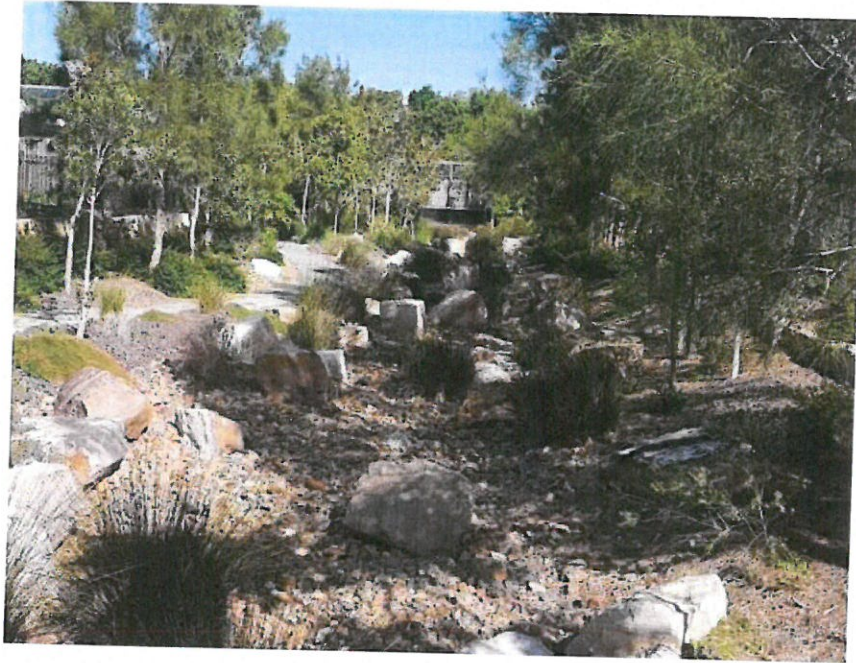
This is a civilworks application that does not include the landscaping portion for these works, the civilworks component includes shaping and providing scour protection to this area. The landscape components relating the Statement of Rehabilitation intent will be completed under a separate application, where large rocks and planting will occur. We note that earthworks in this area have not changed since the approved preliminary Earthworks plans refer to drawing no 36001-PRE-100 to 105. (**Attachment 2**)

OPEN SPACE

Item 6 Park Lot 1007 Natural Channel Design

- a. *A minor tributary of Yaun Creek located in the southwestern portion of the subject site is proposed to be reconstructed and realigned. Park Lot 1007 will contain this realigned and reconstructed waterway channel.*
- b. *A number of plans, including the Statement of Landscape Intent, Rehabilitation Management Plan and Stormwater Management Plan within presented final designs to support a natural channel design with riffles and ponds, and selected locations for larger boulders to act as energy dissipators within Park Lot 1007.*
- c. *The current OPW plans do not provide an indication that this will be achieved rather a straight rock lined channel with uniform depth and 1:2 batters.*

- d. The applicant is requested to demonstrate that the final design will achieve a reconstructed natural waterway which will also support the planting of a number of plant strata including larger canopy trees (*Melaleuca* and *Casuarina*) as well as shrub and understory species in accordance with the proposed hydraulic function such as nil impedance of the low flow channel.



Example Image of Rock Lined Swale

Figure 1: Bulk Earthworks plans showing contours and water flow for Park Lot 1007 as well as landscape treatment for drainage swale.

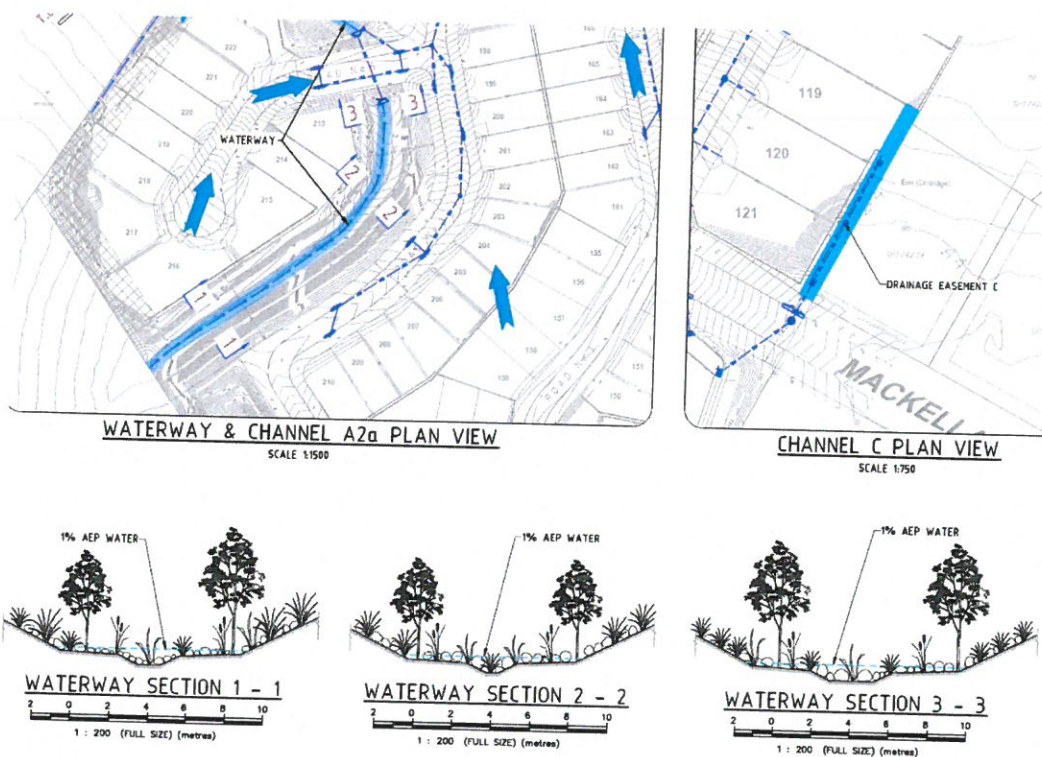


Figure 2: Conceptual cross-sectional elevations of reconstructed waterway.



Figure 3: Statement of Landscape Intent for Park Lot 1007.

This is a civilworks application that does not include the landscaping portion for these works, the civilworks component includes shaping and providing scour protection to this area. The landscape components relating the Statement of Rehabilitation intent will be completed under a separate application, where large rocks and planting will occur. We note that earthworks in this area have not changed since the approved preliminary Earthworks plans refer to drawing no 36001-PRE-100 to 105. (Attachment 2)

WATER & WASTE

Item 7 Amended Plans

To ensure that achievable and final conditions can be provided in accordance with the Planning Act and the aforementioned standards, Water and Waste requests that the Applicant provides the following:

- a. An amended drawings package to include the appropriate number and spacing of trench stops on the proposed gravity sewer main in accordance with SEQ-SEW-1206-1 and Table 9.1 of WSAA Gravity Sewerage Code of Australia (WSA02).

Please note that these were on our original submission however we have reviewed the number and spacing of trenchstops and made some minor amendments please refer to drawing number 41901-03-530 to 531 Rev B. Refer to **Attachment 6**.

- b. Amend the drawings to include a long section of the proposed water supply mains and the location of any proposed bends, fittings, and proposed property service connections. The long-section drawing shall note the clearances provided between the proposed asset and any other services, including but not limited to sewer, stormwater, carriageways, electrical, and communications services. Trench stops and concrete bulkheads are to be proposed and spaced in accordance with Table 7.5 of the WSA03 code.

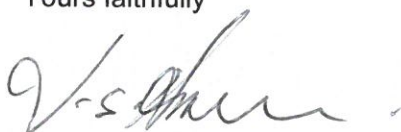
We note that we only provide long sections for water main when it is a Trunk watermain. This stage provides a 100mm service which crosses the sewer and stormwater line once. All bends, trench stops and fittings are nominated on the water plans Drawing No 41901-03-700 Rev A. **(Attachment 6)**

In accordance with s13.2 of the DA Rules, we advise that we are providing a full response to all the information requested and request that Council as the Assessment Manager continue to proceed with assessment of the application.

As part of this submission, we have provided a full set of the drawings including the amended plans. **(Attachment 6)**

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 - Director
Mortons – Urban Solutions

Encl. Attachment 1:	QLeave Payment Receipt
Attachment 2:	MUS drawing 36001-PRE-100 to 105
Attachment 3:	MUS drawing 41901- ALL-SK004 & SK005
Attachment 4:	Approved Proposed Subdivision Plan Stage 3
Attachment 5:	Approved Street Naming Approval and Plan
Attachment 6:	MUS Drawings and Transmittal 41901-03-000 to 710

c.c. HB QLD Pty Ltd