

Council of the City of Gold Coast
City Development
8 Karp Court, Bundall 4217
PO Box 5042 GCMC QLD 9729
Attention: Nathan Seiler

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1/02/2024

JB0014- 30157884 -AAL-01

**54 GEORGE ALEXANDER WAY, COOMERA QLD 4209 (LOT 96 RP187418)
RESPONSE TO CITY OF GOLD COAST REQUEST FOR FURTHER
INFORMATION FOR APPLICATION OPW/2023/1508**

Dear Nathan,

We refer to the Information Request issued by Council for the abovementioned development on the 29th January 2023, reference **OPW/2023/1508**. In accordance with Section 278 of the Sustainable Planning Act 2009, please find below the request for information items (*in black font*) followed by Arcadis' response (*in orange font*) relevant to Civil Engineering and our scope of services. Enclosed in with response is the following information;

- Amended Engineering Drawings - 30157884 54 George Alexander Way, Coomera - Bulk Earthworks IR Response
- Amended DA Form 1 - DAForm1-Developmentapplicationdetails 03
- QLeave Notification of Payment - Notification and Payment Confirmation S362444

Operational Works Assessment

1. Compliance with overarching approval COM/2023/16

- a. Please demonstrate condition #2 (amended drawings, amended Traffic impact assessment) and condition #5 (amended Site Based Stormwater Management Plan) has been satisfied, and provide a copy of stamped approved plans related to COM/2023/16.

The amended Drawings, Traffic Impact Assessment and Site Based Stormwater Management Plan has been submitted to Council for COM/2023/16.

The earthworks design that was submitted is consistent with the changes that occurred from the aforementioned amended plans and reports.

- b. *Ensure the proposed change to ground levels plans are consistent with amended plans mentioned in item 1(a) above. Including any alterations to the basin area.*

Refer response to Item 1a.

- c. *Amend the proposed plans to comply with condition #17(c) – 200mm offset required to boundaries for retaining walls (inclusive of footings and drainage).*

Refer to the amended engineering plan DRG-CV-0105, which demonstrates a 200mm offset from boundaries for the retaining wall, including footings and drainage.

- d. *Amend proposed plans to comply with #17(a) - include a note referencing that sleeper retaining walls must be a dark grey colour (plain concrete colour not acceptable).*

Refer to Note 10 on amended engineering plan DRG-CV-0105, which specifically calls up the sleeper retaining walls to be a dark grey colour.

2. Portable Long Service Leave Levy

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 -

- 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 find enclosed the Qleave Notification and Payment Confirmation.

3. Scope of works clarification

The applicant has ticked a box in the supplied DA Form 1 to include vegetation clearing as a secondary application aspect, however this has not been accompanied by the appropriate fee. Can you please confirm if the intent was to include a Vegetation Clearing aspect, in addition to Change to Ground Level aspect, please confirm. If this is the case, the appropriate additional fee will be organised via an amended notice to pay, to be issued by CoGC.

The vegetation clearing aspect ticked was a typographical error. The Vegetation Clearing Application has been submitted under a separate application by others. Please find enclosed an amended DA Form 1, which has removed the tick on vegetation clearing.

Environmental Assessment

1. Impacts to Medium priority vegetation

The Ecological Site Assessment, prepared by Saunders and Havill Group, that was submitted with COM/2023/16, outlined that the proposed development will result in impacts to 1.24ha of Medium priority vegetation (MPV). To comply with PO10 of the Environmental significance overlay code and the Environmental Offsets Act 2014, the applicant is requested to provide evidence that a financial offset of \$310,407.96, as calculated on the Queensland Government Financial settlement offset calculator, has been delivered prior to the commencement of any tree clearing works.

A separate Vegetation Clearing application will be submitted by others that will address this item.

2. Compliance with SARA conditions

Application COM/2023/16 was referred to the State Assessment and Referral Agency (SARA) due to the impacts that tree works would have on mapped koala habitat. In response, SARA provided their own conditions for the applicant, referenced 2302-33455 SRA. Prior to the commencement of any clearing works, the applicant is requested to provide evidence of compliance with SARA conditions 4, 5 and 6.

A separate Vegetation Clearing application will be submitted by others that will address this item.

3. Vegetation Management Plan

To achieve compliance with Condition 13 for application COM/2023/16 and PO1 of the Vegetation management code, the applicant is requested to submit a Vegetation management plan, prepared in accordance with SC6.8 City Plan policy – Environmental management plans.

A separate Vegetation Clearing application will be submitted by others that will address this item.

4. Fauna management plan

To achieve compliance with Condition 13 for application COM/2023/16 and PO22 of the Environmental significance overlay code, the applicant is requested to submit a Fauna management plan, prepared in accordance with SC6.8 City Plan policy – Environmental management plans.

A separate Vegetation Clearing application will be submitted by others that will address this item.

We trust the response is adequate for City of Gold Coast. Should you require anything further, please don't hesitate to contact the nominated engineer below.

Yours sincerely,

Ashley Shepherd,
Civil Engineer
07 5503 4808