

Date: 15 January 2025
Contact: Samuel Couch
Location: City Development
Telephone: 5582 8866
Your reference:
Our reference: OPW/2024/1425

Ms Projects Pty Ltd
PO BOX 1163
COORPAROO QLD 4151

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Ms Projects Pty Ltd

in relation to development of land/premises described as:
Lot 901 SP342459 – 81-161 Christensen Road South, STAPYLTON QLD 4207

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, the applicant may respond to this information request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for the applicant to respond to this information request is three (3) months of the date of this letter.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

It would be in the applicant's best interest to address all of the information requested.
Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

Water and Waste Assessment

1. Works for infrastructure code

*PO5 – Sewerage reticulation design; &
PO8 – Assets – general provisions*

To confirm compliance with the City Plan (Works for Infrastructure Code – PO5; PO8), relevant engineering standards, and to confirm that all approval conditions are achievable and final, Water and Waste Assessment requests the following information is provided in response to this information request:

- a. Long sections of the sewer property connection from the proposed sewer manhole, up to and including the inspection opening for confirmation of compliant grade, cover, and clearances can be achieved in accordance with *WSA02 – Gravity Sewerage Code of Australia*, and the *SEQ D&C Code* as applicable to the City of Gold Coast. Clearly annotate the delineation between Council and private ownership of the property connection at the IO.
- b. Include clear annotations on the drawings to ensure that PE lining is provided to the inside of the new structure in accordance with section 7.6.2 of *WSA02 – Gravity Sewerage Code of Australia*.
- c. Amend the Sewer Redirection Layout Plan to annotate the horizontal clearance between the proposed sewer manhole and existing water main, ensuring compliance with Table 5.4 of *WSA02 – Gravity Sewerage Code of Australia* is achievable.
- d. Demonstrate the full extent of sewer diversion works, indicating where the gravity sewer discharge will connect into once the diversion is made live. This may include reference to other applications associated with downstream trunk sewer works or associated connections.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Sam Couch copied into the email scouch@goldcoast.qld.gov.au

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Sam Couch on 07 3732 4744.

Yours faithfully



Nathan Seiler
Senior Authorising Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast