CITY OF GOLDCOAST.

Date: 3 February 2026
Contact: David Crosswell
Location: City Development
Telephone: 5582 8866
Our reference: COM/2025/429

122 Marine Parade Pty Ltd
C/- Arcadis Australia Pacific Pty Ltd – Ben Wieser
PO BOX 1653
SOUTHPORT QLD 4215

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
122 Marine Parade Pty Ltd

in relation to development of land/premises described as:
Lot 122 SP284713, Lot 3 WD810476, Lot 2 WD810476 – 122 Marine Parade, MIAMI QLD 4220

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

Council has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

1. **Anti-ponding pit**
   Works for infrastructure code
   Stormwater drainage design and management – PO2

The proposed drawings show a proposed anti-ponding pit in Fraser Avenue. To demonstrate compliance with PO2 the applicant should demonstrate that no adverse stormwater drainage impacts arise as a result of the proposal of an anti-ponding pit instead of a standard lip in line gully pit. This should include calculations to demonstrate stormwater kerb flow is acceptable with the anti-ponding pit at 100% blockage as these do not have a lintel (only a grate) and can easily block.

2. **Footpath connections**
   Condition 26 of overarching approval MCU/2025/155

Condition 26 (a)(ii) of overarching approval MCU/2025/155 permits a maximum of two (2) 1.5m wide paths connecting the new public footpath on Marine Parade to the development's internal pedestrian access points. However, the drawings provided show six (6) of these path connections. Therefore, the applicant is requested to amend the drawings to shown only two (2) of these path connections in accordance with the overarching approval conditions.

3. **Sewer connection**
   Works for infrastructure code
   Sewerage reticulation design – PO5

The proposed drawings show a new sewer property connection and detail the downstream invert levels at the sewer maintenance hole, however the drawings don't include details for the upstream invert levels of the sewer property connection.

Therefore, to demonstrate compliance with AO5/PO5 of the Works for infrastructure code, the applicant is requested to provide amended drawings which specify the invert level at the upstream end (ie. at the property boundary) of the proposed sewer property connection.

4. **Water connection**
   Works for infrastructure code
   Water supply reticulation design – PO4
   Assets – general provisions – PO8

The information provided is not sufficient to confirm compliance with the *Works for Infrastructure Code (PO4 & PO8).* To confirm compliance, Council is requesting the applicant provides the below additional information and amendments to support the proposal.

Potholing

The applicant is required to carry out on-site field investigations to determine the location, alignment and depth of existing services located within proximity of the proposed water main connection/extension. This information is required to ensure that the proposed works are achievable during construction, whilst avoiding clashes with other services and maintaining the compliant minimum cover and clearances as per *WSA03 – Water Supply Code of Australia*.

The applicant is requested to:

a) Undertake potholing within the vicinity of the works, ensuring the existing water main, and sewer maintenance hole are accurately located.
b) Provide the potholing information/report to Council.
c) Provide updated drawings which include the findings of the potholing investigations, demonstrating the alignment/location of all the infrastructure in proximity to the proposed connection/extension.
d) Provide Council with a section view of the proposed connection/extension, ensuring the alignment, location and depth of all infrastructure is accurately drawn as per the potholing data and that the proposed thrust blocks are drawn accurately.

Design

The applicant is required to make the following amendments to the proposed water connection, to ensure compliance with the works for infrastructure code:

e) Update the proposed design drawings to reflect the findings of the potholing investigations.
f) Nominate the proposed cover of the proposed DN100 water pipework and the proposed clearance between this pipework and all existing and proposed infrastructure, in accordance with the minimum cover and clearances as per *WSA03 – Water Supply Code of Australia*.

The Applicant is requested to contact Council Officer David Crosswell (dcrosswell@goldcoast.qld.gov.au or 07 5582 9351) to discuss and resolve a solution if minimum clearances and minimum cover (as per *WSA03 – Water Supply Code of Australia*) cannot be achieved.

Response Due Date

The due date for providing the requested information is 3 May 2026.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

a) Provide all of the information requested;
b) Provide part of the information requested; or
c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above

due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

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 David Crosswell copied into the email dcrosswell@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 Planning Assessmenton 07 5582 8866.

Yours faithfully



Thomas Cullane
Acting Principal Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast