

Date: 25 August 2026
Contact: Ekaterina Gratchev
Location: City Development
Telephone: 07 5581 1966
Your reference: 260403
Our reference: OPW/2026/800

Dhk Holdings Pty Ltd (Vic)
C/- Cozens Regan Group P/L
PO BOX 2711
NERANG QLD 4211

Dear Sir/Madam

Information Request – Assessment Manager

(Given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: Dhk Holdings Pty Ltd (Vic)
Applicant contact details: C/- Cozens Regan Group P/L
PO BOX 2711
NERANG QLD 4211

in relation to development of land/premises described as:

Street address: 24 Eastridge Street, Stapylton Qld 4207
Real property description: Lot 116 SP316137

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*, you 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 you to respond to this Information Request is three (3) months of the date of this letter, being **25 November 2026**.

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.

You are strongly encouraged to amend your application material to address all items raised in this letter comprehensively and in full. If you consider that **any** item raised in this request cannot be addressed as specified, a meeting with Council's project team should be sought **prior to** lodging a response to this Information Request to ensure that any alternative position can be discussed and, where possible, resolved prior to the conclusion of the Information Request period.

You are reminded that the provision of sufficient information to properly assess the application is a prerequisite for a favourable decision.

Should further time be required to address items raised in this letter, Council's preferred approach is for you to agree a reasonable extension of the Information Request Period under section 13.1 of the Development Assessment Rules. You may also elect to execute a Notice to Stop the Current Period under section 32 of the Development Assessment Rules.

Council's Project Team

The assessment of this application will be undertaken by the following Council project team.

Assessment Manager Ekaterina Gratchev Civil Engineer 07 5581 1966 egratchev@goldcoast.qld.gov.au

INFORMATION REQUEST

Civil Engineering

1. On-site field investigation

Works for infrastructure code – PO8

The applicant is required to carry out on-site field investigation to determine the location of existing services within the immediate area of the proposed works. This is to ensure clashes do not occur during the construction phase.

- a. Either submit to Council a detailed survey plan prepared by a registered surveyor (using field survey data sourced by the applicant – via potholing or trace survey if required) or
- b. Undertake potholing in the vicinity of the works; and
- c. Update the drawings to incorporate the findings of the site investigation (ie: all services shown including dimensions/clearances to the proposed works).
- d. Please note that survey information which does not accurately locate the infrastructure as aforementioned, or has words to the effect of, "plotted from Council records" or similar will not be accepted by Council.

2. Water connection and meter assembly

Works for infrastructure code – PO4

The applicant is required to:

- a. Provide a water meter assembly detail, including a schedule of fittings table, ownership boundaries and all other information required under the applicable SEQ Large Meter Assembly Standard Drawing set for SEQ-WAT 1111-6 and SEQ-WAT-1111-12.
- b. Amend the engineering drawings to show a gibault/mechanical coupling at the connection of the existing pipe/end cap and new proposed water reticulation.
- c. Provide a detailed long section of the water meter crossing above the 375mm existing stormwater pipe and any other infrastructure found as part of the on-site investigation.

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, Ekaterina Gratchev, copied into the email egratchev@goldcoast.qld.gov.au

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's website cityofgoldcoast.com.au/findDA.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully



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