

Date: 8 June 2020
Contact: Sanjib BHOWMICK
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: OPW/2020/650

Frasers Property Australia Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Frasers Property Australia Pty Ltd

in relation to development of land/premises described as:
Lot 501 SP295994 – 60 Stapylton Jacobs Well Road, 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

General Comment:

1. From 1 July 2019, the only approved watermain material for industrial / commercial developments is to be DICL. Amend all notes throughout all drawings proposing PVC-M to DICL PN35.
2. Provide confirmation from the Department of Transport and Main Roads (TMR), approving for the redundant main to be left in place and grout filled, as opposed to removed entirely. Update all relevant drawings as required.
3. Provide confirmation from TMR approving the alignment of the proposed water main.

General Notes – 5941 ENG SJW WAT 002-A:

4. Water Reticulation Note 4 references a standard SEQ drawing. As the watermain is within TMR's corridor, the cover over the watermain must adhere to their standards, namely Table 5.2.1 within Technical Note 163 '*Third Party Utility Infrastructure Installation in State Controlled Roads Technical Guidelines*'. Amend the note to reflect this.
5. Water Reticulation Notes 6 & 9 are not relevant to this application. Delete.

Standard Details Plan Sheet 1 of 2 – 5941 ENG SJW WAT 004-A:

6. The trench detail under signalised intersection pavement must show 300 minimum pipe embedment above the pipe due to being trafficable as per standard drawing SEQ-WAT-1202-1.
7. Update Section 1 notes regarding the watermain to abandoned following confirmation from TMR that it can remain in place, rather than removed.

Design Water Alignment Sheet 1 of 2 – 5941 ENG SJW WAT 009-A &

Design Water Alignment Sheet 2 of 2 – 5941 ENG SJW WAT 010-A:

8. There is a note in the upper left hand corner proposing PVC-M, amend to DICL PN35.
9. Within the Live Works Schedule, I(B) states '*contractor*' to turn off existing water main. Amend to '*Water and Waste* to turn off existing water main'.

Design Water Main Longitudinal Section – 5941 ENG SJW WAT 011-A:

10. Amend PVC-m to DICL PN35
11. Provide and show any required vertical bends and notes for any thrustblocks.

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

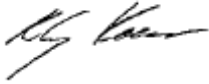
- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to mail@goldcoast.qld.gov.au

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

A handwritten signature in black ink, appearing to read 'Antony Kocsmar', written in a cursive style.

Antony Kocsmar
Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast