

17th May, 2021

**CHIEF EXECUTIVE OFFICER
CITY OF GOLD COAST
PO BOX 5042
GOLD COAST MC 9729**

Attention: Thomas Eaton

icubed consulting
innovation ingenuity inspiration
ABN 89 106 675 156

Dear Thomas,

**RE MATERIAL CHANGE OF USE INFORMATION REQUEST RESPONSE ON LAND DESCRIBED AS
LOT 334 SP193431, LOCATED AT 84-160 CHRISTENSEN ROAD SOUTH, STAPYLTON**

APPLICATION REFERENCE: MCU/2021/169

Please find below our response to Councils Information Request dated 13TH May, 2021. Please be advised that we provide a full response to Councils Information Request and request the assessment of the application continue.

HYDRAULIC ENGINEERING
Item 2: Stormwater Management Plan

A review of Council record shows that subject site (Lot 334 SP193431) has benefitted from a development permit (MIN/2020/494) for the creation of 17 CTS lots. The subject development is located within future Lot 1. Based on the underlying approved stormwater management plan, Lot 1 is to provide a separate stormwater management system within the subject lot (refer to Council approval MCU202100768). However, current proposal appears to be different from the approved MCU.

The applicant is requested to submit a stormwater management plan to demonstrate compliance with the Healthy waters and General development provisions codes.

The stormwater management plan shall be prepared in accordance with Land development guidelines and shall contain necessary information which is outlined in Land development guidelines section 8.3.4.

We can confirm that Lot 1 will have its own treatment train provided, in accordance with the approved stormwater management plan for the overall subdivision. The final treatment train will be determined when designing the tenancies, so an accurate breakdown of roof, paved and landscaped areas can be determined. Treatment will be in the form of an underground cartridge device, supplied by either SPEL or Ocean Protect.

The Stormwater Management Plan produced to detail the treatment train for Lot 1 will be completed in accordance with Section 8.3.4 of the Land Development Guidelines.

Based on a review of the applicable stormwater quality sections of the Healthy Waters and General Development Provisions Codes, the development works adhere to required outcomes, and we maintain that is an accepted development.

WATER AND WASTE

Item 3: Water Connection Location

Based on the submitted material, it is unclear how the proposed developments water meter is proposed to be located in compliance with Council's Standard Water Meter Drawings.

Please be advised that all water meters 50mm in diameter or larger require an above ground on lot water meter configuration and an associated easement in accordance with Council's Standard Water Meter Drawings (available on Council's website).

The applicant is requested to provide a plan showing the location of the proposed water connection and associated water meter. Further, the applicant is requested to provide the following information in compliance with Council's Standard Water Meter Drawings:

- a) Provide a plan showing the location and dimensions of the easement for any above ground on lot water meters. Ideally this should be located near the booster cabinets.
- b) Amended architectural plans displaying no buildings, structures, footings or landscaping are proposed within that easement.

The water connection has been completed under a separate approval (OPW/2019/1603). This includes the details and dimensions for the site's water metering arrangement. There is a stacked water meter, which has the easement dimensions and requirements included within the approval documentation.

Separate tenancy meters are being designed and installed under the Plumbing and Drainage permits.

Should you require any further information than the above, please do not hesitate to contact us.

Yours faithfully,

Travis Smith
Principal Civil Engineer
RPEQ 16400
i³ consulting pty ltd