

Date: 25 February 2022
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8289
Your reference: 6098
Our reference: COM/2022/13

FPI Queensland 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:
FPI Queensland Pty Ltd

in relation to development of land/premises described as: Lot 120 SP316137, Lot 121 SP316137,
and Lot 122 SP316137 - 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

OPERATIONAL WORKS

1. Boulder Retaining Wall Location

The proposal does not comply with AS13.1 of the Changes to Ground Level and Creation of New Waterbodies Code, in that not sufficient detail has been provided on retaining wall offsets and location.

Please amend the drawings to clearly indicate retaining wall offsets compliant table 3.4 in the SC6.11 – Land development guidelines. Alternatively, please demonstrate that reduced offsets are acceptable. Note that as a minimum, the boulder retaining wall's outermost projection (footings or drainage media) must be contained solely within one property's boundaries, with sufficient room for future maintenance.

2. Boulder Retaining Wall Stormwater Management

The proposal does not provide sufficient information to determine compliance with AS11 of the Changes to Ground Level and Creation of New Waterbodies Code. More specifically, demonstration that stormwater management over the retaining does not create adverse impacts to the wall and adjacent property.

Please provide details on the drawings of how this will be managed, for example with necessary spoon drains and discharge locations. Details on subsoil locations and discharge points should also be provided.

STORMWATER AND HYDRAULIC ASSESSMENT

3. Hydraulics/stormwater management

The applicant is advised officers are still undertaking a review of the submitted material. Should further information be necessary to finalise a recommendation a further information request will be issued by separate correspondence.

Note: it is understood the hydraulic and stormwater assumptions submitted as part of this development application are consistent with what has been submitted for MCU/2021/718.

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.*

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 'Adam Morris', written in a cursive style.

Adam Morris
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast