

OUR REF: 6098 - ROL
YOUR REF: COM/2022/13

10 March 2022

Chief Executive Officer
Council of the City of Gold Coast
PO Box 5042
GCMC QLD 9729

Via email: mail@goldcoast.qld.gov.au

Attention: Mrs. Natasha Sidabutar

Dear Madam,

RE: RESPONSE TO COUNCIL INFORMATION REQUEST – COM/2022/13
AT: 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
(LOT 120, 121 AND 122 ON SP316137)

We act on behalf of the Applicant, FPI Queensland Pty Ltd, and provide the following response to Council's Information Request received on 25 February 2022. The Applicant considers this a partial response to the information requested, and requests Council to proceed with their assessment of the development application.

A detailed response to each item is provided below.

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.

Applicant response:

In response to this item from Council, please find contained within **Attachment A** Amended Bulk Earthworks Plans with the addition of offset markers and cross sections to provide clarity that the proposed retaining wall (including its footing and drainage media) is wholly contained within one property and in turn is compliant with Table 3.4 of the land development guidelines.

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.

Applicant response:

In response to this item from Council, please find contained within **Attachment A** Amended Bulk Earthworks Plans which shows the detailed cross section of the retaining wall demonstrating a sufficient offset to the adjacent property boundary will contain drainage media and the associated sub soil etc. to manage stormwater.

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.

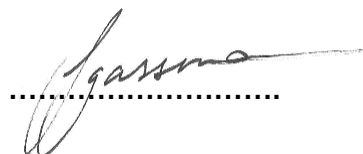
Applicant response:

In response to this item from Council, we note further correspondence has since been received from Council dated 2 March 2022 confirming no further information is required from hydraulics. Therefore, no additional information is provided in response to this item.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES



FRASER GASSMAN
TOWN PLANNER

Enclosed: Attachment A – Amended Bulk Earthworks Plans