

Date: 13 April 2022
Contact: Mike CARTER
Location: City Development
Telephone: 07 5582 8927
Your reference: 6098-OPW
Our reference: COM/2022/74 (OPW/2022/336 previous)

Fpi Queensland Pty Ltd
Alan Kelly 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 & 121 SP316137 – 24 Homestead Drive, 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 Assessment

An initial assessment of the application has determined sufficient detailed information, including information relating to proposed development infrastructure, has not been provided.

An information request is required for this application to enable a proper assessment of the proposed development against all relevant criteria of the City Plan and associated drawings.

1. Redesign stormwater connection Lot 121 SP316137

The applicant has proposed inter-allotment drainage that is not in accordance with the recent approved Site Based Stormwater Management Plan (SMP) – Vantage Yatala Stage 1 Application for Reconfiguring a Lot-Boundary Realignment by Gassman Development Perspectives dated 27 January 2022, Plan Reference No. 5941, Ver 5.

- a. The applicant must redesign the stormwater connection to Lot 121 SP316137, 24 Homestead Drive, STAPYLTON QLD 4207.
 - i. The applicant to provide a separate perpendicular lateral connection to councils major underground piped drainage system which carry flows in excess of the capacity of the minor drainage system.
 - ii. The connection point to council major underground piped drainage system must be either a new adequately sized manhole or inline gully pit.
 - iii. The applicant must provide details which include but not limited to material, levels, dimensions etc.
 - iv. For any open cut roads the applicant must provide trench details in accordance with SC6.11 City Plan policy – Land development guidelines.

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

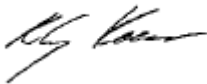
- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

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



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