

Date: 28 May 2024
Contact: Uma Giri
Location: City Development
Telephone: 55828015
Our reference: OPW/2024/502

Northmark Pty Ltd
UNIT 9/338 Algester Rd
CALAMVALE QLD 4116

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Northmark Pty Ltd

in relation to development of land/premises described as:
Lot 114 SP316137 – 14 Eastridge Street, 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

Landscape Assessment

1. Provide an amended landscape plan

The applicant is requested to revisit the landscape design and to submit an Amended Landscape Plan:

- a) Provide fencing detail in accordance with the M38 Industrial Estate Place Code.
- b) Provide frontage wall details along Eastridge Street adjacent to boundary.
- c) Demonstrate that the sight triangle on both sides of the driveway is clear of obstruction. The proposed wall and planting must not be exceeding 500mm height above the driveway level.
- d) Provide batter planting details in accordance with Planning Scheme Policy 13 – Landscape Strategy Part 2 and battering must not exceed a grade of 1 in 3 with sufficient topsoil depth sufficient to support the planting.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Uma Giri copied into the email ugiri@goldcoast.qld.gov.au

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline

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



David Price
Senior Open Space and Landscape Planner
For the Chief Executive Officer
Council of the City of Gold Coast
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