

Date: 31 July 2024
Contact: Natasha Sidabutar
Location: City Development
Telephone: 075582 8121
Your reference: 6228-L
Our reference: OPW/2024/755

Devmcoz Development 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:
Devcoz Development Pty Ltd

in relation to development of land/premises described as:
Lot 101 SP316137 – 1 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 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

1. Infrastructure and services

The approved plans of the parent approval MCU/2023/471 annotate infrastructure and services within the site frontage. The proposed frontage landscaping conflicts with the location of services within the approved plans. The applicant is requested to provide amended detailed landscape plans reflecting the following:

- a The water meter location within the site frontage.
- b Clarification of the requirement to install a PMT adjacent T.01.

2. Finished ground level

Condition 10 of approval MCU/2023/471 specifies that the frontage landscaping buffer finished ground level does not exceed a gradient of 1(V):3(H). Officers request a sectional drawing of the 2.0m landscape area at the northern most point of the site demonstrating a gradient which does not exceed 1(V):3(H). If retaining works are necessary to achieve the required gradient, the applicant is requested to provide details of retaining walls including footings and the soil volume to support planting.

Officers note the extent of jute netting along the frontage addressing the gateway into the Vantage Industrial Estate. Officers have concerns regarding the visual amenity impact the extent of jute netting will have at the significant entry point of the Vantage Industrial Estate. To give officers confidence in the overall appearance of the entry into the industrial estate, the applicant is requested to provide the details of the landscape works within the common property area immediately adjacent the subject site. This can include but is not limited to landscape design drawings and a photo montage of the installed landscape works within the body corporate managed area Lot 0 SP316137.

3. Species selection

The 2.0m landscape area at the northern most point of the site includes two x 100L *Elaeocarpus eumundii* (Smooth-leaved Quandong) specimens. Officers consider the 2.0m wide landscape area adjacent the industrial building is too narrow and within close proximity to the building to support the mature growth of these specimens. The applicant is requested to provide and amended detailed landscape plan reflecting the following:

- a Replace the two x 100L *Elaeocarpus eumundii* (Smooth-leaved Quandong) tree specimens with a row of screening shrubs (e.g. *Syzygium resilience* – Lilly Pilly) installed at approximately 1.2m centres and be a minimum 45L bag size at the time of planting.

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.

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 Natasha Sidabutar copied into the email n.sidabutar@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 Natasha Sidabutar of the Open Space and Landscape Assessment Team on 07 5582 8121.

Yours faithfully



Ryan Smith
A/Senior Landscape & Open Space Planner
For the Chief Executive Officer
Council of the City of Gold Coast
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