

Date: 15 May 2025
Contact: Sarah Paige
Location: City Development
Telephone: 07 5582 8866
Your reference: 6181-L
Our reference: OPW/2025/403

Mc Nab Developments (Qld) 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:
Mc Nab Developments (Qld) Pty Ltd

in relation to development of land/premises described as:
Lot 120 SP329476 – 11 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. MRV Standing / Pump Room Locations

The provided materials show the locations of the MRV standing and Pump Room to be located in the northeastern corner of the site. Condition 7 a) xvii), of the Decision notice associated with the Minor change application (Council ref. MIN/2025/72), stipulates that these areas were to be removed in alignment with the stamped approved plans. The applicant is therefore requested to remove these elements from the provided material and replace with additional landscaped area. Updates to the planting schedule and quantities is also requested in order to effectively assess the application.

2. Additional planting

To align with the Statement of Landscape Intent (SLI) submitted with the Minor change application, the applicant is requested to provide additional garden beds to the frontage carpark locations including the below areas:

- a. Electric vehicle car charging point to northwestern edge of the site (between retaining wall and carparks). The previous application did not stipulate that '*Compacted Blue Rock to Retaining Wall*' would be the outcome to this area.
- b. The two areas to the frontage of the building currently earmarked as '*Proposed A Grade Wintergreen Turf*'. The previous application contemplated a landscaped outcome including tree / shrub planting.
- c. The garden bed located to the eastern boundary should extend to the beginning of the hardstand area south of this area as per the Statement of Landscape Intent.

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 Sarah Paige copied into the email spaige@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 Landscape Planner
For the Chief Executive Officer
Council of the City of Gold Coast

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