CITY OF GOLDCOAST.

Date: 12 October 2026
Contact: Zora Huszar
Location: City Development
Telephone: 07 5582 8015
Your reference: -
Our reference: OPW/2026/1040

Carmdev
PO BOX 517
NEW FARM QLD 4005

Dear Sir/Madam

Information Request – Assessment Manager
(Given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name:	Carmdev
Applicant contact details:	Gabriel Reggi

in relation to development of land/premises described as:

Street address:	9-27 Coastlink Court, Stapylton Qld 4207
Real property description:	Lot 303 SP329491

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*, you 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 you 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.

You are strongly encouraged to amend your application material to address all items raised in this letter comprehensively and in full. If you consider that **any** item raised in this request cannot be addressed as specified, a meeting with Council's project team should be sought **prior to** lodging a response to this Information Request to ensure that any alternative position can be discussed and, where possible, resolved prior to the conclusion of the Information Request period.

You are reminded that the provision of sufficient information to properly assess the application is a prerequisite for a favourable decision.

Should further time be required to address items raised in this letter, Council's preferred approach is for you to agree a reasonable extension of the Information Request Period under section 13.1 of the Development Assessment Rules. You may also elect to execute a Notice to Stop the Current Period under section 32 of the Development Assessment Rules.

INFORMATION REQUEST

Landscape Assessment

1. **Provide an Amended Landscape Plan**

   The submitted Landscape Plan does not demonstrate compliance with Condition 7 of the parent approval ROL/2026/19. The proposed treatment of the steep batters and areas of micro-benching along the side and rear boundaries, including the interface with Lot 503, has not been incorporated into the landscape documentation. Additionally, the submitted Landscape Plan does not fully address a number of the detailed requirements of Condition 7, including planting densities, tree spacing and the provision of required landscape treatments throughout the site.

   The applicant is requested to revisit the landscape design and to submit an Amended Landscape Plan which complies with Condition 7 of the related ROL/2026/19 parent approval incorporating –

   a. Provide a dense landscape buffer along the Coastlink Court frontage within the Common Property area (except entry points). This area must be planted with large, evergreen, native tree species at generally 6 metre centres and a row of screening shrubs spaced at 1 metre centres with a variety of groundcovers.
   b. Provide details and sections about all batters:
      i. Any batter steeper than 1:2 must be designated as non-planted / hard surface treatment, finished as rock face or shotcrete; and
      ii. All remaining batter areas must be fully planted out. Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken.
      iii. Install a row of screening shrubs on top of the batters along the property boundary
   c. Where street trees are removed from the public road reserve adjacent the site, install street trees within the public road reserve fronting the subject site on Coastlink Court generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines.

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, Zora Huszar, copied into the email zhuszar@goldcoast.qld.gov.au

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's website cityofgoldcoast.com.au/findDA.

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.



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