CITY OF GOLDCOAST.

Date: 02 November 2026
Contact: Mike Carter
Location: City Development
Telephone: 07 5582 8927
Your reference:
Our reference: OPV/2026/476

Benstead Holdaway Management Pty Ltd
C/- Morgan Consulting Engineers Level 3
100 Creek St
BRISBANE QLD 4000

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:	Benstead Holdaway Management Pty Ltd
Applicant contact details:	Benstead Holdaway Management Pty Ltd C/- Morgan Consulting Engineers Level 3 100 Creek St BRISBANE QLD 4000

in relation to development of land/premises described as:

Street address:	32 Eastridge Street, Stapylton Qld 4207
Real property description:	Lot 118 SP316137

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, being 2 November 2026.

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

Council has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

Civil Engineering

Driveways and vehicle crossings code

1) Design – PO2

Demonstrate confirming compliance with:

(a) *Disability Discrimination Act 1992*;
(b) Applicable requirements in *AS2890: 2009 – Parking Facilities*; and
(c) *QUDM (Queensland Urban Drainage Manual)*.

In order to comply with AO2/PO2 of the vehicle crossing and driveway code, the vehicle crossing is to be designed and constructed to ensure safe pedestrian movement in the proximity of the site.

AS2890.1:2004 Clause 3.3(d) and *The Disability Discrimination Act (1992)* state that a pedestrian footpath is to have a cross fall of no steeper than 1 in 40 (2.5%). The applicant is requested to amend the footpath transition gradient to comply with these requirements. Please provide an amended longitudinal section showing a compliant footpath.

2) Design – PO3 (Specific)

In order to comply with PO3 of the vehicle crossing and driveway code, the location and construction of the vehicle crossing is to avoid damage to utility services, pathways, kerbs, road pavement and seal and other municipal infrastructure.

a.) The applicant is required to provide a minimum clearance of 0.7m from the proposed crossing to the electrical pole by trimming the VXO back. or
b.) Move Energex pole to provide a minimum of 0.7m separation preferable 1m. or
c.) Provide written permission from Energex allowing the 0.35m separation.

Response Due Date
The due date for providing the requested information is **2 February 2027**.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

a) Provide all of the information requested;
b) Provide part of the information requested; or
c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Further Advice
The following items are not required to be address for Council to make a decision on the application. However, they identify matters that Council is likely to condition or amend in red in the decision notice based on the current information provided. Applicants may choose to submit updated information for consideration prior to decision if they prefer an alternative outcome.

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 Mike Carter copied into the email mcarter@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 8927.

AUTHORISED BY

Tom Cullane
A/Principal Civil Engineer
For the Chief Executive Officer
Council of the City of Gold