CITY OF GOLDCOAST.

Date: 13 November 2026
Contact: Robert Choi
Location: City Development
Telephone: 5582 8866
Your reference:
Our reference: COM/2026/335

Agrobest Australia Pty Ltd
C/- Alto Consulting Engineers Pty Ltd
16 Old Cleveland Rd
STONES CORNER QLD 4120

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager
(Confirmation Notice given under section 2 and Information Request given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name:	Agrobest Australia Pty Ltd
Applicant contact details:	civil@altoeng.com.au

in relation to development of land/premises described as:

Street address:	20 Eastridge Street, STAPYLTON QLD 4207
Real property description:	Lot 115 SP316137

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 2 November 2026.

Application number:	COM/2026/335
Approval(s) sought:	Development permit for Operational Works for Infrastructure (Water connection) and Vehicle access (3 x non-standard VXOs) This development application is not a development application to carry out a development under a superseded planning scheme.
Nature of development proposed:	Operational Works for Infrastructure (Water connection) and Vehicle access (3 x non-standard VXOs)

Referral Agencies
There are no referral agencies identified for this development application.

Information Request
You have stated on the approved form that you agree to accept an Information Request in accordance with Part 3 of the Development Assessment Rules.

Public Notification

Public notification is not required for this development application.

INFORMATION REQUEST

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.

Civil Engineering

1. Driveways and vehicle crossings code
Location – PO7

Demonstrate confirming compliance with vehicle crossings:

(a) Ensure existing street trees within the verge are retained;

(b) Provide an appropriate separation distance to existing street trees within the verge in accordance with AS4970:2009 – Protection of trees on development site; and

(c) Retain space for the future planting of street trees within the verge in accordance with **SC6.13 City Plan policy – Landscape work**.

Note: The location of the driveway and vehicle crossing is considered at the design stage of the development.

In result of proposed VXOs, existing street trees will be removed. In this instance, the applicant is requested to submit an amended DA Form 1 to add in vegetation clearing as an additional OPW application component and amended Site Plan identifying existing street trees. The applicant is also required to pay an additional fee for this component.

2. Driveways and vehicle crossings code
Design – PO3

Provide an amended Vehicle Crossover Details drawing, showing the location and dimension of all proposed VXOs **at existing kerb line** and all existing services in the vicinity of the vehicle crossing.

Reason

The submitted Vehicle Crossover Details drawing does not show existing kerb line. Proposed VXO (C2) will not be aligned with existing kerb line. The applicant is requested to submit an amended Vehicle Crossover Details drawing showing all proposed VXOs and existing kerb line. All proposed VXOs are required to avoid damage to utilities services (i.e. electricity pillar boxes and street lighting poles) and other city infrastructure (i.e. stormwater gully pit). In order to comply with condition 20 (e) of existing MCU approval (Council's reference number: MCU/2022/152), proposed VXO (C2) must have (minimum) 1m clearance from the existing stormwater gully pit at the existing kerb line.

Advisory Note 1

The submitted Water Connection Layout Plan annotates that "100mm mechanical water meter as per SEQWAT – **1111-2**". According to Note 1 of SEQWAT-1111-2, this meter assembly arrangement is only applicable for DN32 and **Larger Domestic Water Service Connections**. It is not supportive because the subject site will be industrial land use. If the applicant does not submit an amended Water Connection Layout Plan as the applicant's response of this information request, the officers will use red-pen markup for this issue (i.e.100mm mechanical water meter as per SEQWAT – **1111-12**).

Advisory Note 2
According to section 21 of DA Form 1, it indicates that "*a copy of the receipted QLeave from is attached to the development application*". However, the application package does not include copy of the QLeave payment. Please be advised that, pursuant to sections 77 (1) and 77 (2) of the Building and Construction Industry (Portable Long Service Leave) Act 1991, the City (as Assessment Manager) is prohibited from issuing a development permit for certain development types without first sighting an approved from confirming either payment of, or exemption from, the long service leave (QLeave) levy. Note that a development permit does not take effect until it is formally issued. Accordingly, no works authorized under the permit may commence until the development permit has been issued and any conditions of the permit have been satisfied. Please provide evidence of QLeave levy payment.

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 Robert Choi copied into the email rchoi@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.
Yours faithfully



Nathan Seiler
Principal Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast