

Date: 19 June 2024
Contact: Kyra Reid
Location: City Development
Telephone: 5582 8866
Your reference: Q16163.3
Our reference: MCU/2024/199

HB QLD Pty Ltd
C/- Zone Planning QLD
PO BOX 3805
BURLEIGH TOWN QLD 4220

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager

(Confirmation Notice given under section 2 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name:	HB QLD Pty Ltd
Applicant contact details:	C/- Zone Planning QLD PO BOX 3805 BURLEIGH TOWN QLD 4220

in relation to development of land/premises described as:

Street address:	79 - 99 Courtney Drive, Upper Coomera
Real property description:	Lot 188 RP173728, Lot 189 RP173728, Lot 190 RP173728, Lot 191 RP173728, Lot 192 RP173728

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 5 June 2024.

Application number:	MCU/2024/199
Approval(s) sought:	Development permit for a Material change of use (Accepted to code assessment) This development application is not a development application to carry out a development under a superseded planning scheme.
Nature of development proposed:	Sales office

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.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

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:

Transport Planning

1. General

To demonstrate compliance with Required and Performance outcomes RO10/PO20 of the Transport code, the applicant is requested to provide amended drawings which address the following:

- a. Show 2 metre × 2.5 metre fully dimensioned pedestrian sight triangles on both sides of the access driveway, designed in accordance with Figure 3.3 of AS2890.1:2004. This will require the driveway to be relocated further south to achieve the minimum 2 metre width of the sight triangle along the frontage of the site to Courtney Drive. The pedestrian sight triangles must be annotated as follows: "Pedestrian sight triangles are to be kept clear of all obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level".
- b. Increase the length of the car parking spaces to a minimum of 5.4 metres in accordance with Figures 2.2 and 5.2 of AS2890.1:2004.
- c. Increase the length of the parking aisle by 1 metre to allow for vehicle manoeuvring to and from the turnaround bay.
- d. Show wheel stops in all car parking spaces to prevent vehicle encroachment into the pedestrian footpath.

OPW Assessment

2. Driveways and vehicle crossings code

Demonstrate the vehicle crossing avoids damage to utility services, pathways, kerbs, road pavement and seal and other city infrastructure. In particular, show a minimum 1.0m offset between the proposed vehicle crossover and the light pole to the north.

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 Kyra Reid copied into the email kreid@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

A handwritten signature in black ink, appearing to read 'Adam Morris', written in a cursive style.

Adam Morris
Supervisor (North)
For the Chief Executive Officer
Council of the City of Gold Coast