

Date: 15 April 2025
Contact: Aaron Kwok
Location: City Development
Telephone: 5582 8866
Your reference: -
Our reference: OPV/2025/133

Simon Peter and Stacey Caffyn
36 Pecan Dr
UPPER COOMERA QLD 4209

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Simon Peter and Stacey Caffyn

in relation to development of land/premises described as:
Lot 107 SP313554 – 21 Calli Avenue, UPPER COOMERA QLD 4209

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.

Council's Project Team

The assessment of this application will be undertaken by the following Council project team.

Assessment Manager

Aaron Kwok
Civil Engineer
07 2114 3195
AKWOK@goldcoast.qld.gov.au

INFORMATION REQUEST

1. Driveways and vehicle crossings code

Design – AO2/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)*.

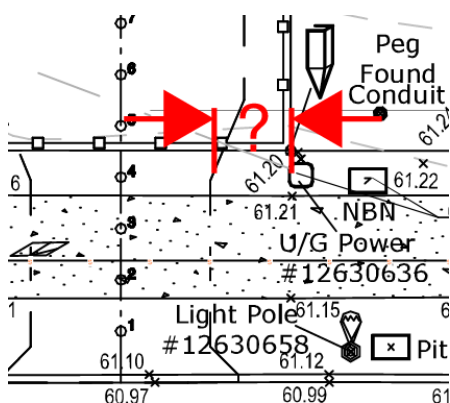
The City of Gold Coast allows a maximum vehicle crossing width of 5m at the kerb. Specifically, the applicant is requested to reduce the proposed vehicle crossing width from 6m to 5m.

2. Driveways and vehicle crossings code

Design – AO3/PO3

Demonstrate the vehicle crossing avoids damage to utility services, pathways, kerbs, road pavement and seal and other city infrastructure.

Specifically, the applicant is required to provide the clearance from the proposed crossing to the U/G Power connection point. Please see image attached below for reference. Please note, provide the separation distance following the proposed extension in width of the vehicle crossing.



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 Aaron Kwok copied into the email AKWOK@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. **AUTHORISED BY**



Thomas Cullane
Senior Authorising Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast