

Date: 17 December 2025
Contact: Natalie Hughes
Location: City Development
Telephone: 07 2114 3211
Your reference: 754797
Our reference: OPV/2025/523

Metricon Homes QLD Pty Ltd
C/- Professional Certification Group Pty Ltd
UNIT 15 / 8 Navigator Place
HENDRA QLD 4011

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: Metricon Homes QLD Pty Ltd
Applicant contact details: C/- Professional Certification Group Pty Ltd
UNIT 15 / 8 Navigator Place
HENDRA QLD 4011

in relation to development of land/premises described as:

Street address: 15 Sora Place, UPPER COOMERA QLD 4209
Real property description: Lot 218 SP348194

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 3 December 2025.

Application number: OPV/2025/523

Approval(s) sought: Development permit for operational works

This development application is not a development application to carry out a development under a superseded planning scheme.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 Vehicle Access Works (1x non-standard VXO)

Council's Project Team

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

Assessment Manager

Natalie Hughes
Civil Engineer
07 2114 3211
nhughes@goldcoast.qld.gov.au

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

1. Driveways and vehicle crossings code

Design – PO2

Demonstrate confirming compliance with:

- (a) *Disability Discrimination Act 1992*;
- (c) 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 (propose 3.5%) to comply with these requirements. Please provide an amended longitudinal section (i.e. Section A-A of Sheet 08/18) showing a compliant footpath.

2. Driveways and vehicle crossings code

Separation distances – PO5

Demonstrate the vehicle crossing is appropriately separated from other vehicle crossings and side property boundaries to prevent interference with:

- (a) the safety, capacity and operations of the existing or planned road network;
- (b) adjoining properties; and
- (c) cycleways or pedestrian footpaths.

Specifically, the applicant is requested to provide the distance from the vehicle crossing to the nearest side property boundary (i.e. on sheet 02/18). This is also required for the vehicle crossing inspector to ensure the crossing is being constructed in the correctly approved location at the pre-pour inspection.

Response Due Date

The due date for providing the requested information is 17 March 2025.

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.

1. Driveways and vehicle crossings code

Design – PO2

Demonstrate confirming compliance with:

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

Specifically, the applicant is required to show either internal or external kerb tapers on the proposed vehicle crossing. If no kerb tapers are shown on the response to information request, internal kerb tapers will be conditioned in the decision.

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 Natalie Hughes copied into the email nhughes@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 Natalie Hughes on 07 2114 3211.

AUTHORISED BY



Craig Morse
A/ Principal Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast