

Date: 24 February 2026
Contact: Ahmed Mohsen Abdulrahman
Location: City Development
Telephone: 07 5582 8866
Your reference: QLD20260267
Our reference: OPV/2026/55

Orbit Homes QLD Pty Ltd
C/- Buildcert Pty Ltd
733 Ann St
FORTITUDE VALLEY QLD 4006

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: Orbit Homes QLD Pty Ltd
Applicant contact details: Buildcert Pty Ltd

in relation to development of land/premises described as:

Street address: Lot 901 Courtney Drive, UPPER COOMERA QLD 4209
Real property description: Actual address: Lot 246 Calli Avenue, UPPER COOMERA QLD 4209

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 10 February 2026.

Application number: OPV/2026/55

Approval(s) sought: Development permit for carrying out Operational Work

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development proposed: OPW Vehicle Access Works - Non-Standard VXO x 1

Referral Agencies

There are no referral agencies identified 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:

Civil Assessment

Driveways & Vehicle Crossings Code

1) *Design Of the vehicle Crossing — PO2 / AO2*

The submitted plans do not include vehicle access cross-sections demonstrating the proposed driveway gradients, transition grades, path zone geometry, and related design elements.

Accordingly, the applicant is requested to provide driveway cross-sections in accordance with IPWEA RSD-101, clearly demonstrating the proposed gradients and geometric requirements.

Response Due Date

The due date for providing the requested information is three (3) months from date of this request.

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.

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 Ahmed Abdulrahman copied into the email aabdulrahman@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



Nathan Seiler

Principal Civil Engineer

For the Chief Executive Officer

Council of the City of Gold Coast