

Development.Services@northburnett.qld.gov.au —

To whom it may concern, subject to section 13.2 (a) of the Development Assessment Rules, this email is to advise that I provide all of the information requested for 22 Dalgangal Road (DA230040). The attached plan provides spaces for vehicles to pull over to allow unimpeded ingress and egress. As noted in the planning report the proposed parking spaces and swept paths also comply with the relevant Aus Standards. Additionally, the road frontage is under State-control and not Council authority, and SARA had no issues with traffic safety or impacts on the network. Nevertheless, the attached plans provide spaces for vehicles to pull over and this should address Council's concerns. Please complete the assessment of this proposal, and I look forward to receiving draft conditions of approval shortly.

Kind regards Tony

15 August 2023

Our Reference: DA230040

Tony Bosotas
PO Box 3635
QUEANBEYAN EAST NSW 2620
Via Email—tonybosotas@hotmail.com

Dear Sir / Madam

INFORMATION REQUEST

(Given under section 12 of the Development Assessment Rules)

Thank you for your development application for the following premises taken to be properly made on 3 May 2023.

Location details

Street address:	22 DALGANGAL ROAD, GAYNDAH
Real property description:	Lot 21 on SP203242
Local government area:	North Burnett Regional Council

Application details

Application number:	DA230040
Approval sought:	Development Permit
Nature of development proposed:	Material Change of Use
Description of development proposed:	Multiple Dwelling (5 units)

The North Burnett Regional Council has determined the following additional information is needed to assess the application—

- *Vehicle manoeuvrability*—Council seeks further information relating to on-site vehicle manoeuvrability and the minimisation of potential head-to-head vehicle conflict that may occur in event of simultaneous ingress/egress of vehicles on the site. The proposed plans mostly provide only an approximate 3.2m wide, one-way driveway. A driveway width for this type of development would typically be 5.5m wide to enable two-way vehicle movement. It's unclear whether sufficient site area is proposed on the current proposal plans to enable safe and

compliant vehicle passing opportunity. A reduced one-way driveway width may be accepted where adequate passing provision is demonstrated.

1. Please provide further information that demonstrates how safe vehicle passing opportunities are to occur within the development. Where necessary, evidence is to be provided such as additional swept vehicle turning path diagrams and/or amended plans of development which enables two-way ingress/egress for the length of proposed driveway or demonstrates adequate passing opportunities, such as in spaces adjacent to Unit 1/2 and Unit 3/4 garages.

Alternatively, the applicant may wish to consider an alternative unit design layout for the site that decreases the total proposed number of units and increases the overall area available for site provisions of access, vehicle and pedestrian manoeuvrability, private open space and landscaping.

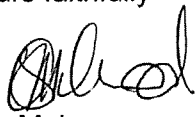
The due date for providing the requested information is 15 November 2023. Please advise North Burnett Regional Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in you, please find enclosed a standard response template you can use with your response if you wish.

As the North Burnett Regional Council's assessment of your application will be based on the information provided, it is recommended all the requested information is provided.

In accordance with section 14.2 of the Development Assessment Rules, if a response is not provided 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.

Please quote Council's application number DA230040 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact the North Burnett Regional Council's Development Services Department on 1300 696 272.

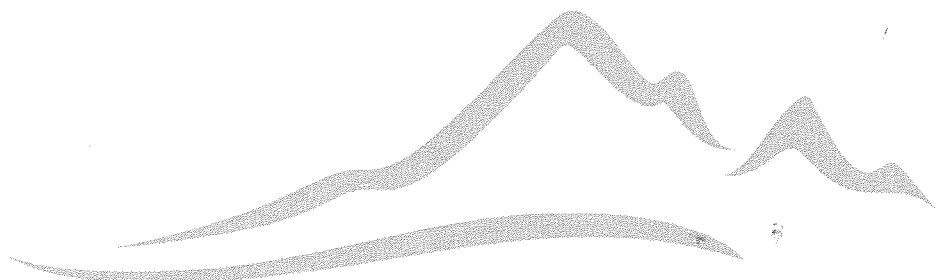
Yours faithfully

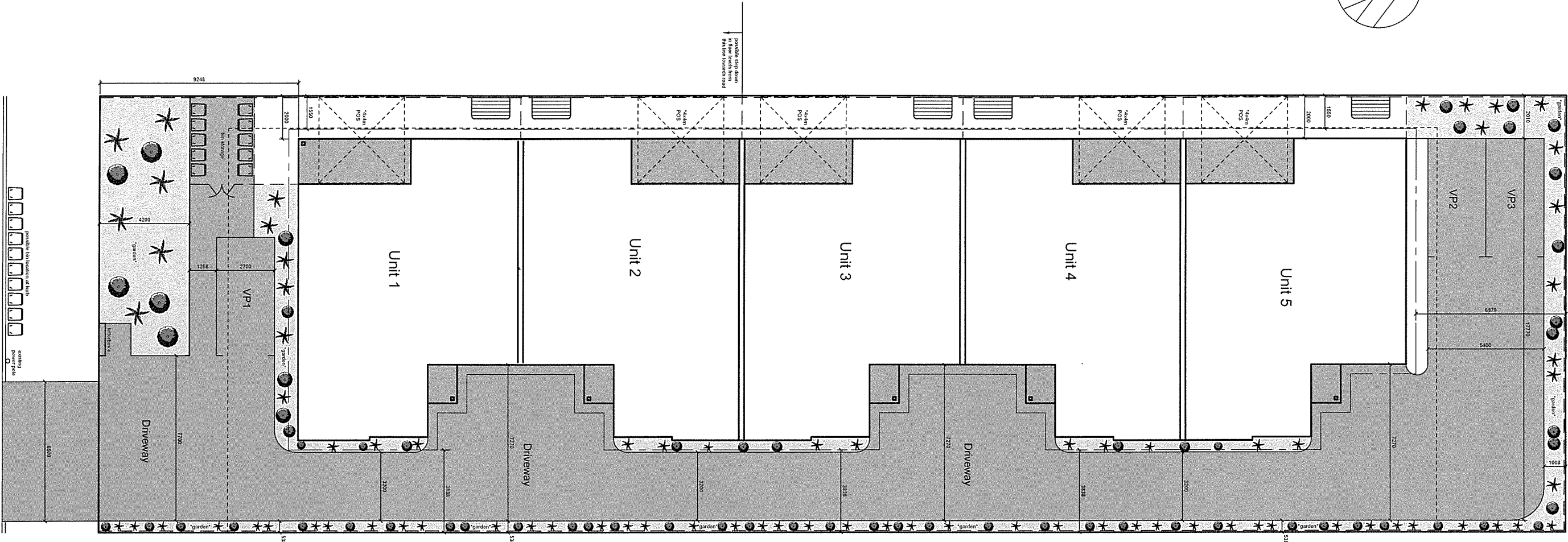
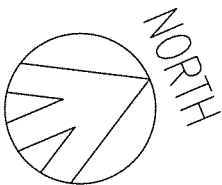
for 

Kim Mahoney

General Manager – Corporate and Community

Enc: "Applicant response to an information request" template



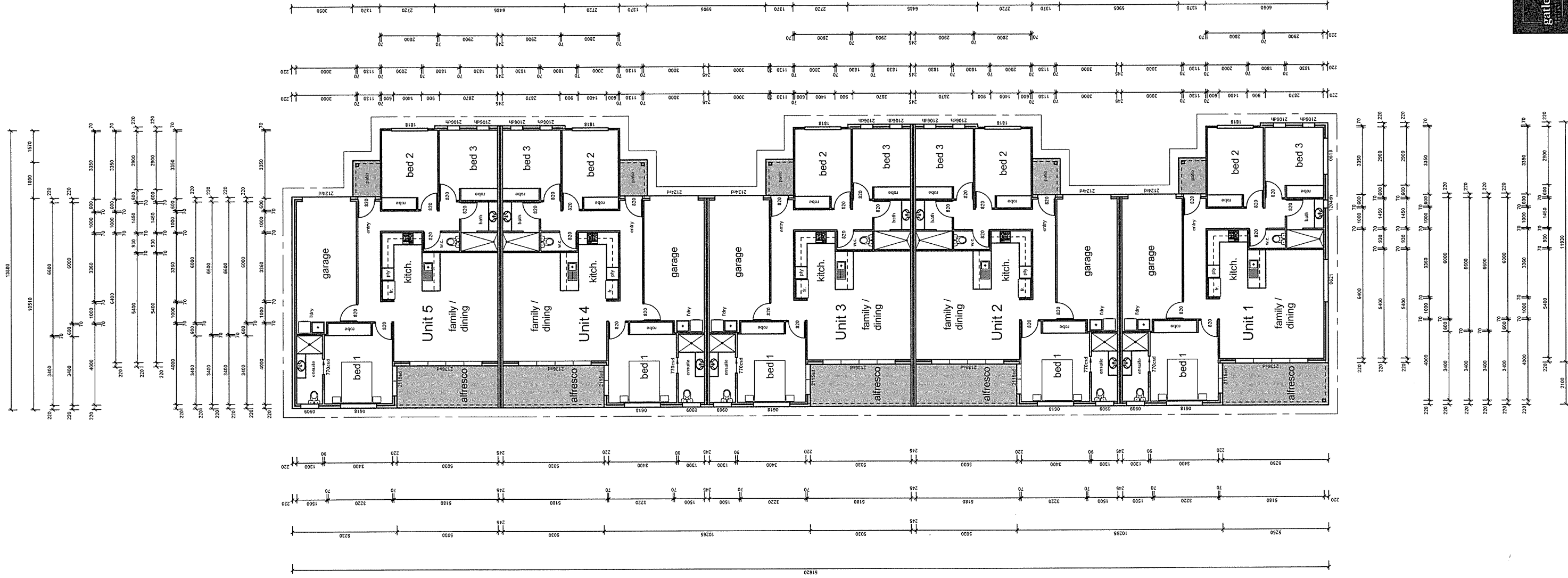


Site Cover - 47.4%

Dalgangal Road

SITE PLAN
scale 1:100 @ A1

galleys BUILDING DESIGN		P.O. Box 160, 1524/1624 Bundamba Q. 4870 Ph: (07) 41531133 Email: (galleys)@galleysdesign.com.au Web: www.galleysdesign.com.au		Site: NO. 23 DALGANGAL ROAD, GLAYNDHAM Project: PROPOSED DWELLING Client: T. Boudas Description: SITE PLAN		Rev: 1 Description: Preliminary Date: 24/02/23 © Copyright 2023, John Galleys Building Design Designer: R.B. Drafter: R.B. Approver: J.G. Drawing No: 23131 Page: 01
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FLOOR PLAN
scale 1:100 @ A1

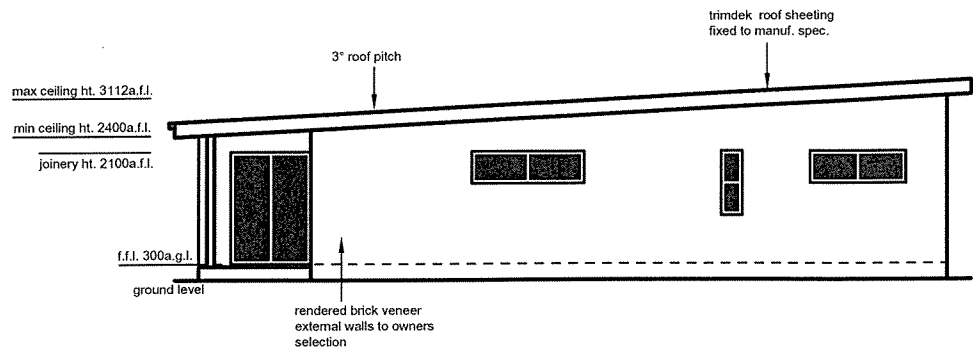
Units 1, 2, 3, 4, 5:
Area:
O/s walls - 119.0m²
Alfresco - 11.0m²
Entry Patio - 2.5m²
Total - 132.5m²

Total Buildings - 656.1m²
Site Cover - 47.4%

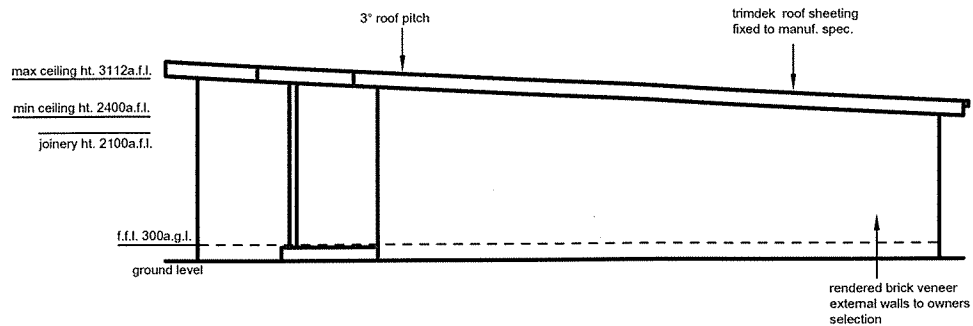
Rev	Description	Date
1	Preliminary	24/02/23
Site: NO. 30 DALGANGL ROAD, GAYNDAH		
Project: PROPOSED DWELLING		
Client: T. Bozotas		
Drawing No: 23131		
Description: Floor Plan		
© Copyright 2023, John Gately Building Design Drawn: R.B. Checked: J.G. www.gately-buildingdesign.com.au		



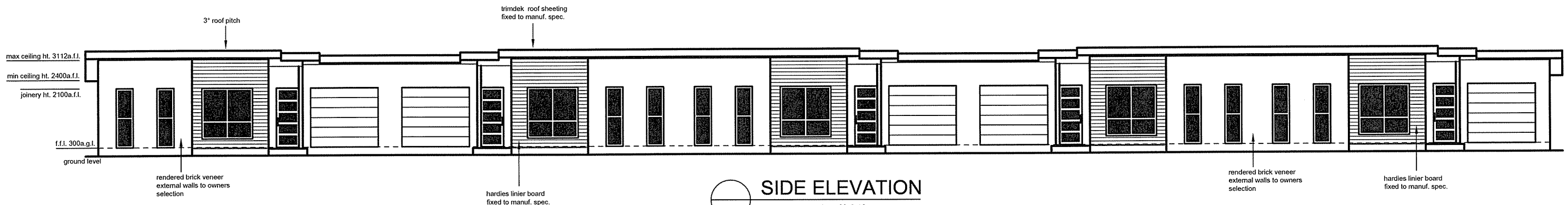
Rev	Description	Date
-	-	-



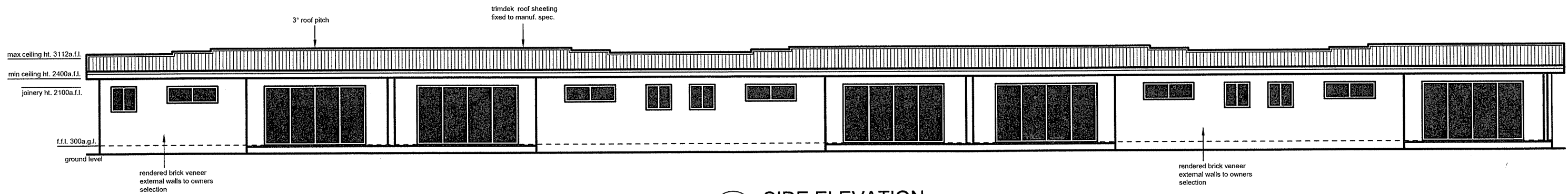
FRONT ELEVATION
scale 1:100 @ A2



REAR ELEVATION
scale 1:100 @ A2




SIDE ELEVATION
scale 1:100 @ A2

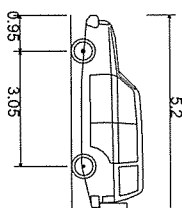
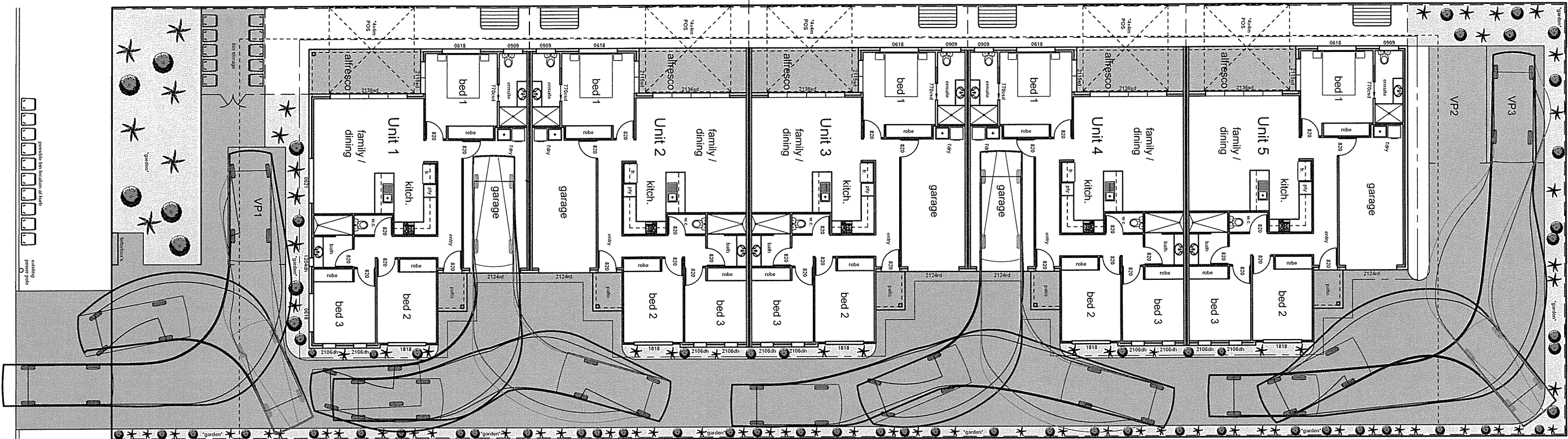
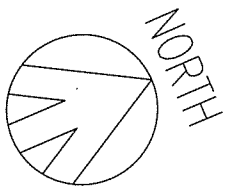


SIDE ELEVATION
scale 1:100 @ A2

GENERAL:

Construction to be in accordance with the National Construction Code 2019 Volume 2 and shall comply with all local authority regulations and requirements. Timber sizes and connection details not shown to be in accordance with A.S. 1684-2010 residential timber-frame construction manual for wind speed nominated nominated. Verify all dimensions on site before starting work

	Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531183 Email: admin@gatleybuildingdesign.com.au Web: www.gatleybuildingdesign.com.au	Site: NO. 22 DALGANGAL ROAD, GAYNDAH LOT 21 SP203242 Project: PROPOSED DWELLING Client: T. Bosotas Description: ELEVATIONS	Issue: Preliminary		Date: 24/02/23	
			© Copyright 2023, John Gatley Building Designs.			
			Design: R.B.	Drawn: R.B.	Approved: J.G.	
			Drawing No: 23131	Page: 03		



B99 Vehicle (Realistic min radius) (2004)

- Overall Length 5.200m
- Overall Width 1.940m
- Overall Body Height 1.878m
- Min Body Ground Clearance 0.272m
- Track Width 1.840m
- Lock-to-lock time 4.00s
- Curb to Curb Turning Radius 6.250m

TURNING PATH PLAN
scale 1:100 @ A1

Dalgangal Road

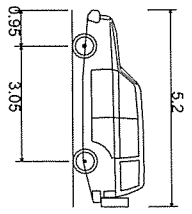
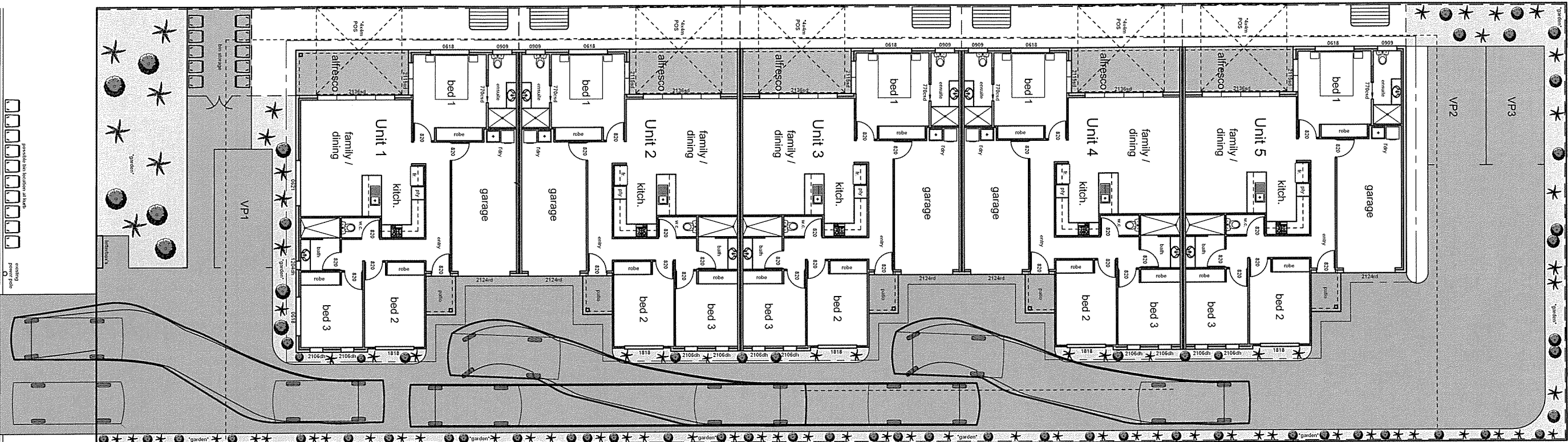
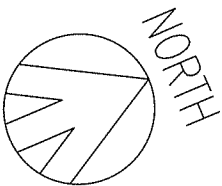
Site Cover - 47.4%

gatlley

G E C No. 1424214
P.O. Box 193
Bendalong Q 4870
Ph: (07) 4151182
Email: info@gatlleydesign.com.au
Web: www.gatlleydesign.com.au

Site: NO. 22 DALGANGAL ROAD,
GANTBAGH,
LOT 21 SP203242
Project: PROPOSED DWELLING
Client: T. Bosada
Description: TURNING PLAN

Rev	Description	Date
1	Preliminary	24/02/23
2	Copyright 2023, John Gatlley Building Design Design: R.B. Drawn: R.B. Approved: J.G. Drawing No: 23131	Page: 04



B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.250m

VEHICLE MANEUVERABILITY PLAN

Scale 1:100 @ A1

Site Cover - 47.4%

G E C C No. 15243424
P.O. Box 1523
Burslem S. 4670
Tel: (0145) 31113
Email: gpc@bentley.com.au
Web: www.gpc-bentley.com.au

Site: NO 22 DALGANGAL ROAD,
GAYNDAH
LOT 21 SP203242
Project: PROPOSED DWELLING
Client: T. Bosada
Description: TURNING PLAN

Rev	Description	Date
1	Preliminary	24/03/23
2	Design: R.B. Drawn: R.B. Approved: J.G.	
3	Drawing No: 23131	Page: 05

Applicant response to an information request

Section 13 of the Development Assessment Rules

DA230040	[application reference number]
Tony Bosotas	[applicant's name]
PO Box 3635 QUEANBEYAN EAST NSW 2620 tonybosotas@hotmail.com	[contact address/email address]
	[contact number]
	[notice date]
North Burnett Regional Council	[name of entity who made the information request]
PO Box 390 GAYNDAH QLD 4625	[address of entity who made the information request]

RE: Development application for: Material change of use - Multiple Dwelling (5 units)

22 DALGANGAL ROAD, GAYNDAH

Lot 21 on SP203242

Dear

[sir/madam/name]

In accordance with section 13.2 of the Development Assessment Rules, I wish to advise that I am providing:

[tick relevant boxes]

☐ **all** of the information requested [ensure all information provided is attached to this notice]

[list information provided]

or

☐ **part** of the information requested [ensure all information provided is attached to this notice]

[list information provided]

In giving this part-response I also advise that:

☐ I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant-response period.

or

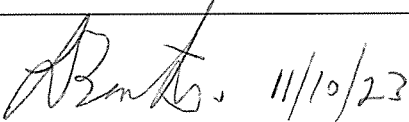
☐ I intend to provide further information at a later time before the end of the applicant-response period.

or

☐ **None** of the information requested and I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant-response period.

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

	[applicant, signature and date]
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cc: *Assessment manager* [where notice is being given to a referral agency]