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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.

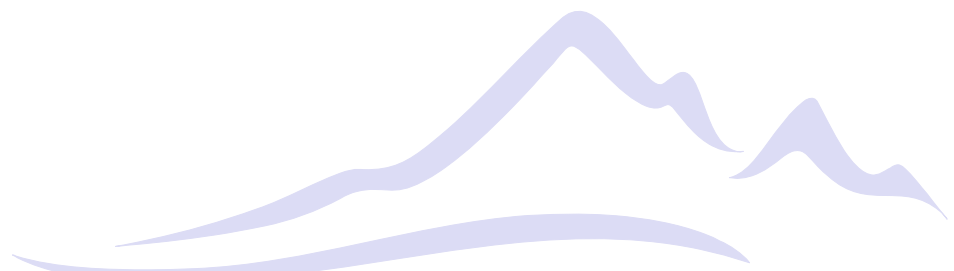
Yours faithfully

for 

Kim Mahoney

General Manager – Corporate and Community

Enc: "Applicant response to an information request" template



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]

cc: Assessment manager [where notice is being given to a referral agency]