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25 September 2026

Kee Investments Australia Pty Ltd
C/- Platinum Planning Solutions
9/25 Harbour Village Parade
COOMERA QLD 4209

ATTENTION: Alec Duck

Application Reference: A007087568
Address of Site: 2105 SANDGATE RD BOONDALL QLD 4034

Dear Alec

RE: Further advice

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Refuse Storage

- 1) The proposal plans have not demonstrated the refuse storage area is housed either within a building or is contained within a roofed and wholly screened enclosure. The proposed refuse storage area must achieve a minimum Gross Floor Area (GFA) of 17.44m² with internal dimensions of 4.03m x 4.33m and a minimum height clearance of 2.1m.

In accordance with PO63/AO63.1 and AO63.2 of the Centre and mixed use code and PO8/AO8.1 and AO8.2 of the Infrastructure design code:

- a) Provide revised architectural plans demonstrating the proposed refuse storage area is screened and roofed adequately.
- b) Include all dimensions within revised plans and denote on amended plans 'Roofed and wholly screened refuse enclosure'

Speed Hump and Pedestrian Crossing Safety

- 2) The proposal engineering drawings and architectural plans indicate the current arrangement may allow vehicles to divert around the traffic calming device, reducing its effectiveness and creating a potential safety risk for pedestrians accessing the crossing.

The proposal must demonstrate how vehicle speeds will be moderated across all vehicle paths approaching the pedestrian crossing and how the safety and visibility of pedestrians will be maintained.

- a) Provide revised engineering drawings demonstrating that the proposed speed hump adjacent to the waiting bays extends across the full pavement width, including both traffic lanes.
- b) Clearly indicate in revised drawings and plans any associated changes to pavement markings, signage, drainage or road geometry resulting from the above changes.

Proposal Plans

- 3) It is noted that the proposed amendments will result in changes to the approved Landscape Plan (LA01 Rev A, received 27-JUN-2012).
 - a) Provide an amended Landscape plan demonstrating changes to existing landscaping within the site.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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