



SARA reference: 2409-42301 SRA

Council reference: COM/2024/236

16 October 2024

Coomera GA Pty Ltd ATF The Coomera Ga Unit Trust
C/- Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006
andrewmclean@saundershavill.com

Attention: Andrew Mclean

Dear Andrew

SARA advice notice - 54 George Alexander Way, Coomera

(Advice notice given under section 35 of the Development Assessment Rules)

Please note that unlike an information request, assessment timeframes do not stop when advice is provided by SARA.

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State Development Assessment Provisions.

SARA has reviewed your application material and further to the phone conversation with you on 15 October 2024, the following issue with the proposed development have been identified:

Core Koala Habitat	
1.	<u>Issue:</u> a) The proposed development has not adequately addressed PO5 of the State Code 25: Development in South-East Queensland koala habitat (State code 25). Specifically, the development has not been designed and sited to avoid and minimise impacts to mapped core koala habitat areas (KHA) and will result in the removal of the majority of KHA over the site. To ensure that a functional area of koala habitat is maintained over the site and connectivity to the west, north and south is maintained, <u>development on the western side of the proposed Talpa Street extension is not supported</u>. b) Additionally, the proposed development is inconsistent with condition 4 of SARA referral response 2302-33455 SRA over the site. The retention and rehabilitation of the western portion of the site formed a reason for SARA's decision to issue the referral agency response. In accordance with Part 4, Division 3, s22 (d) of the

	Planning Regulation, SARA must assess the application having regard to any development approval applying to the premises. <u>Action:</u> a) Amend the proposal plans so that the development footprint is limited to the eastern side of the proposed Talpa Street extension only, subject to (b) below being able to be addressed. b) Address the conflict with condition 4 of 2302-33455 SRA issue by providing a strategy for its resolution. c) Provide a rehabilitation plan for the area to be retained which meets the requirements detailed in condition 4 of 2302-33455 SRA as they are still applicable to the current development.
2.	<u>Traffic Impact Assessment: NOTE if the action in item 1. above is undertaken it is likely that the trigger 10.9.4.1.1.1 will no longer apply and the below may not need to be addressed.</u> <u>Issue:</u> The applicant has submitted Transport Engineering Report prepared by TTM , dated 07/08/2024, reference 24GCT0104. The Transport Engineering Report provides an assessment of the impacts on the surrounding road network. The surrounding residential lots will need to enter/ exit via Finnegan Way and Seagreen Drive, as this is the only access to the wider road network. The report concludes that the local road network has capacity to cater for the additional traffic volume from the proposal. However, the report does not provide any further assessment of the nearby state transport network. The report should also consider planned road upgrades within the area, namely upgrades associated with the Coomera Connector. TMR Engineers have conducted preliminary calculations and identified that, at the Finnegan Way/ Foxwell Road roundabout, there is an approx. 12% increase in traffic counts, expecting total delay would be above 5%. <u>Action:</u> Submit an amended Transport Engineering Report to provide an assessment of the state controlled road network, in particular: a) Provide an assessment of Foxwell Road/ Finnegan Way intersection at year of opening in relation to the final layout of the upgraded Finnegan Way intersection as part of the Coomera Connector. It is requested that the report include intersection counts. b) Include assessment of George Alexander Way and Coomera Link Road intersection and recommend any mitigations required. c) Include trip generation rate for Townhouses and Apartments. d) Include a copy of the traffic data survey/ summary used in the Transport Engineering Report for TMR review. e) Include all assumptions about trip rates, directionality and any discounts for existing use of the site, which must be clearly identified and justified. f) Be in accordance with the TMR's Guide to Traffic Impact Assessment and must be undertaken by a RPEQ. Link: https://www.tmr.qld.gov.au/business-

	industry/Technicalstandards-publications/Guide-to-Traffic-Impact-Assessment. g) Demonstrate that the development does not compromise PO1, PO3 of State Code
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How to respond

It is recommended that you address these issues promptly and provide a response to SARA by **21 October 2024**. If you cannot provide a response by this date, you are strongly encouraged to request an extension of time utilise the 'stop the clock' provisions of the DA Rules. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact David Collins, Senior Planner, on 3452 7677 or via email DAAT@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Leah Harris
Principal Planning Officer

cc Gold Coast City Council, mail@goldcoast.qld.gov.au

Development details		
Description:	Development permit	Material change of use for Multiple dwelling (208 units and 10 townhouses) Reconfiguring a lot (1 lot into 2 lots, new road and access easement)
SARA role:	referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) Development application for an aspect of development stated in schedule 20 Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (Planning Regulation 2017) Development interfering with koala habitat in koala habitat areas outside koala priority areas	
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Development details	
Assessment criteria:	State Code 6: Protection of State Transport Networks State Code 25: Development in South-East Queensland koala habitat