

Date: 8 November 2024
Contact: Kyra Reid
Location: City Development
Telephone: 07 5582 8866
Your reference: 23-8110
Our reference: COM/2024/317
Payment Ref: 554215038

MG Land Pty Ltd
C/- Urban Strategies Pty Ltd
PO BOX 3368
SOUTH BRISBANE
QLD 4101

Dear Sir/Madam

Action Notice - Not Properly Made Application - Assessment Manager
(Given under section 3.1 of the Development Assessment Rules)

The development application described below was lodged with the Council of the City of Gold Coast (Council) on 23 October 2024.

The application was lodged by:

Applicant name: MG Land Pty Ltd
Applicant contact details: C/- Urban Strategies Pty Ltd
PO BOX 3368
SOUTH BRISBANE
QLD 4101

in relation to development of land/premises described as:

Street address: 202 Baileys Mountain Road, UPPER COOMERA QLD 4209
Real property description: Lot 58 SP191940, Lot 57 SP214370, Lot 183 RP156422
Application number: COM/2024/317
Approval(s) sought: Development permit for Reconfiguring a lot, Material change of use and Operational works (Impact assessment)
Nature of development proposed: Multiple dwelling (73 townhouses), Boundary realignment and Change to Ground Level and Tree Works.

This development application is not a properly made application under section 51 of the *Planning Act 2016*. The reasons why Council, as assessment manager, is not satisfied that the application is properly made is/are:

- The documents required under the approved form, to be attached to or given with the application have not been provided.

The following action/s must be taken to make the application comply with section 51 of the *Planning Act 2016*:

Supporting Documents:

The following supporting documents are required to assess the proposed development:

- Sections:

Based on the site survey and earthworks plan, Officers are concerned that elements of the development will exceed 9m in height from NGL, specifically at the interface to Baileys Mountain Road (dwellings 44-67). Insufficient supporting material has been provided to confirm overall building height of the development.

The applicant is requested to provide an amended set of architectural drawings which includes multiple sections through the site (including the proposed buildings). These are to show NGL and maximum building height as a continuous line, as well as overall proposed height.

- Specialist Reports:

The provided Civil Engineering Report by Cozens Regan states that both Water & Sewer Network Capacity Assessments are yet to be provided to support the proposed development.

As communicated to the applicant in pre-lodgement advice, a Water & Sewer Network Capacity Assessment is required to confirm if any augmentation to Council's potable water and sewer network is required as a result of the proposed development. The applicant is required to provide the following:

- a. A potable water supply network capacity assessment for the proposed development. The capacity of the existing system (considering other existing development approvals) must be assessed, and any required augmentation works shall be identified as a result of the development's additional water usage. The assessment must adhere to the *SEQ Water Supply and Sewerage Design and Construction Code* and the *Water Supply and Sewerage Infrastructure Plan*.
- b. A sewer network capacity assessment for the proposed development. The capacity of the existing system (considering other existing development approvals) must be assessed, and any required augmentation works shall be identified as a result of the development's additional sewer demand. The assessment must adhere to the *SEQ Water Supply and Sewerage Design and Construction Code* and the *Water Supply and Sewerage Infrastructure Plan*.

Response Due Date

The above action/s must be completed and a notice given to Council as assessment manager advising that the action notice has been complied with.

If Council does not receive notice confirming you have complied with the action notice within 20 business days or a further period agreed with Council – the application will be taken to have not been made, pursuant to section 3.7 of the Development Assessment Rules.

Please note: Fees will be determined as received when funds have cleared, this may take up to three business days.

Response Format

As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: DART@goldcoast.qld.gov.au. Do not password protect the PDF.

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

A handwritten signature in black ink, appearing to read 'Adam Morris', written in a cursive style.

Adam Morris
Coordinator Planning North
For the Chief Executive Officer
Council of the City of Gold Coast