

3 June 2025

Attention: Department of State Development Infrastructure
Local Government and Planning - Planning - SARA - SEQ South
PO Box 3290
Australia Fair QLD 4215

Via MYDAS

Dear Leah

**RE: RESPONSE TO ADVICE NOTICE
SECTION 13.2 OF THE DEVELOPMENT ASSESSMENT RULES
54 GEORGE ALEXANDER WAY, COOMERA QUEENSLAND 4209**

We act on behalf of Coomera GA Pty Ltd ATF The Coomera GA Unit Trust, the Applicant in relation to a Development Application lodged with Gold Coast City under the *Planning Act 2016* (the Planning Act) over the above land seeking:

- Material Change of Use for Multiple Dwelling
- Reconfiguring a Lot (1 into 2 Lots, new road and access easement)

On 16 October 2024 we received an Advice Notice from the State Assessment and Referral Agency (SARA) under section 35 of the *Planning Act 2016*. On behalf of the applicant, we provide a response to this advice notice per the attached memorandum and technical reports.

The proposed development has been amended to now only include 193 residential dwellings. Therefore, the referral trigger under Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Development impacting on State transport infrastructure and thresholds no longer applies.

Should any clarification be required, please contact me on (07) 3251 9482 or email at andrewmclean@saundershavill.com.

Yours sincerely

Saunders Havill Group



Andrew McLean
Principal - Town Planning

cc. Gold Coast City Council Ref: COM/2024/236