
From: jeff.tucker92@gmail.com

Sent: Tuesday, November 25, 2025 7:24 AM

To: mail@goldcoast.qld.gov.au

Subject: Submission Regarding Development Application ROL/2024/116

To: Assessment Manager, Gold Coast City Council

Re: Reconfiguring a Lot – 176 Baileys Mountain Road, Upper Coomera (ROL/2024/116)

Date: 25/11/2025

Submitted by: Jeffrey Tucker

Address: 29C Maiden Hair Place, Willow Vale, 4209

Email: Jeff.tucker92@gmail.com

Dear Assessment Manager,

I am writing to provide a formal submission regarding Development Application ROL/2024/116, which proposes the reconfiguration of 6 existing lots into 149 residential lots at 176 Baileys Mountain Road, Upper Coomera.

1. Traffic and Infrastructure Capacity

The proposed density will significantly increase vehicular traffic on Baileys Mountain Road, specifically the junction adjoining Old Coach Road and surrounding collector roads. The current road network lacks the capacity to accommodate this scale of development without substantial upgrades. I request that a Traffic Impact Assessment (TIA) be made publicly available and that it includes:

- Peak hour traffic modeling
- Intersection performance analysis
- Proposed mitigation measures (e.g., road widening, signalization, pedestrian crossings)

2. Stormwater and Flood Management

Given the site's topography and proximity to natural drainage lines, stormwater management is a critical concern. The development must demonstrate compliance with the Gold Coast City Plan's stormwater quality objectives and include:

- On-site detention systems to manage post-development runoff
- Water Sensitive Urban Design (WSUD) features
- Erosion and sediment control plans during construction

3. Environmental and Ecological Impact

The site appears to contain remnant vegetation and may serve as habitat for native fauna including Koala. The application should include:

- A detailed Ecological Assessment Report
- Mapping of vegetation communities and protected species
- Measures to retain ecological corridors and minimize habitat fragmentation
- A Biodiversity Offset Strategy if clearing is unavoidable

4. Bushfire Hazard and Risk Mitigation

This location of Upper Coomera borders Willow Vale which is identified as a bushfire-prone area. The development must comply with State Planning Policy (SPP) bushfire hazard overlays and include:

- A Bushfire Hazard Assessment
- Asset Protection Zones (APZs) and defendable space
- Safe evacuation routes and emergency access

5. Infrastructure Contributions and Service Provision

The scale of the development will place additional pressure on public utilities and community services. The application should outline:

- Contributions to trunk infrastructure (water, sewer, stormwater)
- Capacity of existing water and sewer networks
- Provisions for open space, parks, and community facilities

6. Planning Scheme Compliance

The proposal should be assessed against the Gold Coast City Plan, particularly:

- Zone Code compliance (likely Low Density Residential or Emerging Community)
- Lot size and frontage requirements
- Integration with surrounding land uses and future growth areas

Conclusion

While I support responsible development, this proposal raises significant concerns regarding infrastructure capacity, environmental protection, and community impact. I respectfully request that Council require further technical assessments and community consultation before making a determination.

Thank you for considering my submission.

Yours sincerely,
Jeffrey Tucker
