CITY OF GOLDCOAST.

Date: 21 April 2026
Contact: Jozef Ewing
Location: City Development
Telephone: 07 5582 8866
Your reference: N/A
Our reference: ROL/2026/37
Payment Ref: 560883381

Salt Development Projects Pty Ltd
C/- HPC Planning
Level 4 Central Tower One, 56 Scarborough St
SOUTHPORT QLD 4215

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 1 April 2026.

The application was lodged by:

Applicant name:	Salt Development Projects Pty Ltd
Applicant contact details:	C/- HPC Planning Level 4, Central Tower One, 56 Scarborough St, SOUTHPORT QLD 4215

in relation to development of land/premises described as:

Street address:	98 Glenmore Drive, BONOGIN QLD 4213
Real property description:	Lot 1 RP218875
Application number:	ROL/2026/37
Approval(s) sought:	Development permit for Reconfiguring a lot (Impact assessment).
Nature of development proposed:	One (1) into eighteen (18) lot subdivision.

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.

1. Landslide hazard Overlay Code
Landslide Hazard Overlay Code PO1, PO3 and PO5

The subject site is partially affected by the Moderate Landslide Hazard Overlay. Council acknowledges that the applicant has denoted that the landslide hazard overlay is not applicable given the majority of the proposed dwelling and associated works are not within the landslide hazard overlay.

However, the landslide overlay mapping is indicative and subject to confirmation - given part of the site is within a moderate landslide hazard zone, a perceived risk of a potential landslide hazard is still relevant to the proposed development.

Also, referring to the Bulk Earthworks Layout Plan (Specialist Reports, p.23) confirms that cut and fill works are proposed within mapped moderate landslide hazard land. Accordingly, the development is subject to the Landslide Hazard Overlay Code, and compliance has not been adequately demonstrated at the ROL stage.

The applicant is requested to provide a geotechnical report from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering addressing the following issues in accordance with SC6.10 City Plan policy - Geotechnical stability assessment guidelines.

a) The report should provide a site-specific landslide risk assessment for the proposed development. The risk assessment should be based on surface and subsurface geotechnical information of the site. The report should demonstrate that the risk of landslide adversely affecting the subject site, adjoining properties and the proposed development is 'Low' or better. If the report determines the site with a 'Moderate' or worse risk rating, it should recommend appropriate and adequate risk mitigation measures to reduce the risk rating to 'Low' or better.

b) The report should include certification from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering confirming that the proposed development is appropriate for the sloping nature of the site, and that the risk of landslide adversely affecting the subject site, adjoining properties and the proposed development is 'Low' or better; and

c) The report should provide a slope stability assessment for the proposed/constructed earthworks demonstrating achieving a long-term factor of safety of at least 1.5.

2. Healthy waters code
Overland flow paths – PO7
Flood Overlay Code
Overland flow – PO4, PO6

As per Council's database, the site has external catchments discharging as overland sheet flow through the site. Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flow on other properties or that creates an increase in flood damage on other properties. Changes to the overland flow paths may be permissible only when the applicant addresses the management of external flow within the overland flow path through the site to a lawful point of discharge without causing any adverse hydraulic impact to any external property during all standard rainfall events, ranging from a 63.2% AEP to a 1% AEP.

To demonstrate compliance, the applicant is required to submit a Hydraulic Impact Assessment (HIA) report. This report must show that there will be no adverse hydraulic impacts, increases in water levels, in line with Council's Flood Model Noise Practice Note.

The assessment should utilise an appropriate two-dimensional hydraulic model, such as TUFLOW, and must be conducted by a qualified professional engineer (RPEQ or equivalent) specialising in hydraulics.

The HIA report must include maps illustrating maximum water levels, maximum depths, and maximum velocities for all pre- and post-development scenarios across all AEP events.

Additionally, the applicant must provide afflux maps that indicate the differences between the pre- and post-development scenarios for both water levels and velocities for all AEP events.

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



Phillip Zappala
Coordinator Planning South
For the Chief Executive Officer
Council of the City of Gold Coast

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How to contact us

cityofgoldcoast.com.au

Council of the City of Gold Coast
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