

From: pezet6@bigpond.com
To: [City of Gold Coast mail](#)
Cc: [ALLEN Karl](#)
Subject: Gallery Objection COM/2019/82
Date: Friday, 6 December 2019 5:33:50 PM
Attachments: [2019_12_06-GalleryObjection-KJPezet.pdf](#)

This email originates from outside of the City of Gold Coast. If suspicious send it to spam@goldcoast.qld.gov.au

Attached please find:

- Objection to COM/2019/82

Regards,
Ken Pezet
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5 December 2019

Chief Executive Officer
City of Gold Coast
PO Box 5042
GCMC QLD 9749

Your Ref: COM/2019/82

Via email: mail@goldcoast.qld.gov.au
kallen@goldcoast.qld.gov.au

Attention Mr. Karl Allen

Dear Karl

**RE: OBJECTION TO DEVELOPMENT APPLICATION COM/2019/82 FOR A DEVELOPMENT
PERMIT FOR A COMBINED MATERIAL CHANGE OF USE AND RECONFIGURATION
OF A LOT AT 79, 89, 91, 97, & 99 COURTNEY DRIVE, UPPER COOMERA (LOTS 188 – 192 RP173728)**

We are the owners of 65 Courtney Drive Upper Coomera (Lot 187 RP173728) and adjoining landowners to the above application.

We advise our objections to the subject application on the following grounds.

- 1) **LOCAL CONTEXT**
- 2) **YIELD AND DENSITY**
- 3) **EXTENSION TO COURTNEY DRIVE**
- 4) **LACK OF OFF-STREET PARKING**
- 5) **LACK OF RECREATIONAL PARKLAND**
- 6) **MAIN SEWER LINE**
- 7) **ORDERLEY DEVELOPMENT**

1) **LOCAL CONTEXT:**

The development has no regard for the local context in which it sits. The area and surrounds are characterised by larger lot or rural areas, and whilst we acknowledge the Courtney Drive area is subject to investigations for intensification of residential uses, the development as proposed fails to consider the intent of the investigations or the nature of the land uses surrounding the site which are not subject to the investigations.

We refer to Investigation Areas Programme – Courtney Drive, Upper Coomera Draft Report May 2017, Appendix C - Draft Concept Plan (Yield) dated 09-05-2017 which shows the subject area as a combination of Lot Sizes namely A1, A2, A3, and B1.

A1 being lot sizes generally 800-1000m²
A2 being lot sizes generally 600-799m²
A3 being lot sizes generally 600-799m²

B1 being lot sizes generally 400-599m2

The revised Plan of Development prepared by Bennett & Bennett Surveyors (page 370 of 539) in response to information request dated 06-11-2019, indicates lot sizes of:

328 – 450m2 approximately	159
451 - 601m2 approximately	38
602 – 750m2 approximately	7
751 - 900m2 approximately	12
> 900m2 approximately	4

	220

The Development Application is disproportionate to the draft concept plan and out of context.

Adjoining Properties

Although we understand there is no hard and fast rule, it is good planning practice to ensure a transition between new and existing developments be provided to lessen the impact of the new development on existing subdivisions. This would require those proposed lots abutting the existing subdivision facing Gordon Drive to be significantly increased in size. This would also apply to those proposed lots abutting Lot 187 RP173728.

We note that the subdivision facing Gordon Drive which abuts Lot 187 RP173728 and the subject lots, i.e. 79 – 97 Courtney Drive, were all initially proposed to be 600m2 lots but were deemed Low Density Residential, Large Lot Precinct and altered to approximately 1000m2 lots to provide a better transition to rural residential properties behind. We consider such a transition should be replicated in this application. Currently the amended subdivision in the applicant's Information Response shows lot sizes adjoining the Gordon Drive subdivision generally ranging from 375 to 450 square metres. This is a poor transition outcome which will unduly impact these properties.

Stockland

We refer to City Plan Interactive mapping – Version 7 (copy attached) and Conceptual Land Use Map 8 – Upper Coomera, incorporating lots 1-36 Balonne Court Upper Coomera. This land is zoned Emerging Community and has lots ranging from 622m2 to 3653m2. This proposed Stockland subdivision is in the immediate vicinity of the subject site and, similar to the subject application, adjoins rural zoned properties.

Other land shown on Conceptual Land Use Map 8 - Upper Coomera is zoned Rural and has lots ranging from 620m2 to 2634m2.

Draft Concept Plan

We refer also to Council's Precinct & Character statement (copy attached) contained in Appendix C – Draft Concept Plan.

This clearly demonstrates the preferred outcome in terms of:

- Proximity to existing residential neighbourhoods
- Lot sizes (approximately 600 - 1200m2)
- Negative visual impacts of large retaining walls

The size of lots in Gordon Drive and Balonne Court highlight the disproportionate nature of the subject application and the inappropriate transition between this development and the surrounding areas. Further the lot sizes suggested in both the Draft Concept Plan and deduced from the densities outlined in the Draft Strategic Framework would be more in keeping with the local context, whilst the application seemingly ignores these proposals and instead opts for what would deliver the highest yield for the developer.

2) YIELD AND DENSITY:

We refer to Investigation Areas Programme – Courtney Drive Upper Coomera Draft Report May 2017, Appendix C- Draft Concept Plan dated 09-05-2107 which defines the subject area as Suburban Neighbourhoods CSE1 and CW3. The density estimate for these Suburban Neighbourhoods are:

- CSE1 : 9.7 to 13.3 dwellings / hectare
- CW3 : 8.4 to 10.9 dwellings / hectare

Item 16 of Our City Our Plan Supporting Documents – Urban expansion: Upper Coomera Investigation Area, Attachment 6 Upper Coomera Precinct Plan now shows the subject area as Sub-precincts CSE & CW.

We note in correspondence received by email October 18th from Amanda Tzannes referring to correspondence dated October 5th (which failed to email through), the residential densities to the subject area have changed.

The proposed densities are now :-

- CSE :- 13 to 17 dwellings / net hectare
- CW :- 11 to 14 dwellings /net hectare.

The subject application shows a Net Residential Density of 21.3 dwellings / hectare. This is far in excess of Council's preferred outcome and serves only to enhance the developer's profit.

3) EXTENSION TO COURTNEY DRIVE:

Reference is made to Investigation Areas Programme – Courtney Drive Upper Coomera Draft Report May 2017 – Draft land use & infrastructure concept plan.

Council has set out on pages 17 and 18, options A & B, (figures 4-6 & 4-7) for the extension of Courtney Drive and have deemed them not feasible.

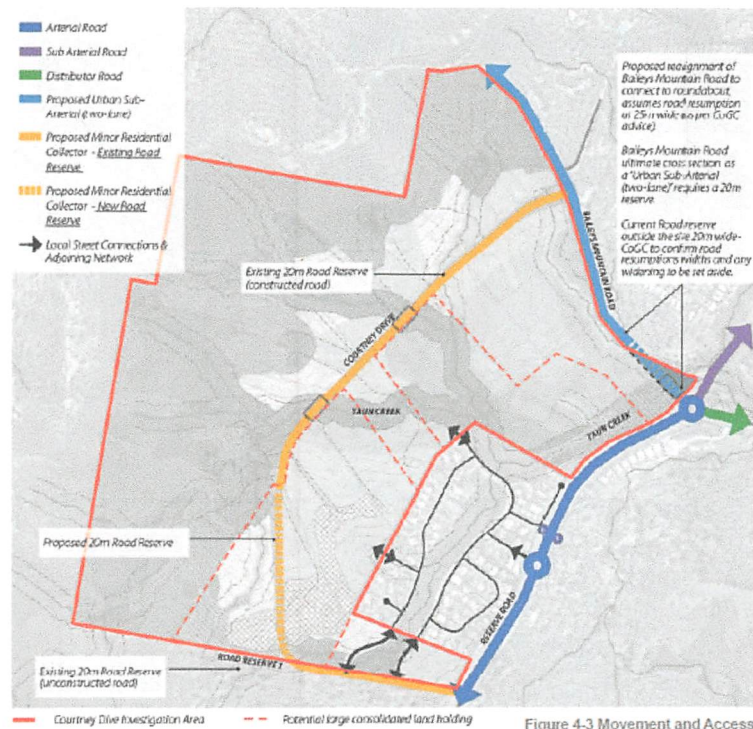
The proposed option is shown on page 16, (figure 4-3) and whilst item 4.2.2 states that a Minor Residential Collector cross section is appropriate, it recommends the existing 20m road reserve be maintained.

The development application does not display a true continuation of Courtney Drive. Rather the current alignment creates an abrupt left turn into the proposed development. The applicant has deviated from the preferred alignment as shown in Figure 6.2.12-2 in the major update amendments (see below).



Further the design does not accommodate a true extension of Courtney Drive, but merely shows a local street connector meandering up to the existing road reserve adjacent the subject application to Reserve Road. This will inhibit the flow of traffic from existing residences, and others, from Courtney Drive to Reserve Road. Such an alignment should bring into question safety and sight line concerns for the investigation areas sole Collector Road.

There are approximately 42 lots accessing the proposed local street connector from Courtney Drive to Reserve Road. As shown in Figure 4.3 below, the preferred option would reduce this number by approximately 50%.



4) **LACK OF OFF-STREET PARKING:**

As is evident in other more recent developments, parking is a major issue with people being forced to park on footpaths, front lawns etc.

Off street parking areas will alleviate the pressure on local street connectors and provide a safer environment for residents.

5) LACK OF RECREATIONAL PARKLAND:

The allocation of two areas for recreational parkland for a total area of 3563m². This equates to 3.5% of net area, which is grossly inadequate given that there is currently no public recreation space in Courtney Drive.

The area of recreational park on Lot 56 RP162858 as shown on the Upper Coomera Precinct Plan is not accessible from the development.

6) **MAIN SEWER LINE:**

As the owners of Lot 187 RP173728, we advise that consent is **NOT** given to traverse Lot 187 RP173728 with any services relating to this Development Application.

7) **ORDERLY DEVELOPMENT:**

Council has only recently completed a public notification campaign for major updates to the City Plan, which includes this proposed urban expansion. Until such time as the public's views have been considered and reflected in the major updates, the proposed development should not be approved.

Notwithstanding the above, the proposed development is located on the western most fringe of the investigation area and is being proposed ahead of and in the absence of critical local infrastructure to service the demand the development will place on the community. As

such the development is not proposed to occur in an orderly fashion in the context of the development Courtney Drive or the infrastructure proposed therein.

CONCLUSION:

If this development is to proceed, it is essential that it is a quality product to ensure the values of the existing neighbourhoods in proximity are enhanced and not degraded.

The current application does not reflect this.

Regards,

Handwritten signatures of Kenneth James Pezet and Jennifer Maree Pezet. The signature on the left is 'KJ Pezet' and the signature on the right is 'Jennifer Maree Pezet'.

Kenneth James Pezet & Jennifer Maree Pezet

65 Courtney Drive

Upper Coomera

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Precincts & Character

Courtney West

- Characterised by its proximity to Conservation open space, its higher elevation (key areas of High Scenic Amenity Value), proportion of steeper land and a number of overland flow paths/ waterways.
- Extent of development is subject to acceptable resolution of bushfire hazard through a management plan at development assessment stage and relies on the ability for amalgamation of sites to address bushfire management.
- Typically larger blocks and lower densities. Smaller lots are not acceptable due to the increased bushfire risk, unless it can be demonstrated that the yield is an equivalent outcome with the concept plan and visual amenity is not affected.
- Housing will respond to the steep slopes minimising the need for significant earthworks and any negative visual impacts such as large exposed retaining walls. Pole homes and split level slab on ground homes will be common (refer Council's slope sensitive design guidelines). Some traditional/ conventional housing outcomes may be acceptable adjacent to Courtney Drive where access is not an issue.
- Precinct wide approaches to land stability and access are encouraged to minimise excessive earthworks and engineered outcomes.
- Developers are encouraged to investigate alternate development approaches that are suited to the conditions, such as community title developments that utilise private roads to access more constrained land, or alternate local streets typologies such as one way loops and split level roads to minimise retaining/ batters.

Courtney South East

- Characterised by its proximity to an existing residential neighbourhood of medium to large lots (approx 600-1200sqm), the extension of Courtney Drive to connect with Reserve Road, the Yaun Creek Corridor at the edge and the nature of the topography and slope.
- Higher areas of the precinct considered suitable for some significant earthworks, to reduce the amount of land above RL60 (unlock more development potential) and achieve an extension of Courtney Drive that improves the development potential and connectivity.
- Based primarily on slope, lot sizes similar to the adjoining residential area are the most appropriate response for the majority of housing in this precinct. Increased density at a suburban scale maybe suitable subject to amalgamation of properties together with an acceptable earthworks/landscape strategy and built form outcomes.
- Some smaller, more traditional lots sizes and forms are appropriate adjacent to the Yaun Creek corridor where land is flatter and the level of access to open space and public transport is greater.
- Housing will respond to an earthworks strategy minimising negative visual impacts such as large exposed retaining walls. Split level slab on ground homes will be common (refer Council's slope sensitive design guidelines).
- Yaun Creek is considered an edge to the neighbourhood and a key character element, local roads and pedestrian and cycle networks must be designed to maximise visual connection.

Courtney North East

- Characterised by its proximity to established road and bus networks, open spaces (proposed and existing), gentle topography and the lowest elevations of the Investigation Area.
- Requires some road resumption to allow for realignment of Baileys Mountain Road, improving access and historic flooding issues for the whole investigation Area.
- Subject to detailed environmental and hydrological assessment and an amalgamated development site, realignment of an overland flow path to run adjacent to Bailey's Mountain Road will allow for increased development opportunities and a high quality entry to the area.
- Lots should address Baileys Mountain Road (accessed internally) and a pedestrian and cycle link should be considered.
- Housing is at a suburban scale with larger blocks on steeper land and small lots or dual occupancy/multiple dwellings where on flat land with good access to open space.

Draft Concept Plan

Courtney Drive, Upper Coomera

PROJECT_DRG NO 0716-0777-00_D003-2 REV 00 DRWN MH CHKD EF APPROV EF DATE 08.05.2017

Tract

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