

Date: 9 February 2023
Contact: Kyra REID
Location: City Development
Telephone: 07 5582 8866
Our reference: ROL/2023/1

Mo Chen and Ying Yuan
C/- Elevate Development Solutions Pty Ltd
PO BOX 458
MIAMI QLD 4220

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Mo Chen and Ying Yuan

in relation to development of land/premises described as:
Lot 182 RP156422 – 17 Courtney Drive, UPPER COOMERA QLD 4209

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, the applicant may respond to this information request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for the applicant to respond to this information request is three (3) months of the date of this letter.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

It would be in the applicant's best interest to address all of the information requested.
Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

INFORMATION REQUEST

Planning Assessment

1 Amended plans

City officers request the applicant to amend the plan titled *Proposal Plan by Trilogy Survey Solutions* to remove any reference to existing structures on Proposed Lot 1.

Geotechnical Engineering

2 Request for a geotechnical report

Landslide Hazard Overlay Map of the City Plan identifies the site with a '**Moderate**' hazard rating. As such, the relevant 'Landslide Hazard Overlay Code' is applicable. To satisfy Performance outcome PO1 and Performance outcome PO5 of the Landslide hazard overlay code, 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 Lot 2. The risk assessment should be based on surface and subsurface geotechnical information of the site. The report should demonstrate that the Proposed Lot 2 achieves a 'Low' risk of landslide. If the report determines any lot 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 Lot 2, achieves a landslide risk rating of 'low' or better and is suitable for its intended use; and
- c. The report should provide appropriate and adequate restrictions on any earthworks including excavation/cutting and filling in order to maintain long-term stability of the proposed lots.

Subdivision Engineering

3 Upgrade Roadworks are required on Courtney Drive

Officers consider that in order to demonstrate compliance with the applicable assessment benchmarks, upgrade roadworks at the full frontage of the site to Courtney Drive are necessary. Both Proposed Lots 1 and 2 are located within the Rural residential zone. The Courtney Drive frontage of the site has a pavement of two coating seal bitumen surface with table drainage systems. This section of Courtney Drive does not comply with the *Rural residential street profile* which is required to consist of a pavement of Asphalt Concrete (AC) with kerb & channel. As such, the proposed development is not considered to comply with Performance outcome PO1 of the General development provisions code and Performance outcome PO15 of the Reconfiguring a lot code.

To demonstrate compliance with the identified assessment benchmarks, the applicant is requested to submit amended plans demonstrating that the full frontage of the Courtney Drive frontage will be upgraded to a '*Rural Residential Collector Street*' classification. The new kerb & channel shall be installed at 3.75m measuring from the centre of existing pavement. In addition, existing pavement shall be upgraded to '*Rural Residential Collector Street*' classification (including surface) from the existing centre of pavement to new kerb & channel at the full frontage (subdivision side only).

Officers note – the above information request requirements reflect the current City Plan requirements for the site within the Rural residential zone. Officers acknowledge there are planned future upgrades for Baileys Mountain Road with some future planning in place for

the ultimate upgrades on Courtney Drive which are yet to be finalised. Officers are prepared to facilitate discussions with the Traffic and Transport branch to determine the most appropriate outcome as necessary for this proposal.

4 An amended ROL Plan showing requested setback area

Transport & Traffic Branch advises that Baileys Mountain Road (including the intersection of Baileys Mountain Road and Courtney Drive) will be upgraded. The lands (Parcel B) marked on the drawing listed below will be affected areas for road upgrading:

Drawing Title	Author	Date	Drawing No. & Page No.	Ver.
Arterial Road – Baileys Mountain Road Upper Coomera Preliminary Design	City of Gold Coast	11/06/2020	27144.P306 & 7 of 12	A

The drawing identifies that a portion of the site is required to be dedicated along both site frontages (identified as Parcel B). The applicant is advised that the area identified as Parcel B on the Courtney Drive frontage is minor (approx. 50m² in size) and it is considered that the design of the road upgrades can be rectified during construction to remove the requirement for resumption of this area. As such, no dedication along the Courtney Drive frontage is required. Resumption is only required along the Baileys Mount Road frontage.

In this instance, the applicant is required to submit an amended ROL Plan to reflect areas of parcel B within the site as outside of the proposed building setback areas. In addition, indicative vehicle access point for Proposed Lot 2 should be as close as possible to the proposed common boundary of both Proposed Lots 1 and 2.

Environmental Planning & Bushfire Assessment

To achieve compliance with Performance outcome PO1, PO5, PO25 and PO26 of the Environmental significance overlay code, the Applicant is requested to submit the following:

5 Amended plans

The Applicant has not provided sufficient detail for Environmental officers to fully assess the proposed development. As such, the following amendments are requested to submitted drawings:

- A nominated building envelope for Lot 2 with the inclusion of associated impacts (i.e., effluent and bushfire mitigation). It is recommended that the nominated building envelope avoids mapped matters of environmental significance and mapped state koala habitat. The building envelope must be responsive of setback requirements of the Rural residential zone with the consideration of the future road upgrades.

If more than 500m² of mapped state koala habitat is required to be removed, a referral to the State Assessment and Referral Agency (SARA) is required under Schedule 10, Part 10, Division 3 of the *Planning Regulation 2017*.

6 Covenant and Rehabilitation Management Plan

To ensure compliance is achieved with Performance outcome PO25 and PO26 of the Environmental significance overlay code, the Applicant is requested to prepare and submit a Covenant and Rehabilitation Management Plan, prepared in accordance with SC6.8 City Plan policy – Environmental management plans. Officers recommend that the eastern boundary line (frontage to Baileys Mountain Road) that is mapped with koala habitat is nominated as a covenant area with rehabilitation works aiming to enhance the represented pre-clearance Regional Ecosystem 12.11.24. The covenant area is to exclude the planned

future road upgrade requirements as identified within Item 4 above (referred to as Parcel B within the abovementioned drawing).

Response

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment manager CC'd in (Kyra Reid).

Advice Note -

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

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
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast