

20 October 2023

Attention: Emily Walsh
Council of the City of Gold Coast
Administration Centre
PO Box 5042
Gold Coast MC QLD 9726

Via email: ewalsh@goldcoast.qld.gov.au

Dear Emily,

**RE: RESPONSE TO FURTHER ADVICE
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 originally seeking:

- Development Permit – Reconfiguring a Lot of Subdivision
- Development Permit – Material Change of Use for Dual Occupancy

On 11 October 2023 we received correspondence from Gold Coast City Council that was taken to be Further Advice under section 35 of the *Development Assessment Rules* (DA Rules). We now provide a response to all matters raised.

In support of our response, we provide the following attachments:

- | | |
|---------------------|------------------------------|
| Attachment A | Traffic Engineering Response |
| Attachment B | Amended Dual Occupancy Plans |
| Attachment C | Stormwater Management Plan |
| Attachment D | Civil Drawings |

Further Advice Response

A response to matters raised in Council's Further Advice is provided below.

Subdivision engineering

1. Safe intersection sight distance (SISD)

In support of the response to Information request, a Traffic impact assessment was prepared by from TTM by both Richard Jones and Joshua Smith. Officers note that within the provided information, there is a discrepancy with regard to the safe intersection sight distance requirements. The letter recommends 2 Watts-profile speed humps along Pioneer Street to reduce effective traffic speed to levels that produce

an achievable Stopping Sight Distance (SSD) as stated by Richard. However, the response from Joshua doesn't demonstrate this requirement. The Applicant is requested to confirm if works are required to achieve SSD. Please note, Officers do not support Watt-s profile speed humps. Any speed hump required to meet the safety of vehicles must be a permanent type in accordance with the relevant Australian Standard.

Response:

See response provided in Attachment A – Traffic Engineering Response.

2. On-street parking spaces

In response to Item 19 of the Information request, the Applicant provided a SK Site Plan and On-street Parking Plan. The plan demonstrates that both Lot 2 and 3 (which are proposed to accommodate Dual occupancies) will have a VXO with a 6 metre width at the kerb line resulting in a total width of 6.5 metres between the VXO's. If the width of these VXO's at the kerb line was reduced to 5 metres, the proposal would be able to achieve the minimum 7 metre separation requirement to provide an on-street parking space. The Applicant is therefore requested to submit an amended SK Site Plan and On-street Parking Plan to demonstrate that the VXO proposed for Lots 2 and 3 achieves the minimum 7 metre separation.

Response:

See response provided in Attachment A – Traffic Engineering Response.

Office of Architecture and Heritage

3. Amended plans

The Applicant is requested to submit an amended set of plans including the following details:

- i. Provide a full colours, materials and finishes schedule and note this on the coloured elevations or perspectives*
- ii. Provide details of all proposed screening including size, type, colour and spacing*

Response:

Plans have been amended as requested and contained in Attachment B.

Hydraulics and water quality assessment

4. Amended Stormwater management plan

With regard to the provided Site Based Stormwater Management Plan prepared by Arcadis Design & Consultancy, Rev -2 (dated – 03/08/2023). Officers request the following information:

- i. Officers request that the minor flows (up to 10% AEP) from catchment Dev2 to be directed to LPD 4 whereas, major flows (Q100 year – Q10 year) can travel as an overland flow to LPD 4. Moreover, the Applicant is requested to remove/delete the splitter pit and pipe arrangement (provided to divert Q100 year – Q3 Month flows to LPD 2) from the proposed stormwater management plan. Please refer to the red line mark-up (Figure 1).*

- ii. *Please provide MUSIC and DRAINS modelling files for Council's record keeping and verification purposes.*

Response:

See amended civil drawings and stormwater management plan. MUSIC and DRAINS modelling files have been provided separately.

Summary

We offer this as a response to all of the information requested in Council's Further Advice. We ask that Council continue with their assessment of the application. In fulfilment of the obligations of section 25 of the DA Rules. These changes have no consequence on the referral agency response provided by SARA.

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