

Date: 14 February 2024
Contact: Sophie Olsson-Pons
Location: City Development
Telephone: 5582 8705
Our reference: OPW/2024/111

Coomera Ga Pty Ltd Atf The Coomera Ga Unit Trust
C/- Saunders Havill Group
6 Thompson St
BOWEN HILLS QLD 4006

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Coomera Ga Pty Ltd Atf The Coomera Ga Unit Trust

in relation to development of land/premises described as:
Lot 96 RP187418 – 54 George Alexander Way, 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

Environmental and Landscape Assessment

To comply with the Environmental significance overlay code, the overarching Decision Notice for application COM/2023/16 and SARA conditions, as prescribed in Document Number 2302-33455 SRA, the applicant is requested to address the following Information Request items:

1. Amendments to the submitted Fauna Management Notes

To comply with PO22 of the Environmental significance overlay code, the applicant is requested to make the following amendments to the submitted Fauna Management Notes, prepared by Saunders Havill Group:

- a. Habitat trees are to be identified and flagged prior to clearing and left for a minimum of 24 hours after all other non-habitat trees are felled.
- b. Habitat trees can be felled upon confirmation that native fauna is not present or upon confirmation that the tree can be felled safely.
- c. Phase 2 of the Clearing Phases and Process is to include the identification and flagging of habitat trees prior to Council Per-start meeting.

2. Koala Management Plan

The applicant is requested to submit the approved Koala Management Plan, prepared by Saunders Havill Group dated 03/02/2023, as part of the application package in accordance with Condition 13 of application COM/2023/16.

3. Delivery of Environmental offsets

To comply with Condition 42 of application COM/2023/16, the applicant is requested to deliver an environmental offset for impacts to 12,400m² of Medium priority vegetation, prior to any works commencing.

4. Compliance with SARA conditions

Prior to any works commencing on the subject site, the applicant is requested to comply with the following SARA conditions, as identified in Document Number 2302-33455 SRA:

- a. Condition 1 – Clearing is limited to the removal of 128 non-juvenile koala habitat trees identified as *Non-juvenile koala habitat tree to remove*, *Non-juvenile Koala habitat tree in neighbouring lot retention subject to arborist assessment* and *Non-juvenile Koala habitat tree to remove as exempted development* on the Koala Habitat Area Impact Assessment, prepared by Saunders Havill Group, dated 18/08/2023, reference 11241 E 02 KHA Impact B and issue B. The submitted Tree Schedule, as identified in the Vegetation Clearing and Fauna Management Plan, prepared by Saunders and Havill Group, identifies 170 Non-juvenile Koala Habitat Trees (NJKHT) for removal. This is requested to be amended to reflect what has been approved by SARA.
- b. Condition 4 – The applicant is requested to engage an appropriately qualified person to prepare a Rehabilitation Plan prior to undertaking any clearing works.
- c. Condition 5 – The applicant is requested to deliver an environmental offset in accordance with the *Environmental Offsets Act 2014* to counterbalance any significant residual impacts on the matter of state environmental significance being 128 non-juvenile koala habitat trees

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/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.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.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Sophie Olsson-Pons copied into the email solssonpons@goldcoast.qld.gov.au

Please note, all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline

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.

AUTHORISED BY

A handwritten signature in black ink, appearing to read 'M. Spears'.

Mark Spears
Supervisor Environmental Assessment
For the Chief Executive Officer
Council of the City of Gold Coast