

Date: 8 October 2009
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Your reference: MP08_324 and 05_0198
Our reference: PD97/321/(P9)

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The Director General
NSW Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

**ENVIRONMENTAL ASSESSMENT EXHIBITION - MAJOR PROJECTS MP08_324 AND 05_0198:
THE 'RISE' ESTATE AND RESIDENTIAL SUBDIVISION AT WALMSLEYS ROAD & STOTT
STREET, BILAMBIL HEIGHTS**

I refer to the Major Project Applications for the Concept Plan for the 'Rise' Estate (MP08_324) and the Residential Subdivision at Walmsleys Road & Stott Street (05_0198) at Bilambil Heights received by the NSW Department of Planning and publicly exhibited in accordance with the provisions of the *Environmental Planning and Assessment Act 1979*.

Due to the cross border planning and infrastructure provision issues associated with developments of this scale, Council officers have reviewed the Environmental Assessments (EAs) and do not support the proposed developments because they do not sufficiently address the impacts on the Gold Coast city road network, particularly in relation to Boyd Street and proposed upgrades associated with increased traffic volumes resulting from the development.

The supporting Traffic Impact Assessment for the 'Rise' identifies that 33% of the traffic generated by the development will utilise the Cobakai Parkway through 'Cobakai Lakes' to access the Tugun Bypass. As there is no interchange at the Tugun Bypass, this traffic would be directed to Boyd Street.

Leda Manorstead Pty Ltd (the developer of Cobakai Lakes) has a formal agreement with Gold Coast City Council and the Queensland Department of Transport & Main Roads for Leda Manorstead to undertake upgrading of Boyd Street at various stages. The agreement identifies thresholds for the amount of development permitted within various road provisions and configurations, including access to the site via Boyd Street and the subsequent upgrade of Boyd Street.

The traffic generated by the proposed development will affect this agreement as the need to upgrade/duplicate Boyd Street may need to be brought forward. As such, there may be a requirement for the applicant to contribute to the upgrade of Boyd Street.

Council therefore does not support further development in the Bilambil Heights Development Area until there is a formal agreement with the State road authorities in New South Wales and Queensland for the necessary upgrading of the Pacific Motorway/Highway and the implementation of an interchange with the Motorway/Highway at Boyd Street.

A copy of this submission has also been forwarded to the General Manager, Tweed Shire Council for information purposes.

Should you wish to clarify any issues contained in this submission, please do not hesitate to contact Heather Godfrey on telephone (07) 5582 8280.

Yours faithfully



Warren Rowe
DIRECTOR PLANNING ENVIRONMENT AND TRANSPORT
For the Chief Executive Officer
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**Environmental Assessment Exhibition - Major Projects Mp08_324 and 05_0198: The 'Rise'
Estate and Residential Subdivision at Walmsleys Road & Stott Street, Bilambil Heights
8 October 2009 PD PD97/321/-(P9)**

CC:
The General Manager
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