

Date: 23 May 2024  
Contact: Nathan GRIFFEY  
Location: City Development  
Telephone: 07 5582 8866  
Your reference:  
Our reference: MCU/2023/15

Intrepid Developments (Qld) Pty Ltd  
C/- Enhance Urban Planning Amanda Sutherland  
PO BOX 7143  
SOUTHPORT PARK QLD 4215

Dear Sir/Madam

**Further advice – Assessment Manager**

*(Given under section 35 of the Development Assessment Rules)*

I refer to the application lodged by:

Applicant name: Intrepid Developments (Qld) Pty Ltd  
Applicant contact details: C/- Enhance Urban Planning Amanda Sutherland  
PO BOX 7143  
SOUTHPORT PARK QLD 4215

in relation to land/premises described as:

Street address: 239 Boundary Street, COOLANGATTA QLD 4225  
Real property description: Lot 6 RP1777, Lot 7 RP1777

Council of the City of Gold Coast (Council) officers have reviewed the application for the premises described and provide further advice for your consideration and action where appropriate:

**Planning Assessment and Architecture Assessment**

**1 Building height and excellent standard of building appearance**

The response to the information request included updated perspectives which officers consider do not demonstrate an excellent standard of building appearance and as such, does not comply with specific outcome 3.3.2.1(e).

Officers seek further clarification with regard to the building design and appearance as there are inconsistencies between the previously proposed perspectives and the current perspectives and the proposed floor plans and elevations. In addition, whilst officers note that the proposed floor plate setbacks have been increased at the upper levels, the removal of the planters to the north-east elevation and the lack of recesses in the glazing line to the north-west and south-east elevations results in an overly commercial glazed façade appearance, that does not reinforce local identity and sense of place. Officers request the following items are reinstated and introduced to ensure that the proposal achieves the

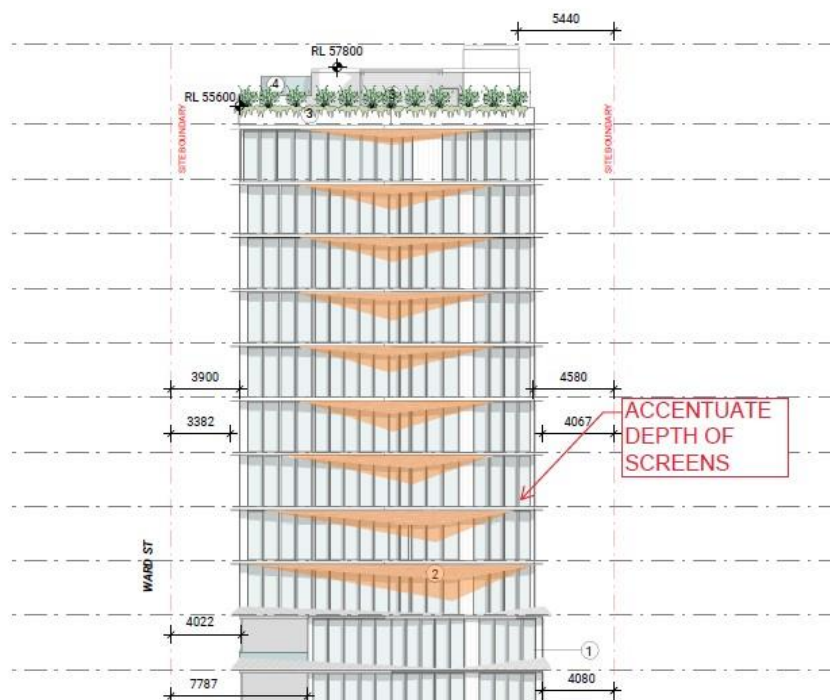
Strategic framework provisions 3.3.2.1(e) with an excellent standard of appearance – please see mark-up perspectives below:

- a The current proposal includes what appears to be sheer glazing for the full extent of the Level 7 to level 14 facades where previously solid concrete vertical textured panels were proposed which provided a balance to the composition, additional visual interest and a break in the extent of sheer glazed façade. Officers recommend that these solid textured panels are retained (shown on the elevations, not perspectives) to reduce the commercial glazed appearance and reinforce local identity and sense of place with a residential appearance (north-west, north-east, south-east elevations).
- b The previous proposal included solid concrete vertical textured panels to the north-east elevation to both the recess and either side of the lift core. Officers recommend that these solid textured panels are retained (shown on the elevations, not perspectives).
- c The previous proposal included planters for the full height of the tower to the north-east elevation. Officers recommend that these planters are reinstated.
- d The previous proposal included corner glazing with no mullions which reduced the boxy, rectilinear appearance of the upper levels where there is no balcony to lighten the appearance of the building edges. Officers recommend re-introducing this high-quality detail.
- e The previous proposal included texture to the balcony soffits (timber look or similar) however the proposal now appears to include a flat paint finish. Officers recommend re-introducing this high-quality detail.



**Figure 1: Annotated Perspective**

- f To further assist with the reduction in the extent of sheer glazing, noting that building recesses are unlikely to be achievable due to the tight floor plates, officers recommend emphasising the batten feature screen to the south-east elevation and shading feature to the north-west elevation, for movement, shadow play and visual interest. This may be achieved by accentuating the depth of the vertical point as it moves across the façade at each floor level as per the mark up below.



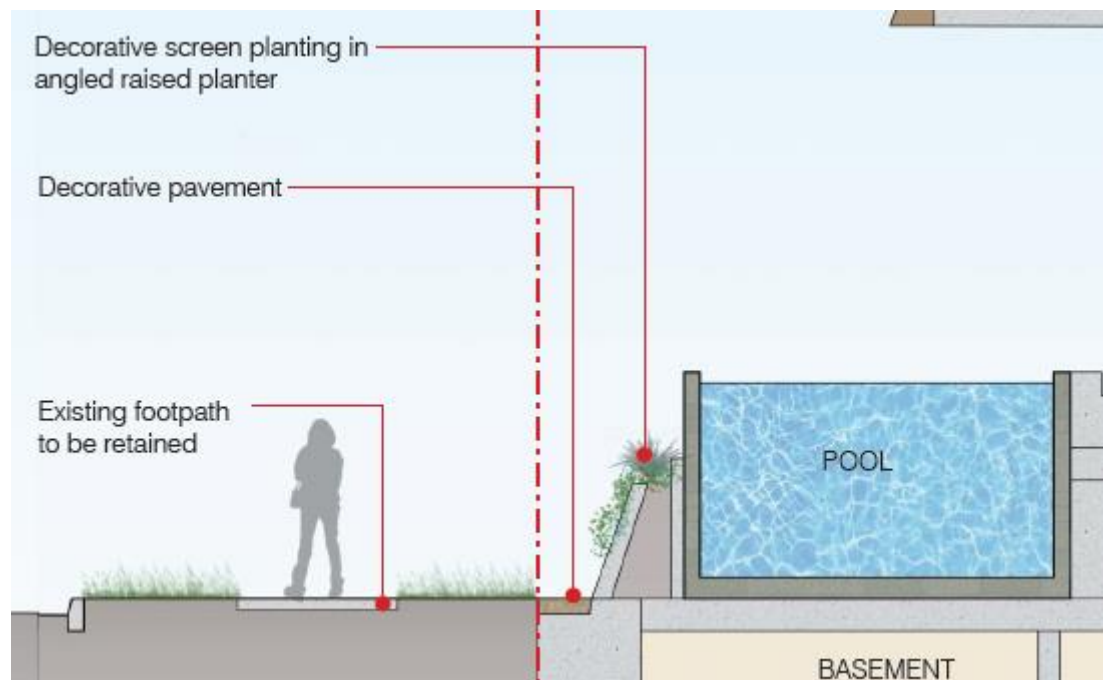
**Figure 2: Annotated Elevation**

- g In addition to the above please provide further details of the following to ensure an excellent standard of appearance:
- All proposed screening elements including size, type, spacing and finish.
  - Confirm colours of glazing (ie: tinted etc.)
  - Confirm all colours for the timber look cladding, battens, screens, coloured concrete, vertical ribbed concrete, render, soffits etc. and note these on the coloured elevations or perspectives.

## Landscape Assessment

### 2 Ward Street frontage

The applicant has provided amendments to the frontage landscaping beds to provide a consolidated planting area. Officers note that the decorative paving on the south western boundary adjacent the pool results in a planter width pinch-point of less than 400mm (below image). The applicant is requested to adjust the angle of the angled raised planter to provide a wider planting surface area with a minimum width of 400mm excluding the planter box walls.



### Subdivision Engineering

#### 3 Corner truncation

The applicant's response states that "*IR Plans include a volumetric concept plan for a 'road opening' providing the tangent required by officers, whilst maintaining the full extent of the allotment for the basement levels*". The updated drawings do not include sufficient information of the proposed volumetric concept plan and the proposed elevations do not clearly show information of finish level for proposed volumetric road opening area.

The applicant is required to submit an elevation plan showing proposed finish level of the proposed volumetric road opening area.

### Transport Planning

#### 4 Servicing

The proposed servicing arrangement is not supported by Council officers on the basis that:

- a It requires cars reversing on the ramp when an MRV is servicing on site;
- b The required 600mm clearances cannot be maintained to opposing vehicles; and
- c The required clearances cannot be maintained to the kerb.

The applicant is therefore requested to redesign the frontage of the development to accommodate on-site servicing for an MRV while allowing ingress and egress vehicles to pass simultaneously at the hold line while maintaining the required circulation clearances around the vehicles at all times in accordance with AS2890.1:2004.

#### 5 Design of parking facilities

- a The applicant is requested to clarify and demonstrate that the swept path analysis show 600mm clearance on the outside to any obstructions including kerbs.
- b Show the width of visitor parking spaces on the ground level.
- c Remove 'Street Carpark 01' and 'Street Carpark 02' from Ground Level Floor Plan.

**Current Period**

Notwithstanding the advice provided by the Council, assessment of your application will continue.

Please note - Any additional information provided by you during the development assessment process, is not required to be accepted by Council as assessment manager unless by agreement.

If you require additional time to consider the advice provided and any actions you may wish to take in response, you may wish to consider stopping a current period in the development assessment process in accordance with section 32 of the Development Assessment Rules.

**Response format**

As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au). Do not password protect the PDF

**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



Adam Brown

**Supervising Planner (South)**

*For the Chief Executive Officer*

Council of the City of Gold Coast