

Date: 12 May 2025
Contact: Michael Jones
Location: City Development
Telephone: 07 5582 8090
Your reference: P0056926
Our reference: MCU/2025/115

Hirsch Broadbeach Pty Ltd
C/- Urbis Ltd Level 2
64 Marine Parade
SOUTHPORT QLD 4215

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Hirsch Broadbeach Pty Ltd

in relation to development of land/premises described as:

Lot 0 BUP3459, Lot 1 BUP3459, Lot 2 BUP3459, Lot 3 BUP3459, Lot 4 BUP3459, Lot 5 BUP3459,
Lot 6 BUP3459, Lot 0 BUP2545, Lot 1 BUP2545, Lot 2 BUP2545, Lot 3 BUP2545, Lot 4 BUP2545,
Lot 5 BUP2545, Lot 6 BUP2545 – 7 Surf Parade, BROADBEACH QLD 4218

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.

Council's Project Team

The assessment of this application will be undertaken by the following Council project team.

Assessment Manager Michael Jones Senior Planner 07 5582 8090 mejones@goldcoast.qld.gov.au	Planning Coordinator Nathan Griffey A/Coordinator Development Assessment (Central) 07 5582 8742 ngriffey@goldcoast.qld.gov.au	Architecture Tim Davoren Principal Architect 07 5582 9581 tdavoren@goldcoast.qld.gov.au
Landscape and Open Space Zora Huszar Landscape Planner 07 5582 8920 zhuszar@goldcoast.qld.gov.au	Transport Planning Elisha Augustine Senior Transport Engineer +61755828806 eaugustine@goldcoast.qld.gov.au	Environmental Health Dirk ten Bohmer Environmental Health Officer dtenbohmer@goldcoast.qld.gov.au
Water & Waste Abel Assefa Civil Engineer – Water and Waste Assessment 07 5582 8726 aassefa@goldcoast.qld.gov.au		

INFORMATION REQUEST

Planning Assessment and Architecture Assessment

1. Multipurpose rooms (MPR) classification

The 2 bedroom units on levels 5 - 29 include MPR's which are of a size that could be considered a bedroom. The applicant is requested to update the architectural drawings to classify this as 'MPR/Bedroom' and update the relevant supporting material to reflect this change

2. Podium Setbacks and appearance

The proposal consists of a residential high-rise tower located on an 1012sqm site within the Light Rail Urban Renewal Overlay (frame area), High density residential zone and HX building height designation. The proposal provides a podium with a site cover of 80%, a height of 4 storeys and 12.3m to the top of the perimeter planter edge.

City officers are concerned with the reduced setbacks to the side elevations and overall site cover provided for the podium. When combined with a 12.3m height, the podium is considered to result in a dominant and bulky interface to the street and neighbouring properties.

In addition, Officers are also concerned with the monotone appearance of the podium design and reduced greenery, particularly when compared to the podium design presented in PLO/2024/240.

Considering the above, the proposed podium is not considered to meet OO(d)(iii) & (e)(ix) of the Light rail urban renewal area overlay code, OO(b)(v)(vi)(vii), OO(d)(ii)(iv), PO1 & PO2 of the high-rise density residential zone code and OO(2)(d) & PO1 of the High-rise accommodation design code.

To achieve a podium which respects the established built form in the area and achieves a high-quality appearance, City officers recommend the following amendments.

- a. Increase setbacks to the street frontage through reintroducing central recess (As submitted in PLO/2024/270).
- b. Provide a reduced site cover to the podium form, including introduction of greater movement to reduce the extent of sheer wall facades.
- c. Reintroduce detailing similar to that proposed in PLO/2024/270.

Introduce any wind mitigation treatments which may be provided through pedestrian wind mitigation recommendations.

3. Tower bulk and appearance

City officers are concerned with the reduced setbacks of the proposed tower to the street and side elevations, including the large site cover, lack of movement and overall visual interest for the tower form.

While officers acknowledge the tower includes interesting fine grain detailing, this is not sufficient to achieve visual relief from large rigid form and commercial like appearance. Therefore, the tower form is not considered to promote an innovative, open, attractive, and distinct Gold Coast skyline or mitigate the negative visual and physical impacts of the proposed tower.

In order to meet OO(3)(a)(iii) of the Light rail urban renewal overlay code and OO(b)(v)(vi)(vii)(viii), OO(d)(ii)(iii)(iv), PO1 & PO2 of the high-rise density residential zone code, PO4 and PO5 of the High-rise accommodation design code, City officers recommend improvements are provided to the tower form. City officers recommend the tower form should enhance the Gold Coast Skyline through a slender tower form and elements which are, attractive, high-quality visually, and overall assists in reducing the perceived mass. City officers suggest the following.

- a. Provide increase setbacks to the street and side elevations.
- b. Provide a reduced site cover.
- c. Incorporate greater movement to the tower form along with improved architectural detailing. City officers note that the form and detailing should assist reducing the visual mass of the tower, while promoting a subtropical residential character.
- d. Incorporate any wind mitigation treatments as proposed from pedestrian wind mitigation recommendations such as identified balcony glazing heights, full height screens etc.

4. Wind impact report

City officers are concerned that the submitted wind report does not utilise the submitted architectural design, where the architectural plans also do not incorporate wind mitigation recommendations. Therefore, to ensure the proposed development maintains comfortable conditions for pedestrians and building occupants, in addition demonstrates compliance with PO11 and PO12 of the High-rise accommodation code and PO1 and PO2 of the General development provision code, the following is requested,

- a. Submit a wind report which utilises the correct architectural design.

- b. Incorporate wind mitigation recommendations into the architecture and landscape set of plans.

5. Architectural documentation

City officers are concerned that insufficient information has been provided to enable accurate assessment of the proposal. To enable proper assessment, the following is requested.

- a. Provide large scaled coloured elevations of the podium for the street frontage, side, and rear boundaries.
- b. Provide a higher quality coloured 3D perspective of the proposed podium form, which includes the sides and rear elevations.
- c. Provide further information on proposed screen design, including sizing, spacing and finish.
- d. Provide further information on proposed PCE01 aluminium design elements utilised within the tower form.
- e. Provide further information on glazing design, particularly where utilised for habitable and non-habitable rooms.

Environmental and Landscape Assessment

6. Frontage landscaping

Officers have identified several concerns with the proposed landscaping at the frontage:

- The deep planting area is obstructed by the booster cabinet.
- The basement wall is located along the front boundary, separating the deep planting area and the verge.
- No set down has been proposed for the central garden bed.

To improve the visual outcome of the proposal and reduce the dominance of the podium when viewed from the street, the applicant is requested to:

- a. Ensure that no basement wall or planter wall be constructed between the basement set-down area and the public road verge.
- b. Provide one tree planting area along the frontage, within the deep planting area.
- c. To facilitate tree planting, incorporate a minimum of 500 mm recess / articulation in the building set back to allow for an evergreen canopy tree to be planted in the deep planting area, ensuring 3m clearance from the building line
- d. Reorient the booster cabinet away from the front boundary so that it is positioned parallel to the side boundary.

7. Planters – trellis detail and access

There are inconsistencies between the provided Architectural drawings and SLI in relation to the proposed planter depths across all podium levels. Additionally, the site boundary setbacks range between 900mm and 1m with perimeter feature planters. Officers also raise concerns regarding accessibility and maintenance of the planters.

The applicant is requested to:

- a. Demonstrate that the proposal can achieve a long-term resilient landscape outcome, and ensure the following parameters are met for all planter boxes:

- i. A minimum soil depth is 600mm for shrub planting.
 - ii. A minimum soil depth is 1m for tree planting.
 - iii. Planter boxes intended for tree planting must have a minimum width of 1.5m and a minimum surface area of 6m².
 - iv. Tree planting must be located a minimum of 3m from any structures or building lines.
- b. Additionally, demonstrate how maintenance access to all upper-level podium planters will be provided.

8. Changes

Any changes to the site layout that occur as a result of items within this Information Request are requested to be identified on the Architectural plans and on the Statement of Landscape Intent.

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 Michael Jones copied into the email mejones@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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nathan Griffey', with a long horizontal stroke extending to the right.

Nathan Griffey
A/Coordinator Planning Central
For the Chief Executive Officer
Council of the City of Gold Coast