

Date: 22 May 2025
Contact: Jusmeet Atwal
Location: City Development
Your reference: Q24167
Our reference: OTH/2025/18

Cuecorp Property Group Pty Ltd
C/- Zone Planning QLD
PO BOX 3805
BURLEIGH QLD 4220

Dear Sir/Madam

Information Request

I refer to the development application lodged by:
Cuecorp Property Group Pty Ltd

in relation to development of land/premises described as:
Lot 23 RP41194, Lot 1 RP85529 – 37 Arthur Street, MERMAID BEACH 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.

Section	Officer	Contact Details
Assessment Manager	Jusmeet Atwal, Senior Planner	P: 07 5583 8365 E: jatwal@goldcoast.qld.gov.au
Planning Coordinator	Nathan Griffey, A/Coordinator (Central)	P: 07 5582 8742 E: ngriffey@goldcoast.qld.gov.au
Hydraulics Assessment	Mark Durrington, Senior Stormwater and Floor Engineer	P: 07 5581 7255 E: mdurrington@goldcoast.qld.gov.au
Landscape Assessment	Ryan Smith, Landscape Planner	P: 07 5582 8151 E: rsmithy@goldcoast.qld.gov.au
Transport Assessment	Melinda Plank, Transport Engineer	P: 07 5582 9364 E: mplank@goldcoast.qld.gov.au

INFORMATION REQUEST

Planning Assessment

1. Building height

The change proposes a revised building height from 3 storeys and 13.3m to 17.7m and 5 storeys. Strategic outcomes SO3.3.2.1(9)(a)-(i) of the Urban neighbourhoods element allows for a 50% increase in building height above the mapped height where the applicable criteria is met. As the site is mapped by the Building height overlay with a code height of 2 storeys and 9m, this would represent 3 storeys and 13.5m. The development therefore presents a non-compliance with the City Plan.

Beyond exceeding the 50% building height uplift, officers are not satisfied the development complies with the applicable criteria. The amended development is not considered to:

- reinforce local identity and sense of place
- provide a well-managed interface, relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents
- provide a varied, ordered and interesting local skyline
- deliberate and distinct built form contrast.

Officers have reviewed the relevant matters put forward for consideration. These are not considered to outweigh non-compliance with the City Plan; therefore, officers are not supportive of the proposed change. On this basis, the applicant is suggested to:

- a) Amend the development so that the building height does not exceed the 50% increase above the mapped height; or
- b) Withdraw the application.

Note: if the development is not amended as per the above, officers do not intend on issuing a further advice and will resolve to deciding the application with the material at hand.

Landscape Assessment

2. Frontage landscaping

The change seeks to further increase the height and scale of the built form when compared with the current Minor change (MIN/2024/478) approval and removes the deep planting landscaping area within the frontage.

Officers consider this increase in built form and removal of deep planting area to support large canopy tree planting is not considered to reflect 'an excellent standard of appearance of the built form and street edge' as per Specific outcome SO3.3.2(9)(e) of the Strategic framework or reflect 'adequate landscaping' within the frontage as per Performance outcome PO1 of the Multiple accommodation code. Accordingly, the applicant is requested to amend the landscape design to reinstate deep planting within the frontage and allow for a high-quality landscape interface with the local streetscape.

Transport Assessment

3. Car parking

The proposed increase in development yield (from 4 to 6 dwellings) requires the provision of additional visitor car parking to comply with Acceptable outcome AO1 of the Transport code (2 off-street visitor car parking spaces required). The proposal includes a single visitor car parking space; therefore, compliance with AO1 is not achieved.

Given the increase in scale and intensity proposed, including consideration to the proposal exceeding height and residential density provisions, reliance on on-street parking is not supported. Amended development drawings shall be submitted demonstrating the provision of 2 off-street car parking spaces for visitors (while also maintaining compliant car parking provision for residents). Of note, visitor car parking spaces shall meet AS2890.1 'User Class 2' standards, at minimum (being 2.5m wide spaces). Alternatively, the development yield shall be revised to balance with the quantity of visitor car parking proposed.

Of note, provision for visitors to turn around on-site shall be maintained with any changes made in responding to this item.

4. Swept paths

Swept paths do not show compliant vehicle circulation clearance on the access to the basement. Specifically, the circulation clearance on the inside of the swept path, at the bottom of the basement ramp (alongside the 1 in 4 section of ramp), must be measured to the kerb alongside the ramp. Swept paths show that the required 300mm clearance conflicts with the kerb.

Of note, this issue was raised as part of the existing approval (MIN/2024/478), with the approved drawings requiring changes to the ramp design to achieve compliant circulation clearances.

To demonstrate compliance with Acceptable outcome AO20.1 of the Transport code, revised swept paths shall be submitted demonstrating that compliant vehicle circulation clearances are maintained at the subject location (300mm clearance on the inside of the swept path, 600mm clearance on the outside).

In addition, any changes made to ramp design shall be supported by revised swept paths, showing a B99 undertaking both entry and exit movements, to and from the basement.

Hydraulics Assessment

5. Stormwater drainage

Council will not accept the outlet pipe from the treatment/detention tank directly connected to the Council stormwater network. Any new infrastructure connected to Councils stormwater network is to be clearly separated between public and private assets. In accordance with Performance outcome PO10 of the General development provisions code, the applicant is requested to:

- a) Amend the Stormwater Management Layout drawing #PEG-DA-SK03, Revision B, to provide a stormwater pit in Arthur Street separating the public infrastructure in the road from the new proposed in line gully pit and the private connection.

6. Stormwater quantity control

To demonstrate compliance with Performance outcome PO5 of the Healthy waters code, the applicant is requested to address the following:

- a) There is no maintenance access to the detention tank. Access has been provided above the detention of the tank separate to the treatment tank portion of the combined tank. The Applicant is requested to amend the Stormwater Management Details drawing #PEG-DA-SK04, Revision B to provide maintenance access above the detention portion of the combined tank.
- b) The combined treatment/detention tank cannot surcharge events above the 1% AEP. Storm events above the 1% AEP are to be, in this instance, surcharged either via a grated access above the detention tank or via a surcharge pit close to the front boundary. As such, the Applicant is requested to amend the Stormwater Management Layout drawing #PEG-DA-SK03, Revision B with either a grated access above the detention tank or a surface pit next to the boundary.
- c) Council calculates that outlet RCP pipe at 375mm insufficient in capacity at a 0.5% grade to accept the outlet flows from the detention tank. The outlet flow from the tank is at least 304 L/s with the 375mm pipe at 0.5% grade a having maximum pipe capacity of 147 L/s. The Applicant is requested to re size the capacity of the outlet pipe to at least account of flow rate of 304 L/s.

7. Healthy waters code assessment

The applicant is requested to address the Healthy waters code to demonstrate compliance for the proposed development.

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 Jusmeet Atwal copied into the email jatwal@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 be 'Nathan Griffey', written in a cursive style.

Nathan Griffey
AI/Coordinator Development Assessment (Central)
For the Chief Executive Officer
Council of the City of Gold Coast