CITY OF GOLDCOAST.

Date: 28 May 2025
Contact: Jusmeet Atwal
Location: City Development
Your reference: 3675
Our reference: MCU/2025/155

Monaco Property Group Pty Ltd
C/- Urban Planning Services Pty Ltd
PO BOX 2091
SURFERS PARADISE QLD 4217

Dear Sir/Madam

Information Request

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

in relation to development of land/premises described as:
Lot 122 SP284713 – 122 Marine Parade, MIAMI QLD 4220

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
Architecture Assessment	Meagan York, Principal Architect	**P:** 07 5581 7799 **E:** myork@goldcoast.qld.gov.au
Landscape Assessment	Uma Giri, Landscape Planner	**P:** 07 5667 3949 **E:** ugiri@goldcoast.qld.gov.au
Environmental Health	Narelle Bellman, Environmental Health Officer	**P:** 07 5581 6932 **E:** nbellman@goldcoast.qld.gov.au
Hydraulics Assessment	Rohit Khanduja, Senior Stormwater and Floor Engineer	**P:** 07 5582 8917 **E:** rkhanduja@goldcoast.qld.gov.au
Transport Assessment	Elisha Augustine, Senior Transport Engineer	**P:** 07 5582 8806 **E:** eaugustine@goldcoast.qld.gov.au
Subdivision Assessment	David Crosswell, Senior Civil Engineer	**P:** 07 5582 9351 **E:** dcrosswell@goldcoast.qld.gov.au
Water and Waste	Chris Burges, Civil Engineer	**P:** 07 2114 3400 **E:** cburgess@goldcoast.qld.gov.au

INFORMATION REQUEST

Planning Assessment

1. Building bulk

Officers have concerns that the length of the development as viewed from the north and south elevations would appear imposing. While officers note and acknowledge that this is partly due to the dimensions of the site, the building height exceeding the mapped height is considered to exacerbate the dominance of the built form. To demonstrate compliance with the Strategic outcomes of the Urban neighbourhood's element, the applicant is requested to address the following:

a) Provide additional screening elements / building breaks / recessing to break up the built form. Changes could be coupled with integrated landscaping embellishments to further soften and add visual interest.

2. Private footpath connections

The ground floor plan shows several private footpath connections to Marine Parade. The applicant is requested to reduce the number of these connections by combining them where possible. This will reduce the maintenance burden and increase opportunities for deep landscaping at the street edge.

Architecture Assessment

3. Excellent standard of appearance

The development proposes additional height above the mapped height therefore must achieve an excellent standard of appearance. Officers have concerns with the stark appearance of the ground plane pedestrian and vehicle entry from Nagel Avenue and Fraser Avenue. To ensure the proposal achieves the above outcome SO9(e) officers recommend the following:

a) Provide additional opportunity for seating and pedestrian connection with the lobby to the north.

b) Confirm treatment of all ground level under croft soffits. These should include high quality textured materials and finishes with fine grain human scale detail and conceal all visible services.

c) Officers recommend textured soffits to the upper level also for high quality visual interest.

d) Most landscaping appears to be located outside the north and south boundary. Provide further opportunity for canopy trees and vegetation within the site.

e) Confirm finishes to the loading bay and planter services walls which face the south boundary and adjoining residential developments. Officers suggest that higher quality façade treatment may be required.

4. Visual impact assessment

Officers have concerns with the proposed bulk, height and scale, where the applicant has not adequately demonstrated that the uplift proposal reinforces local identity SO9(b) and sense of place and provides well managed interfaces SO9(c).

Officers request that accurate perspective views of the proposal in context with the surrounding local area be provided from 4 locations to the north and 4 to the south, see below. This will assist officers to determine the appearance of the proposal, its bulk, scale and height and how it will be viewed from the Oceanway, Lions Head Park and local streets.

Note: the perspectives should include the amendments as outlined in this information request.



5. Drawing information

The proposal does not include sufficient documentation to enable officers to complete a full assessment. Please provide the following further information in the drawing package.

a) Details of all screening elements, including size type and spacing.

b) All materials, finishes and colours.

c) Provide large scale coloured elevation perspectives of the north and south ground level interface with the changes noted above.

d) Provide an overall Marine Parade streetscape elevation showing the adjoining developments, including dimensioned height, from Santa Monica Road at the south through to Chairlift Avenue at the north.

Landscape & Open Space Assessment

6. Frontage landscaping

The proposal is not considered to comply with the elements Performance outcome PO4 of the General development provisions code and the requirement to demonstrate an excellent standard of appearance of the built form and street edge pursuant to Specific outcome 3.3.2.1 9 (e) & 16 of the Strategic Framework. From a landscaping perspective, there are elements of the proposed design which are problematic to meeting those benchmarks as detailed below:

a) The proposed design consists of approx. 1m high wall resulting in reduction of the required 1.5m clear width for the healthy tree planting along the frontage boundary presenting to most of the streetscape. This substantially adds to the visual dominance of

the built form and is sought to be modified in order to achieve a green edge to the development. The applicant is requested to remove all the raised walls located at ground floor in between frontage deep landscaping area and public road reserve fronting Marine Parade and include in ground, at grade planting instead.

b) There is an inconsistency between the architectural drawings and Statement of Landscape Intent regarding the location of the proposed palms located within the frontage setback area. Ensure all application material is amended to present a consistent development proposal.

7. Planter boxes

The submitted Statement of Landscape Intent includes some planter boxes with a width and depth of less than 600mm. Officers are concerned that proposed planter boxes with less than 600mm width and depth will not be able to support healthy planting in the long term; as such, the applicant is requested to amend the planter box widths and depths to achieve the following:

a) Provide all raised planter boxes with a minimum width and depth of 600mm (excluding planter box walls) for shrubs and cascading plantings.

b) Provide all raised planter boxes where trees/palms are to be planted with a minimum depth of 1200mm and a minimum surface area of 6m^2 (excluding planter box walls).

8. Western boundary

The applicant is requested to amend the Statement of Landscape Intent, as there is an inconsistency between the architectural drawings and Statement of Landscape Intent regarding the length of the retaining walls proposed along the western setback area. Ensure all application material is amended to present a consistent development proposal.

9. Planting in Lions Heads Park

The applicant has proposed a coastal screening planting mix within the Lions Head Park, adjacent to the western boundary. Officers do not support the proposed coastal planting within the Lions Head Park, located at the rear of the site. The applicant is requested to amend the Statement of Landscape Intent to achieve the following:

a) The applicant is requested to remove all proposed planting within the open space area located at the rear of the site. This area is requested to remain grassed to ensure continued access for maintenance of the hill side fence and rock wall.

Open Space Planning

10. Pad mount transformer

The ground floor plan shows the pad mount transformer at the northern boundary, adjoining Lot 2 on WD810476. City officers from Open Space Planning do not support the proposed location of the pad mount transformer at the interface with Lions Head Park as it appears to rely on access through the park for installation and replacement. City officers request that plans are amended to locate the pad mount transformer to the street frontage or demonstrate how access will be provided to the pad mount transformer from the sites frontage.

11. Proposed landscaping outside of the property boundary

City officers request that the Landscape Intent Statement is amended to clearly identify that landscape outside of the property boundary, and in the public parks, is subject to a review in the Maintenance Management Agreement (MMA) at the Operational works stage.

At the western boundary, the area should remain grassed to ensure access is maintained for maintenance of the hill side fence and rock wall. City officers will review the planting proposed in the MMA to determine if planting is suitable and if there is sufficient room for future maintenance of the fence and rock wall.

The applicant needs to be aware that at any time, Council could remove the landscape for works in the open space lot and any repair would be at no cost to Council. Therefore, please amend the plan to clearly identify that this landscape proposed in this development application is subject to review in the MMA. Officers also support an onsite meeting prior to the MMA submission and lodgement of the OPW to discuss landscape proposals with the Parks Asset Lead.

12. Proposed footpath

The proposed plans show the potential upgrade of the existing footpath within Lot 3 on WD810476. City officers seek confirmation if the applicant seeks to upgrade this footpath as part of this development application. Any upgrades must include footpaths with a width of 2m, and at the applicant's expense. Pathways must be in accordance with the City Plan Land Development Guidelines.

The plans show a dashed alignment for an informal turfed access in Lot 2 on WD810476. The linkage begins at the entry to the subject site, and it is unclear where the pathway is proposed to end within the park. Confirmation is sought as to whether the applicant intends to upgrade this footpath as part of the development application. The pathway should link to the existing pathway and provide a safe connection to Lot 3 (to the east). The pathway should provide connection through to the park and end in a logical location.

The applicant will need to consider Crime Prevention Through Environmental Design (CPTED) principles within the public open spaces.

13. General requirements

For the landscaping proposed, the applicant will be required to enter into a Maintenance management agreement with Open Space Planning for Lot 1 on WD6367, Lot 2 on WD810476 and Lot 3 on WD810476.

The developer will be responsible for the maintenance of landscaping proposed in these lots for the entire life of the development. This agreement must be entered into prior to lodgement of the Operational work (OPW) and must accompany the OPW application.

Please note, if the applicant does not agree to enter into this agreement, landscaping outside of the property boundary will not be supported and the park lots are to remain in their current form.

The following comments are made:

a) The applicant is requested to provide detail on the irrigation for the landscaped area, irrigation should be located and maintained within the private lot and not within public land.

b) The asset custodian owners' consent has not been obtained for the stormwater and reshaping works proposed in Lot 3 on WD810476. The applicant will need to obtain asset custodian owners consent prior to the submission of the operations works in the park lot.

Transport Assessment

14. Servicing

The applicant is requested to address the following to demonstrate compliance with Performance outcome PO3 of the Transport code.

a) The service vehicle swept path does not account for parking which is occurring on Nagel Avenue. The applicant is requested to submit a revised swept path analysis / design that assumes vehicles are parked on Nagel Avenue.

b) The applicant is requested to identify a practical route between the service vehicle area and lifts/units that will allow for the unimpeded manoeuvring of goods.

15. Vehicle movement – Fraser Avenue

To demonstrate compliance with Performance outcome PO16 of the Transport code, the applicant is requested to demonstrate, with a vehicle swept path analysis, that that two-way vehicle flow is achievable on Fraser Avenue if kerbside parking is occupied.

16. Ingress and egress

To demonstrate compliance with Performance outcome PO14 of the Transport code, the applicant is requested to demonstrate, with a vehicle swept path analysis, that a visitor (B99 design vehicle) can turnaround to exit the site in a forward gear (prior to the basement ramp) if access via the intercom is not achieved.

17. Design of off-street parking facilities

To demonstrate compliance with Performance outcome PO20 of the Transport code, the applicant is requested to:

a) Fully dimension the off-street parking facilities in accordance with AS2890.1:2004. Typical dimensions can be used where relevant.

b) Show ramp widths and grades in accordance with AS2890.1:2004, and demonstrate two-way circulation for the full length of the basement ramp (B99 design vehicle passing a B85 design vehicle)

c) Dimension the pedestrian sight triangles in accordance with Figure 3.3 of AS2890.1:2004.

d) Provide bollards outside the lift landing areas in accordance with Section 2.4.5.5 of AS2890.1:2004.

e) Individually number the car parking spaces on the drawings for ease of reference.

18. Bicycle parking

To demonstrate compliance with Performance outcome PO7 of the Transport code, the applicant is requested to dimension the bicycle parking areas on the drawings in accordance with AS2890.3.

Subdivision Assessment

19. Pad mount transformer location

Officers note that the architectural drawings and engineering drawings show a proposed Pad Mount Transformer located at the northern boundary of the site, adjacent to Lot 2WD810476, which is Public Open Space, not Public Road Reserve. The Applicant is requested to provide written confirmation from the relevant electrical authority (eg. Energex) that this proposed location is supported.

Environmental Health Assessment

20. Acoustic report

Submission of the acoustic report prepared by 'Acoustic Works', dated 24 April 2025 (reference 2025024 R01D 122 Marine Parade, Miami ENV.docx) is acknowledged. Following review of the report, the applicant is requested to address the following further acoustic information via the submission of an amended report:

a) Include assessment of the potential noise impact of the loading dock and back of house ground floor servicing area to the existing residential premises located immediately to the south of the development against the *Environmental Protection (Noise) Policy* background creep and acoustic quality objectives criteria, as well as the World Health Organisation sleep disturbance criteria.

b) Provide updated noise calculation tables.

c) Provide updated control measures to ensure compliance with the applicable legislation and standards.

Hydraulics Assessment

21. Overland flow path

Council's available information indicates that Fraser Avenue and Nagel Avenue slope towards the subject site, which appears to be at a low point and sits lower than Marine Parade. The Stormwater Management Details Plan includes a proposal to fill and regrade Lot 3 Marine Parade (Lions Head Park, Lot 3 WD810476), which currently features a trapped low point adjacent to Fraser Avenue. Additionally, the creation of an overland flow path on the southern side of the development may also affect the existing drainage pattern. As such, the applicant is requested to submit a hydraulic impact assessment that confirms:

a) The proposal does not adversely impact adjacent properties; and

b) The proposal does not result in afflux for all storm events up to 1% AEP.

Water and Waste Assessment

22. Sewer maintenance clearances

Performance outcome PO12 of the General development provisions code requires that development is undertaken in accordance with the Performance Criteria specified in the Queensland Development Code MP1.4 – Building over or near relevant infrastructure.

Council acknowledges the information provided by the applicant however the report has not demonstrated unobstructed vertical clearance over the sewer maintenance structure closest to Nagel Avenue. The applicant is requested to:

a) Provide updated drawings demonstrating unobstructed vertical clearance over the sewer maintenance structure(s).

23. Waste collection vehicle swept paths

Performance outcomes PO3 and PO14 of the Transport code requires that the development accommodates the required design service vehicle and for all vehicles enter and exit in a forward gear.

Council acknowledges the information provided by the applicant however the report has not Demonstrated Council's side-lift waste collection vehicle will be able to perform a turnaround manoeuvrer within the subject site. The applicant is requested to:

a) Provide a swept path analysis for Council's side-lift waste collection vehicle to turn around within the subject site – entering and exiting in forward gear from Nagel Avenue.

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 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



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