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20 June 2025

The Assessment Manager
Council of the City of Gold Coast
PO Box 5042
Gold Coast MC QLD 9726
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Attention: Michael Jones

Dear Michael,

RESPONSE TO INFORMATION REQUEST FOR MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING & SHORT-TERM ACCOMMODATION (X100) AT 7-9 SURF PARADE, BROADBEACH (COUNCIL REFERENCE: MCU/2025/115)

In accordance with Section 13.2 of the *Development Assessment Rules (Version 2.0)* (the **DA Rules**) and on behalf of *Hirsch Broadbeach Pty Ltd* (the **Applicant**), please find below a full response to the information requested by the Council of the City of Gold Coast (**Council**) on 12 May 2025 in relation to a Material Change of Use for Multiple Dwelling & Short-term Accommodation (x100) at 7-9 Surf Parade, Broadbeach (**Council Reference**: MCU/2025/115).

This Information Request response is supported by the following documentation, which addresses the items listed in Council's Information Request.

Appendix A – Council Information Request, dated 12 May 2025;

Appendix B – Updated Architectural Plans, dated 13 July 2025;

Appendix C – Building Separation Study;

Appendix D – Revised Statement of Landscape Intent, dated 20 June 2025; and

Appendix E – Revised Wind Impact Assessment, dated 17 June 2025.

The below constitutes a full response to Council's Information Request.

RESPONSE TO INFORMATION REQUEST

Planning Assessment and Architecture Assessment

Item 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.*

Response:

The Applicant acknowledges Council's request in the above information request item. The annotation has been provided in the amended architectural drawings (see **Appendix B**).

While this change results in an increase in the total number of bedrooms from 200 to 250, it is noted that the number of dwellings remains unchanged and, as such, car parking provisions are not impacted.

It is also noted that the updated bedroom count equates to a marginal change in residential density from 1 bed/5.065m^2 to 1 bed/4.05m^2. This is not to have any further implications on the servicing capacity of the site, therefore no additional reporting has been provided in this regard.

This is a complete response to this information request item.

Item 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.

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

Response:

In immediate response, the Applicant looks to work closely with Council in order to ensure that the proposed development is supported and is consistent with City Plan provisions.

Accordingly, the Applicant met with Council Assessment Planning and Architectural Officers on 22 May, presenting amended architectural plans and seeking additional input in order identify and resolve any outstanding items with Council officers.

In response to the feedback provided, targeted design refinements have been made to reduce visual dominance and improve articulation, as shown in **Figures 1-4** below. These include the additional design elements requested by Council staff, requested updates of this Information Request, and meeting outcomes including:

- Introduction of a central recess along the west podium façade to break up the building mass, modulate the two podium portions, provide variance in building materials, reduce perceived podium height, emphasis landscape provision, and increase the setback to the street in that portion;
- Introduction of step-downs in planter levels along the southern and northern elevations, located at key breaks in the podium façade to provide greater elevational and sectional relief and reduce the perceived building height;
- Increase awning planter widths to support denser vegetation and soften the building's street-facing edges to ensure quality of planter outcomes and increased landscape provision in these areas; and
- Variation in material and textural finish at the northern and southern side boundary interfaces, to create visual interest and variation in the podium form.

These changes have reintroduced detailing similar to that proposed in PLO/2024/270, enhancing the visual permeability and scale transition of the podium, particularly at street level, and were acknowledged by Council officers during the meeting as a positive outcome.

Figure 1 Lodged vs. Revised (western elevation)

Source: Rothelowman

Figure 2 Lodged vs. Revised (south-western elevation)

Source: Rothelowman

Figure 3 Lodged vs. Revised (north-west elevation)

Source: Rothelowman

Figure 4 Lodged vs. Revised (north-east elevation)

Source: Rothelowman

The design revisions illustrated and outlined above, are considered to achieve 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 and PO2 of the High density residential zone code and OO(2)(d) and PO1 of the High-rise accommodation design code.

In accordance with the Light-rail overlay code, above-ground car parking within the podium is appropriately located and treated through an ornamental textured 'basket weave' design that creates depth and visual interest. The layered screening to the podium creates textural interest and depth is of a high standard that positively contributes to the streetscape character and complements the appearance of the local area, encouraged by OO(e)(ix) of the Light-rail overlay code. The introduction of a central recess along the west podium façade creates visual breaks in the building mass while increasing the street setback and promoting a varied podium form, creating a high quality interface, as encouraged in OO(d)(iii) of the Light-rail overlay code.

In relation to the OO and PO listed in the Information Request from the High density residential zone and High-rise accommodation codes, the following table discusses each element and demonstrates consistency:

Overall outcome	**Response**
(b) Housing is provided at a form, scale and intensity that is appropriate for the zone and each particular locality it is in where the following outcomes are satisfied: vi. whether intended outcomes for building form/city form and desirable building height patterns are negatively impacted, including the likelihood of undesirable local development patterns to arise if the cumulative effects of the development are considered;	Of relevance, the proposal provides a clear tower and podium built form. Whilst not impact assessable, the Strategic Framework provides clear design direction for strong street presence at the podium levels, consistent with the urban neighbourhood of Broadbeach. The housing form, scale and intensity is demonstrated through other Council approvals in the locality, approved under City Plan. The proposal provides a consistent and attractive podium with deliberate front boundary setbacks, as well as side and rear setbacks. The building has been deliberately opened at ground level to reduce built form mass at a pedestrian scale though also pushed toward the street to increase amenity to the rear of the site, adjoining a lower rise

vii. retention of important elements of neighbourhood character and amenity, and cultural heritage; viii. whether adjoining residential amenity is unreasonably impacted;	building in this direction, maintaining an interface of increased amenity. Additional landscape opportunities requested by Council have been provided to ensure maintenance of amenity at the interface with adjoining sites. The podium height and setbacks to the sides and rear is consistent with surrounding built form outcomes and approvals indicating that this is considerate of the cumulative impacts and neighbourhood amenity encouraged by Council and seen as appropriate for the locality.
(d) Built form (excluding Dwelling houses on small lots): ii. is setback from side and rear boundaries to protect the amenity of adjoining uses; has varying site cover to reduce building dominance and provide areas for landscaping.	The setbacks provided are considerate of the amenity and character Council is seeking in this locality. To ensure protection of amenity, additional step backs to the top of the podium, and recessed areas have been provided to provide visual interest and perceived relief to the adjoining sites. The site coverage is consistent with surrounding approvals, and provided in a built form which is attractive interesting, and maintains amenity.
PO1 Setbacks: (a) assist in the protection of adjacent amenity; (b) allow for access around the building; (c) contribute to streetscape character; (d) allow for on-site car parking; and (e) provide separation between buildings to maintain view corridors.	Setback have been demonstrated to be suitable and the interfaces have been amended in specific and complete response to Council requests to allow for the protection of adjacent amenity including the design recesses and landscaping provision as provided. Access is maintained around the building as required. The step-downs in planter levels along the southern and northern elevations reduce perceived building height and delivers a suitable building height pattern in accordance with the High density residential zone code. The character of the area is maintained through the proposed design including Council requested design amendments. Car Parking is provided in full complement to the City Plan provisions, and view corridors have been maintained, as outlined below in the next section. In short, the proposed development complies with the PO.
PO2 Site cover: (a) is balanced between built form and green areas for landscaped private open space; (b) contributes to neighbourhood character and amenity; (c) promotes slender bulk form; (d) promotes an open, attractive and distinct skyline; and (e) facilitates small, fast moving shadows.	Site coverage has been demonstrated to be suitable and the interfaces have been amended in specific and complete response to Council requests to allow for additional impact of landscaped areas within the built form in a way that is consistent with the neighbourhood character and amenity, as guided by Council meeting discussion outcomes and other approvals against this provision. The tower has a slender built form of less than the AO for floorplate area, promoting a slender built form allowing for an open skyline and the ability for small fast moving shadows. As a metric, the site coverage of the tower and of the podium are consistent with surrounding approvals issued under City Plan.

	In short, the proposed development complies with the PO.
PO1 Where podiums are envisaged by the zone, tower base form respects the framework of established built form, adjacent streets, parks and public or private open spaces.	The podium design is consistent with that envisaged in the zone as guided by surrounding approvals. In addition, the podium setbacks are reduced where the adjoining sites are developable, and have provided increased setbacks as necessary.

Overall, the proposed changes create a podium design that will maintain neighbourhood character and amenity, by carefully responding to the surrounding context, and creating a high-quality built form that contributes to the streetscape. The proposed development is outlined above to be consistent with all OO and PO listed in the Council Information Request Correspondence.

The design changes undertaken were outlined by Council assessment staff as the requirement to meet the relevant OO and PO benchmarks of the relevant codes, and these have been provided as requested in full.

This is a complete response to this information request item.

Item 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.*

Response:

It is understood that this Information Request item raises concerns with the building design and siting with respect to setbacks and site cover and the concern of potential implications on visual amenity and neighbourhood character. For ease, each of these themes have been responded to below.

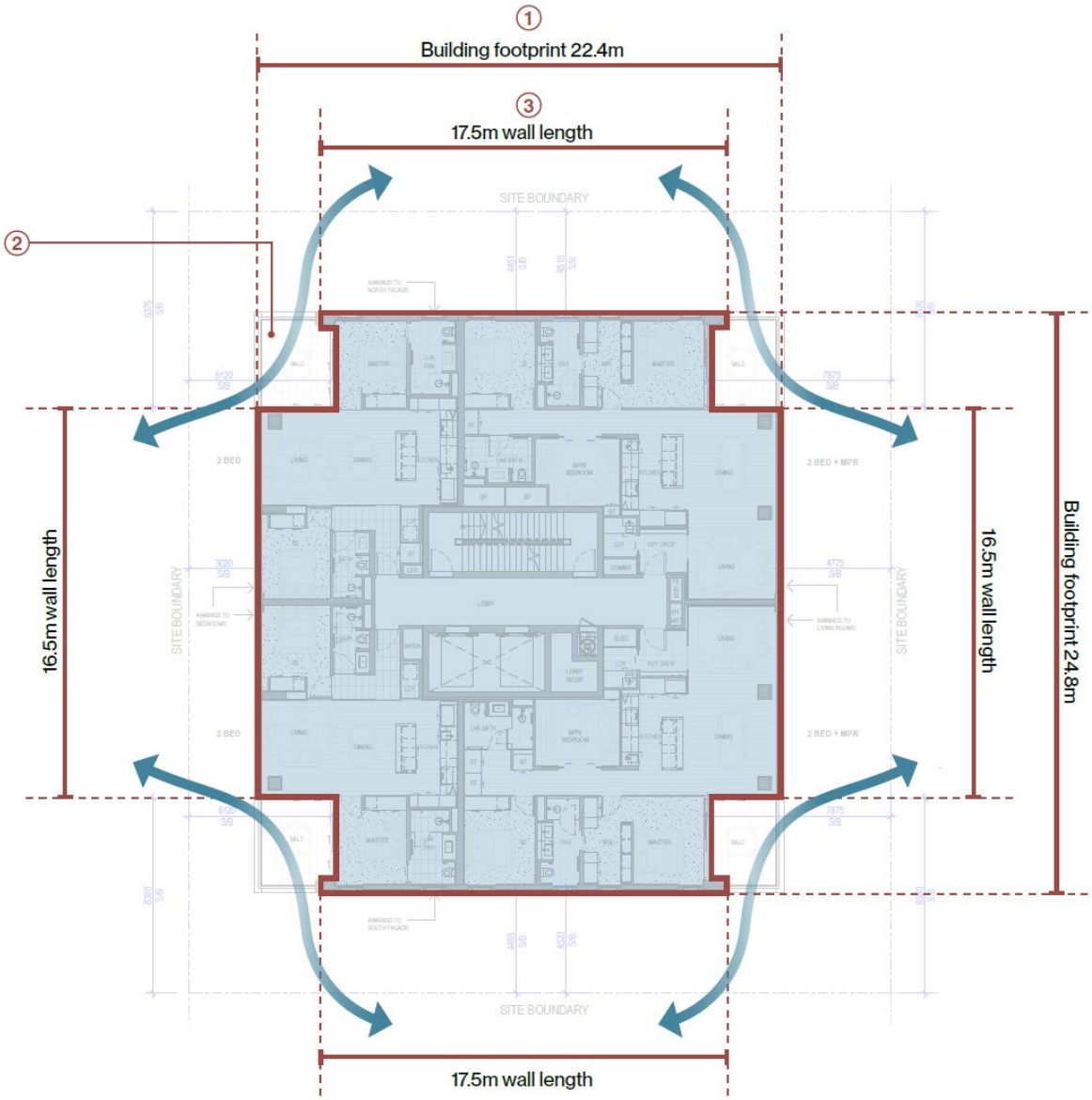
VISUAL AMENITY

Initial considerations must include that the overall tower floor plate size of 552m² is less than the Acceptable Outcome requirement of 750m^2. The setbacks have been deliberately considered, as above, to promote the tower to the west of the site, allowing for the increased separation to the adjoining sites of over 4.5 metres to both sides and 4.7 metres to the rear.

The response to the Overall Outcomes listed above are repeated where the consideration of the tower form, scale and intensity is demonstrated through other Council approvals in the locality, approved under City Plan. The proposal provides a consistent and attractive tower with deliberate setbacks to all sides and a site coverage under those in surrounding approvals. Additional design elements requested by Council have been provided to ensure a superior quality of built form and architectural merit.

The subsequent site cover and setbacks have been carefully considered with regard to the site dimensions and surrounding context. As illustrated in **Figure 5** below, the tower design has limited enclosed walls interfacing at all boundaries, with 16.5m to the west, and 17.5m to the north and south. Considering this, the interface of built form to the adjoining properties and the street is relatively limited.

Figure 5 Tower Massing Strategies



Source: Rothelowman

In this regard, the proposed setbacks to all boundaries in conjunction with the design strategies outlined above are considered to protect the amenity of adjoining uses in accordance with Overall Outcome (OO)(d)(ii) and (iii).

Notwithstanding, careful consideration has been given to the design of the tower floor plate, to further achieve a high quality design outcome that contributes to the emerging neighbourhood character and overall amenity. By locating open balconies to the corners of the building, the design promotes a slender built form that reduces the perception of bulk. In addition, the façade design of to the western

frontage has been revised to create a lighter-weight appearance and reduce building dominance, in accordance with OO(d)(iv).

Figure 6 Western façade design – lodged (left) and proposed (right)

Source: Rothelowman

In summary, the design revisions in conjunction with the setbacks proposed are considered to achieve a high-quality built form that will protect the adjacent amenity and streetscape character, while promoting a slender bulk form in accordance with Overall Outcome (OO) (d)(ii),(iii) and (iv) and Performance Outcome (PO) 1 and PO2 of the High-density residential zone code.

NEIGHBOURHOOD CHARACTER

The referenced Overall Outcomes (OO)(b)(v)(vi),(vii) and (viii) of the High density residential zone code and OO(3)(a)(iii) of the Light rail urban renewal overlay code state the following:

High density residential zone code –

(c) Housing is provided at a form, scale and intensity that is appropriate for the zone and each particular locality it is in where the following outcomes are satisfied:

v. whether intended outcomes for building form/city form and desirable building height patterns are negatively impacted, including the likelihood of undesirable local development patterns to arise if the cumulative effects of the development are considered;

vi. *retention of important elements of neighbourhood character and amenity, and cultural heritage;*

vii. *whether adjoining residential amenity is unreasonably impacted;*

viii. *achievement of a high quality urban design through highly functional, accessible, attractive, memorable and sustainable buildings and public spaces;*

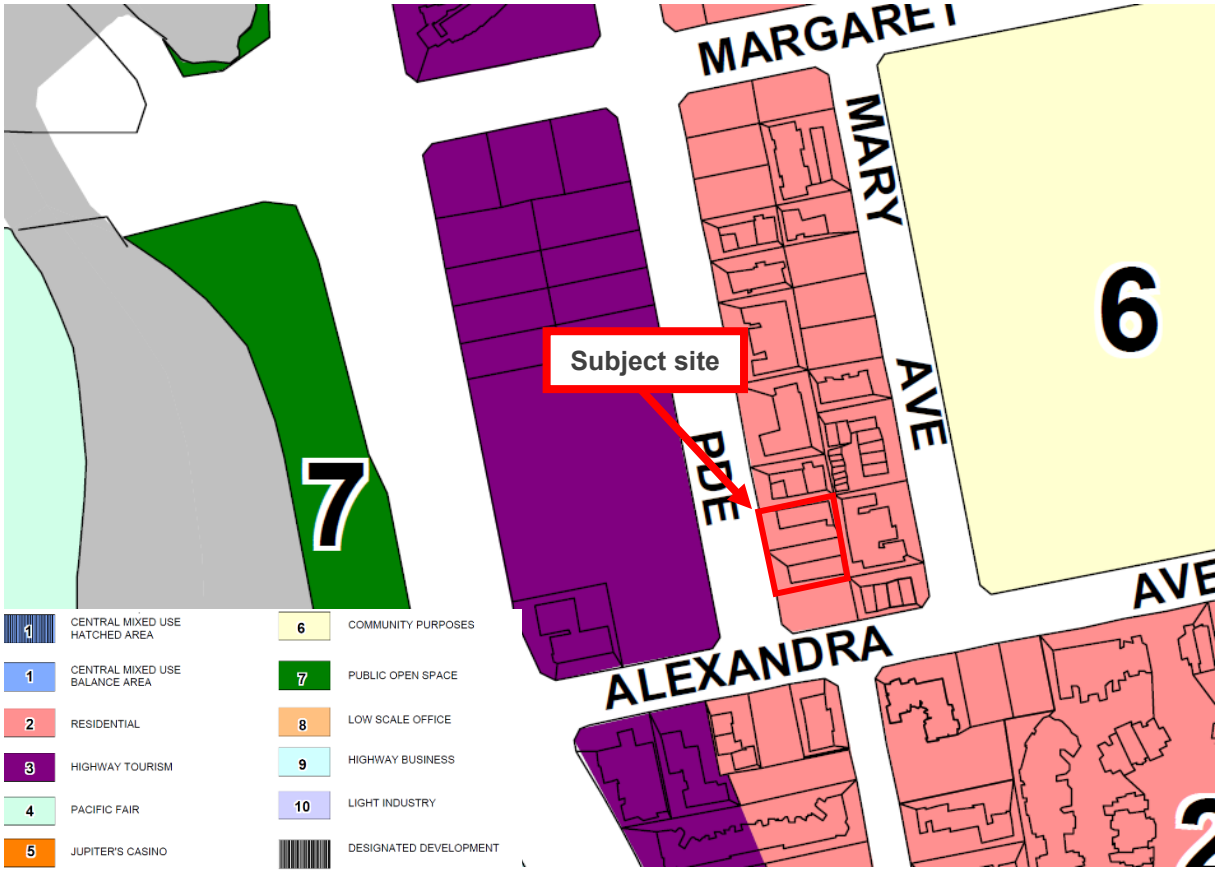
Light rail urban renewal overlay code –

(a) Place making helps development contribute to strengthening communities' local character through:

iii. *locating and designing development to respect and complement the scale, character, form and setting of on-site and adjacent properties;*

When considering the above OOs, it is important to firstly understand the existing, intended and emerging development context in order to determine an appropriate scale and intensity of development. Under the previous *2003 Our Living City* Planning Scheme, the subject site was located within the Residential precinct of the Broadbeach Local Area Plan, with the 'Highway Tourism' precinct located on the western side of Surf Parade, as illustrated below:

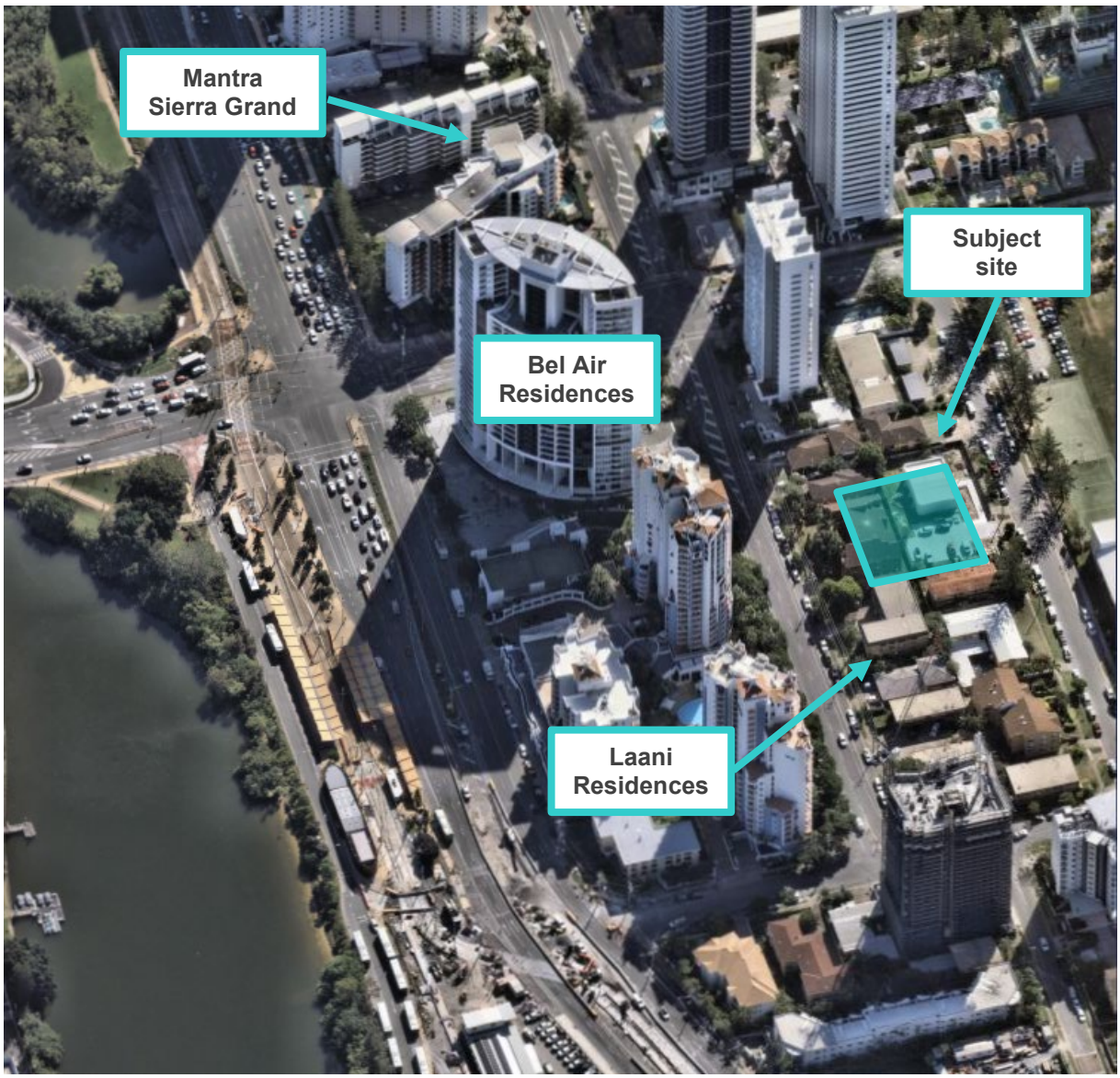
Figure 7 Historic Broadbeach Local Area Mapping



Source: Our Living City 2003

This is important to note, as this subsequently resulted in the current development character existing on and around the site today. As a result of the historic development controls, more intensive development was established within the western block of Surf Parade, while the eastern side remains low-intensity in nature, as illustrated in the aerial below:

Figure 8 Aerial of existing development context



Source: Adapted from Nearmaps 2025

Following the introduction of the new *City Plan* in 2016, the site and broader surrounding area was zoned as High-density residential, which, per the zone code seeks to:

"…provide for higher density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents."

The immediate surrounding block consists mainly of low-rise, low-intensity development, indicating that the existing character is outdated and does not align with the envisioned character for the zone. This is exemplified by the number of high-rise development approvals particularly along Alexandra Avenue.

Therefore, when determining the appropriate form, scale, and intensity of development, consideration must be given to the future intended and anticipated outcomes for the zone as opposed to the existing development character, and that promoted by City Plan. To assist with this, a building separation study has been conducted by Rothelowman and is included in **Appendix C**. This separation study analyses the future development potential of the neighbouring sites to the north and south of the subject site, to assist with the likely built form patterns for the area.

In order to undertake this building separation study, the following assumptions have been made on the basis of project feasibility:

- Development to the north will utilise land at 8-12 Mary Avenue and 11-15 Surf Parade
    - This site will likely involve a single tower podium-top design, maximising views to the east
- Development to the south will utilise land at 25 Alexandra Avenue and 2 Mary Avenue
    - This site will require a tower to ground design due to the narrow site width

Figures 9 – 12 below illustrate the likely building mass outcomes on the surrounding sites when applying the above assumptions.

Figure 9 Building separation perspective – North-west

Source: Rothelowman

Figure 10 Building separation perspective – South-west

Source: Rothelowman

Figure 11 Building separation perspective - East

Source: Rothelowman

Figure 12 Building separation perspective – South-east

Source: Rothelowman

As illustrated by the above figures, when contextualising the proposed building setbacks with the proposed architectural design and surrounding development potential, the development involves design and siting that will maintain a form, scale and intensity that is appropriate for the immediate surrounding area, and that respects and respects the future potential setting of adjacent properties.

The proposed setbacks and site cover will ensure adequate building separation to ensure the retention of adjacent amenity. In this regard, the proposal is considered to achieve Overall Outcomes (OO)(b)(v)(vii) and (viii) of the High density residential zone code and OO(3)(a)(iii) of the Light rail urban renewal overlay code.

View corridors will be maintained at all aspects and particularly to the east, ensuring outlooks to the Broadbeach parklands and ocean are retained, thereby retaining important elements of the Broadbeach neighbourhood character in accordance with OO(b)(vii) of the High density residential zone code.

SUMMARY

In short, the proposed development involves setbacks and site cover to both the podium and tower levels that have been carefully considered with the existing and future context of the surrounding area.

The metrics of setbacks and site cover are best understood within the context of the overall architectural design response. The proposed built form has been carefully resolved to balance site coverage with articulation, materiality, landscaping, and thoughtful interface treatments that collectively reduce visual bulk and enhance streetscape integration. Features such as the modulation of solid walls, the use of lightweight balcony structures, and the integration of layered landscaped elements contribute to a design that responds appropriately to the site's context.

When considered alongside the anticipated future development pattern and the surrounding urban form, the proposed setbacks and site cover represent a proportionate and contextually appropriate outcome.

The design changes undertaken were outlined by Council assessment staff as the requirement to meet the relevant OO and PO benchmarks of the relevant codes, and these have been provided as requested in full.

This is a full response to this information request item.

Item 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.*

Response:

The above information request item is acknowledged.

A revised Wind Impact Assessment, prepared by WindTech, has been provided in **Appendix E** to reflect the updated plans as provided in response to this information request.

This is a complete response to this information request item.

Item 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 are rear elevations.*
>
> *(c) Provide further information on proposed screen design, including sizing, spacing and finish.*

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(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.

Response:

The above information request item is acknowledged.

Included in **Appendix B** is an information response package prepared by Rotheloweman. This has package includes detailed elevations, perspectives and materials palette to demonstrate the overall architectural design and treatments of the proposal.

This is a complete response to this information request item.

Environmental and Landscape Assessment

Item 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.

Response:

The above information request item is acknowledged.

In response to the above item, a revised Statement of Landscape Intent (SLI), inclusive of item responses is included in **Appendix D**.

At a high-level, the following is noted in response to item 6 above.

The front boundary planter is referred to as ‘deep soil’ rather than deep planting due to the presence of services and built structures above and below. The planting area and available height are deemed

sufficient for the selected plants from the SLI planting palette, with Strelitzia Nicolai (Giant Bird of Paradise) identified as the most suitable plant for the project based on the current architectural design.

The landscape plans indicate that while the zone has deep soil, it does not support deep planting due to structural constraints. The central garden beds flanking the arrival path have a 288mm set down, achieving a soil depth of 500mm with the seating element forming the planter walls. Localised mounding increases the depth to 600mm, suitable for shrubs.

The northwestern corner planter at the ground floor is the only one connecting to the public road verge, with the basement wall set back sufficiently to support the proposed planting. Discussions with the council on 22 May 2025 highlighted that the constraints along the frontage limit the ability for a tree to thrive. The selected Strelitzia Nicolai meets the planting and space conditions, considering the constraints such as the fire booster location, sight triangle, tower over, and proximity to the water meter.

A shade canopy tree would be constrained by services and overhead structures, limiting its ability to provide shade and visibility from the street. Strelitzia Nicolai offers an immediate visual impact, adapts to the space constraints, and complements the subtropical, deep green planting palette.

For further information, please refer to **Appendix D.**

This is a complete response to this information request item.

Item 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.*

Response:

The above information request item is acknowledged.

In response to the above item, a revised Statement of Landscape Intent (SLI), inclusive of item responses is included in **Appendix D**.

At a high-level, the following is noted in response to item 6 above.

All planters for shrubs have a minimum depth of 600mm. Planters with draping plants are 400mm deep, while turf or turf alternatives are in a 200mm deep on-structure planting medium. No trees are included in this project. Instead, Strelitzia Nicolai is used as a large shrub, with an adjusted soil volume of 800mm in a 1m overall planter or through localised mounding to accommodate its larger root system. Strelitzia is placed on the podium where 800mm mounding is feasible. No trees are included in the planters.

For further information, please refer to **Appendix D.**

This is a complete response to this information request item.

Item 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.*

Response:

The revisions to the architectural plans have necessitated updates to the Statement of Landscape Intent and Wind Impact Assessment Report. These have been included in Appendices D and E, respectively. No further amendments to the reporting submitted has been required as a result of this information request response.

This is a complete response to this information request item.

SUMMARY

This constitutes a full response to Council's Information Request.

The Applicant undertook two pre-lodgement meetings and has met with Council assessing officers following the issue of the Information Request, working with Council in order to ensure that the proposed development is supported and is considered to be consistent with City Plan provisions. The contents of this response include consideration of the Information Request as well as reflect outcomes of the meeting from 22 May.

The Applicant welcomes Council discussion on any of the details provided above here should any clarification be required.

It is requested that following Council assessment, that Draft Conditions of Approval be issued for review.

Should you have any questions regarding the above or attached material, please do not hesitate to contact the undersigned.

Kind regards,

Patrick Hefferan
Director
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APPENDIX A COUNCIL INFORMATION REQUEST

APPENDIX B UPDATED ARCHITECTURAL PLANS

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APPENDIX C BUILDING SEPARATION STUDY

APPENDIX D REVISED STATEMENT OF LANDSCAPE INTENT

APPENDIX E REVISED WIND IMPACT ASSESSMENT