

Date: 9 July 2025
Contact: Michael Jones
Location: City Development
Telephone: 07 5582 8866
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

Further advice – Assessment Manager

(Given under section 35 of the Development Assessment Rules)

I refer to the application lodged by:

Applicant name:	Hirsch Broadbeach Pty Ltd
Applicant contact details:	Adriana Biaggini Urbis Ltd, Level 2, 64 Marine Parade Southport, QLD 4215

in relation to land/premises described as:

Street address:	7 Surf Parade, BROADBEACH QLD 4218
Real property description:	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

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:

Engineering and Hydraulic Assessment

1. Infrastructure

General development provisions code - Infrastructure – PO11

- a. Council acknowledges receipt of the sewer capacity assessment report. However, when comparing the report findings with Council's in-house modelling, the reporting adopts a lower EP value which ultimately results in a lesser emergency storage value. Council's in-house modelling finds that the required emergency storage is equal to 2.0kL at the 2066 Planning Horizon. Can the applicant either further verify the reporting result or agree to accept Council's findings.

Water and Waste Assessment

2. Solid Waste

Solid waste management code - Waste and recycling storage and bin wash-down facilities – PO1

- a. It is proposed to use 1,500L bulk bins to service the waste generated from the proposed development. However, by adopting bins of this size, the required collection frequency for general waste exceeds the maximum allowed in the code (maximum 3 collections per week for multiple dwelling developments). The applicant is therefore requested to update the proposed bin sizing to ensure that the maximum number of collections per week is attenuated to a maximum of three (3) collections.

Transport Planning

3. Driveway and vehicle crossing code – Driveways and vehicle crossings code

The applicant is requested to provide a minimum 7 m spacing between the proposed vehicle crossovers at the kerb line to maintain an on- street parking space.

4. Transport code - Small parking spaces

Three (3) small parking spaces are proposed as the sole parking spaces for three (3) units. It is considered unreasonable to expect future owners to have to own a small car only. Practically, households with one (1) car are more likely to have at least a medium-large size car, rather than a small car. Furthermore, as the proposal includes Short term accommodation, there will be no control on guest vehicles. Therefore, the applicant is requested to ensure all units are afforded at least one (1) standard car space.

5. Transport code - Car park numbering

The applicant is requested to number the car parking spaces on the drawings for ease of reference.

6. Transport code - Design of off-street parking facilities – PO14, PO20.1

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

- a. Vehicle circulation clearances have not been applied in accordance with the Australian standard requirements. Specifically, 600mm on the outer path is required for the entire circulation environment, including when vehicles are travelling on ramps, between ramps and circulation aisles and through circulation aisles/parking aisles. To further clarify, it must be demonstrated that a minimum of 600mm clearance is provided between circulating vehicles (outer path) and walls, parking spaces and vehicles waiting at the hold lines, while 300mm is to be provided on the inner path. The applicant is requested to submit revised swept path analyses / revised design which meet the requirements of AS2890.1.
- b. Show proposed hold lines on the architectural drawings (supported by swept paths)
- c. Annotate the turnaround bay as 'turnaround bay'.
- d. PWD spaces are not a requirement of the Transport code. The applicant is requested to remove from the drawings, or alternatively provide it in addition to the AO1 minimum parking requirement. The PWD space must also provide an adjoining shared area to meet the requirements of AS2890.6.
- e. Relocate the bin store area to be entirely outside of the pedestrian sight triangle area and include the following notation in relation to pedestrian sight triangles: "Pedestrian sight triangles to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level." As the driveway is two-lane, a pedestrian sight triangle is only required on the departure side of each driveway. The applicant is requested to remove the sight triangles on the entry sides of each driveway,

which will provide an opportunity for more substantial landscaping. The sight triangles must also be dimensioned on the architectural drawings.

7. Transport code - Servicing

The applicant is requested to amend the 'MRV loading' annotation to 'MRV standing area'. A line marked bay is not required. The MRV standing area must be 8.8 metres in length; dimensions need not be shown on the drawings.

8. Transport code - Pedestrian access – AO8.1, AO8.2, AO8.3, PO9

Provide a new 1.5m wide pathway, for the full site frontage to Surf Parade, and a (minimum) 1.5m wide connecting pathway within the verge of Surf Parade, connecting the development's proposed pedestrian access point to the new public footpath. The drawings are to be updated accordingly.

Environmental Health & Regulatory Services

9. Acoustic assessment

An amended acoustic report is required to address the following:

- a. Assessment tables provided show podium level building screening of between 20dB and 30dB for car-parking activities and pool usage. Considering no building treatment recommendations have been provided and drawings submitted show permeable aluminium screening to the podium levels, Health request further assessment being undertaken and/or further detail (i.e. building treatment recommendations) supporting such high levels of attenuation;
- a. Provide all monitoring data and locations, methodology and calculations; and
- b. Detail the required control measures to achieve compliance with the applicable legislation and standards

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
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

A handwritten signature in dark 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