DELEGATED AUTHORITY REPORT FOR CODE ASSESSMENT DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (100 UNITS) AT 7 & 9 SURF PARADE, BROADBEACH
MCU/2025/115 **DIVISION NO. 12**

1 APPLICATION SUMMARY

Application information		
Address	7 & 9 Surf Parade, BROADBEACH QLD, 4218	
Lot and plan	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	
Site area	1,012m^2	
Properly made date	8 April 2025	
City Plan version	Version 11	
Zone / Precinct	High density residential zone	
Overlays	- Acid sulfate soils - Airport environs - Building height - HX - Coastal erosion hazard - Dwelling house - Light rail urban renewal area - Residential density R8: 1 bed / 13sqm - State controlled roads, rail corridor and Transport noise corridors - Local Government Infrastructure Plan maps - Priority Infrastructure Area	
Proposed use	Material change of use (Code assessment) for Multiple dwelling & Short term accommodation (100 units)	
Categories of development and assessment	Code assessment	
Applicant and Applicant's consultancy team	H & F Property Group- Applicant Urbis Ltd – Planning Consultant, Landscape Architect & Traffic Engineer Rothelowman – Architect Osaka Consulting Group – Civil Engineer, Stormwater engineer Rhodium - Waste Management Consultant Windtech – Wind specialist	
Land owner	Body Corporate For Regina Apartments CTS 11705 and Hirsch Broadbeach Pty Ltd and Body Corporate For Rex CTS 12593	
Submissions	**Objections**	**Support**
	N/a	N/a

Key matters raised by submitters	N/a
Decision due date	1 August 2025
Referral agencies	N/a
Officer's recommendation	Approval, subject to conditions

2 PROPOSAL

The purpose of this report is to assess an application for a Material change of use (Code assessment) for a Multiple dwelling and Short-term accommodation development at 7 & 9 Surf Parade, Broadbeach.

The City Plan defines the proposed land uses as follows:

Multiple dwelling

> *"A residential use of premises involving three or more dwellings, whether attached or detached, for separate households."*

Short-term accommodation

> *"a The use of premises for:*
>
> *i. providing accommodation of less than three consecutive months to tourists or travellers; or*
>
> *ii. a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in (i); but*
>
> *b does not include a hotel, nature-based tourism, resort complex or tourist park."*

Table 5.5.3 of the City Plan categorises the proposed land uses as subject to code assessment

2.1 Brief description of proposed development

The proposed development is for a 30 storey high-rise apartment building reaching a maximum height of 99.4m within the High density residential zoned precinct of Broadbeach. The proposed development will comprise of 100 apartments which will be made up of 50 x 2-bedroom dwellings and 50 x 3 bedroom units with each apartment provided with a private balcony. The proposal includes communal recreation facilities with landscaping provided at the podium and ground levels.

The development proposal is outlined in the table below:

<table>
<tr><th colspan="6">Development proposal</th></tr>
<tr><td>Height</td><td colspan="5">30 storeys and 99.4m above NGL
Podium: 3 storeys and 12.1m</td></tr>
<tr><td>Density</td><td colspan="5">1 bed/4.05m²</td></tr>
<tr><td>Setbacks</td><td colspan="5"><table>
<tr><th>Level</th><th>Front (east)</th><th>Side (north)</th><th>Side (south)</th><th>Rear (west)</th></tr>
<tr><td>Ground</td><td>3.000m</td><td>0.946m</td><td>0.950m</td><td>1.500m</td></tr>
<tr><td>Mezzanine</td><td>1.000m OMP
2.700m</td><td>0.946m</td><td>0.950m</td><td>1.500m</td></tr>
</table></td></tr>
</table>

<table>
<tr><td></td><td>
<table>
<tr><td>Podium Levels</td><td>1.000m OMP
3.000m</td><td>0.946m</td><td>0.950m</td><td>1.500m</td></tr>
<tr><td>Tower</td><td>3.000m</td><td>4.400m</td><td>4.400m</td><td>4.775m</td></tr>
</table>
</td></tr>
<tr><td>Site cover</td><td>
<table>
<tr><th>Level</th><th>Site Cover</th></tr>
<tr><td>Ground – Level 01</td><td>78.2%</td></tr>
<tr><td>Mezzanine</td><td>75.6%</td></tr>
<tr><td>Podium Level 2</td><td>80.7%</td></tr>
<tr><td>Podium Level 3</td><td>78%</td></tr>
<tr><td>Podium Level 4 Recreation</td><td>78%</td></tr>
<tr><td>Tower Level 5 to Level 29</td><td>54.9%</td></tr>
<tr><td>Tower Level 30 Plant/ Dining</td><td>37.1%</td></tr>
</table>
</td></tr>
<tr><td>Frontage</td><td>Surf Parade – approximately 34m</td></tr>
<tr><td>Car parking</td><td>110 car park spaces: 100 resident & 10 visitor</td></tr>
<tr><td>Site access</td><td>Site access off Surf Parade</td></tr>
<tr><td>Bicycle parking</td><td>45 bicycle parking spaces – 36 resident & 9 visitor</td></tr>
<tr><td>Communal space</td><td>790.5m^2 on Level 4 Podium</td></tr>
<tr><td>Private open space</td><td>13.5m^2 private balcony per apartment</td></tr>
</table>

The following perspective/elevations and ground/typical floor plans provide an initial view of the proposed development.

Figure 1: Street perspectives showing East façade (Source: Rothelowman)

Figure 2 - Perspectives showing South (left) and West (Right) facades (Source: Rothelowman)

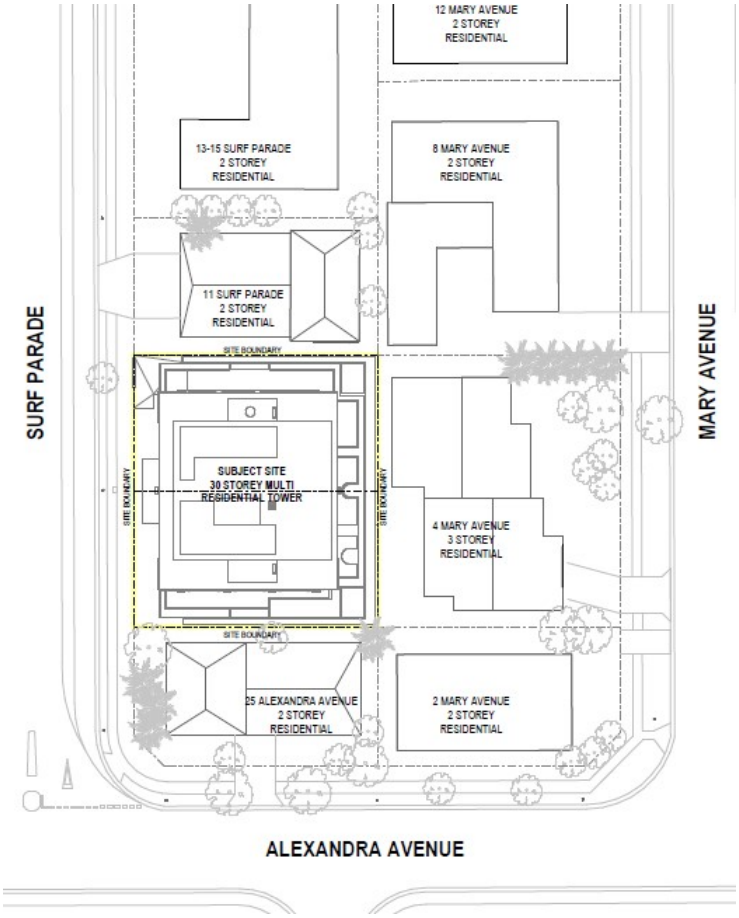


Figure 2 – Site plan (Source: Rothelowman)

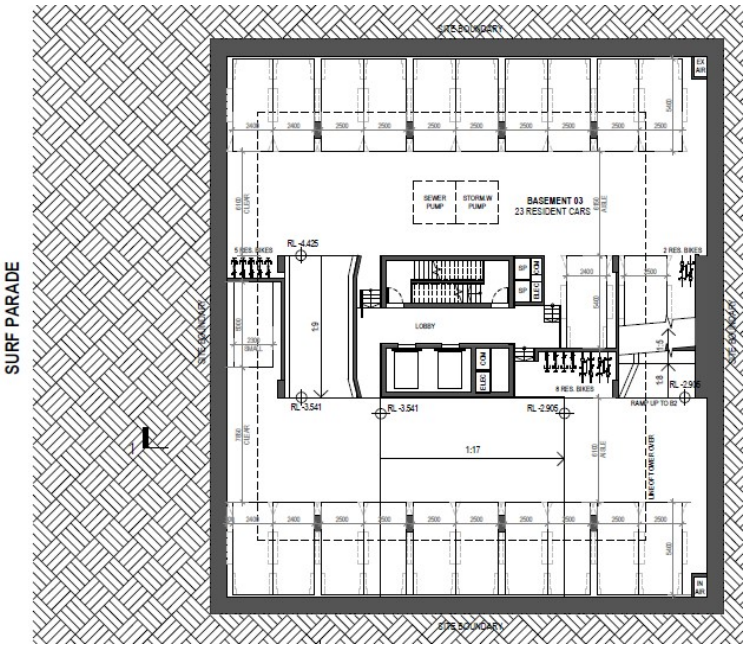


Figure 3- Basement 03 (Source: Rothelowman)

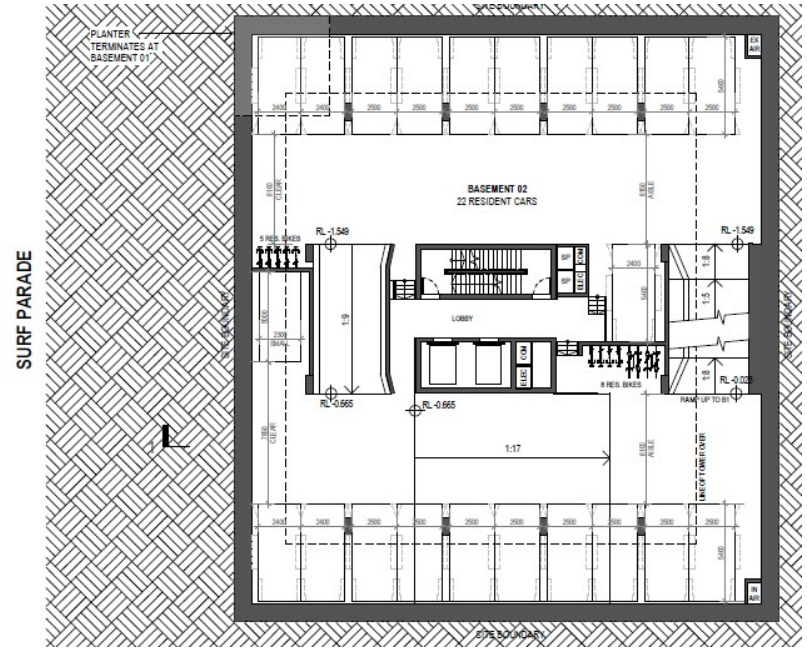


Figure 4 - Basement 02 (Source: Rothelowman)

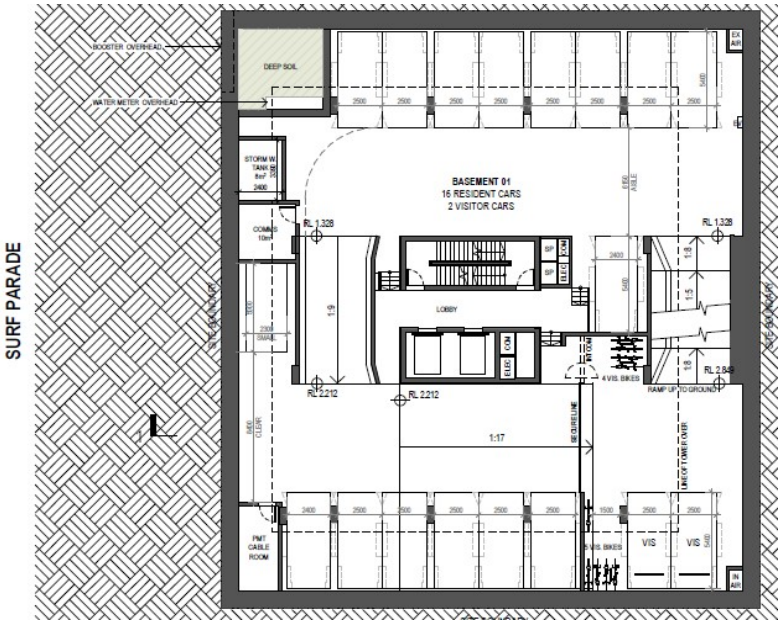


Figure 5 - Basement 01 (Source: Rothelowman)

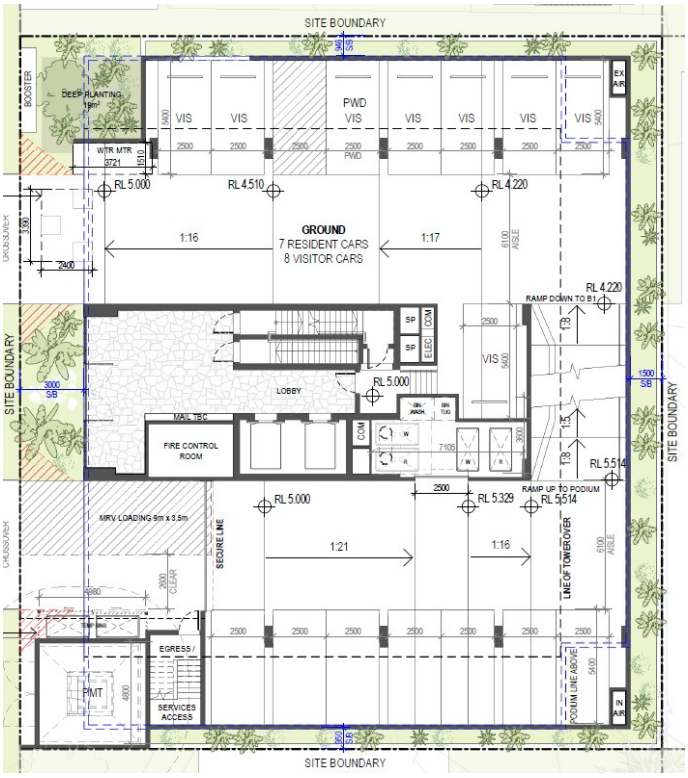


Figure 6 – Level 01 - Ground floor (Source: Rothelowman)

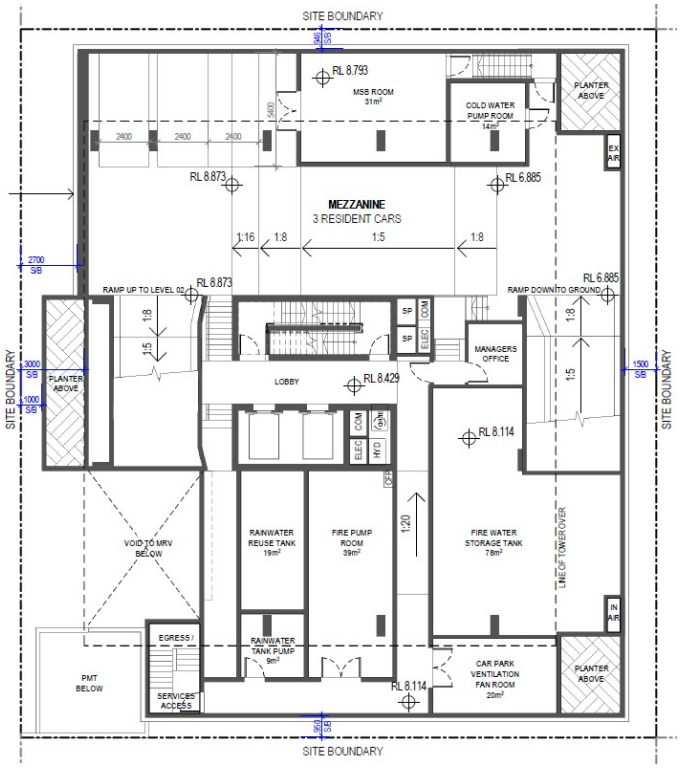


Figure 7 – Mezzanine (Source: Rothelowman)

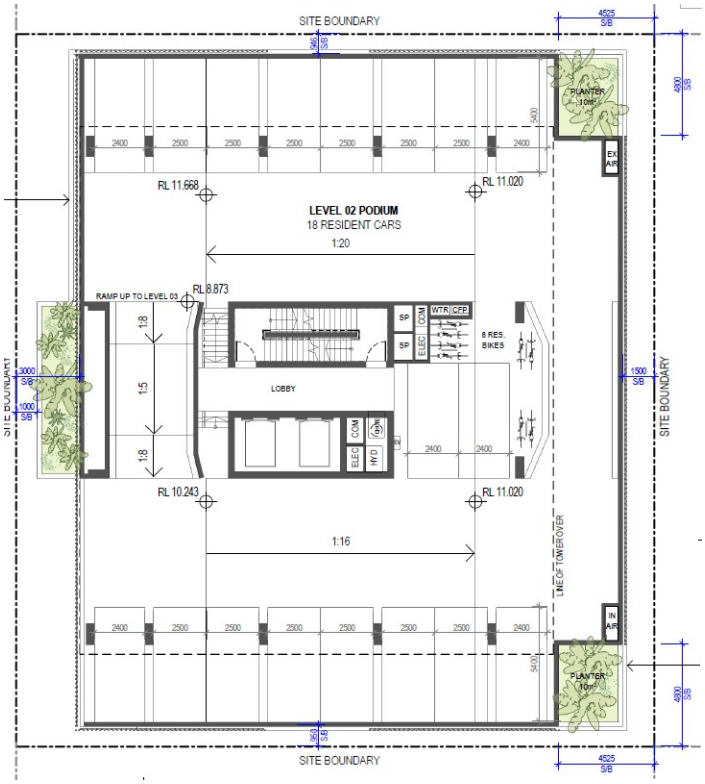


Figure 8 – Level 02 Podium (Source: Rothelowman)

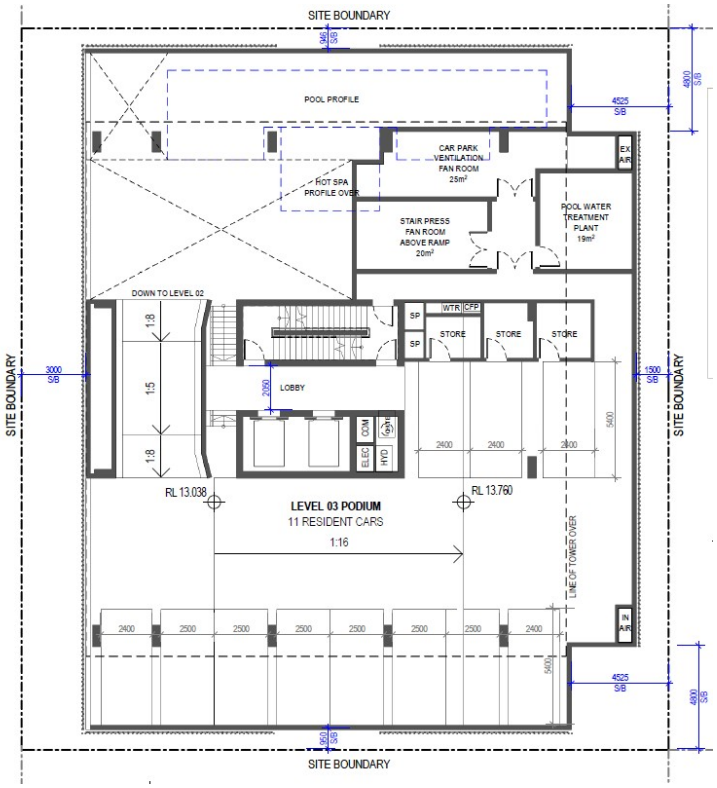


Figure 9 – Level 03 Podium (Source: Rothelowman)

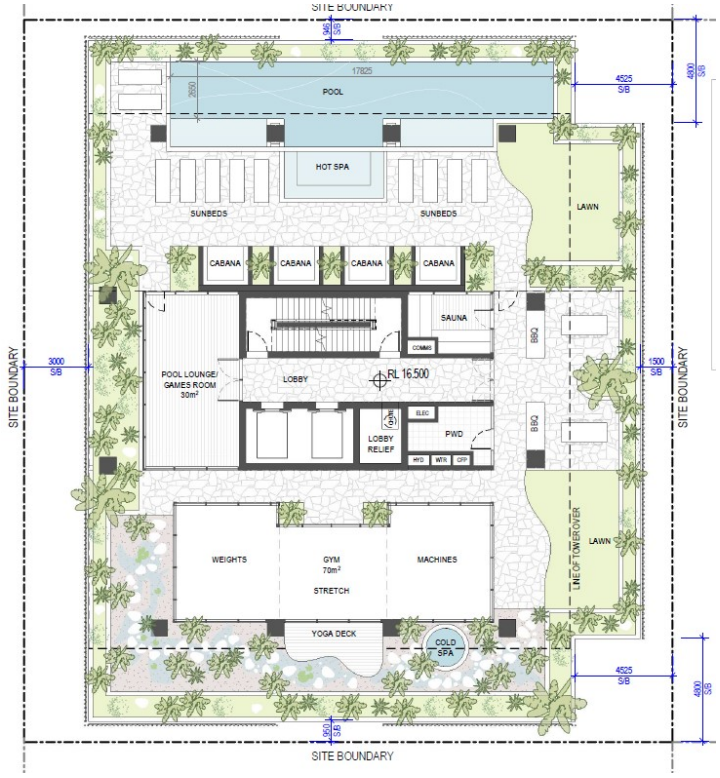


Figure 10 - Level 04 Podium Recreation (Source: Rothelowman)

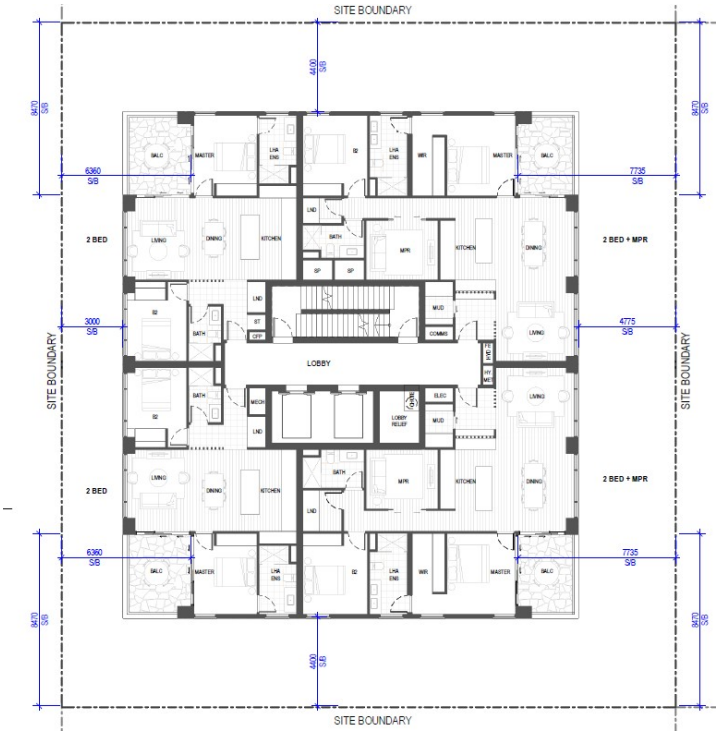


Figure 11 - Level 05 – 29 Typical Levels (Source: Rothelowman)

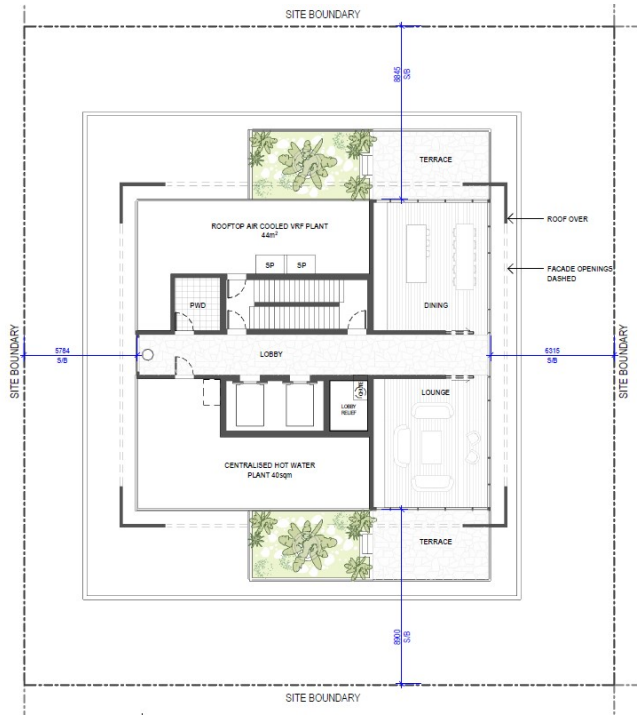


Figure 12 - Level 30 Plant / Dining

Figure 13 – Elevations North and South (Source: Rothelowman)

Figure 14 – Elevations East and West (Source: Rothelowman)

3 SITE CONTEXT

3.1 Subject site

- Is legally recognised as Lot 0-6 BUP3459 and Lot 0-6 BUP2545
- Consists of a rectangular flat site with the lot having a total site area of 1,012m^2.
- Is not burdened by any registered (or unregistered) easements or covenants.
- Is fully serviced by all relevant utilities.
- Currently has an existing multiple dwelling development on the site.
- Provides existing frontage access to Surf Parade

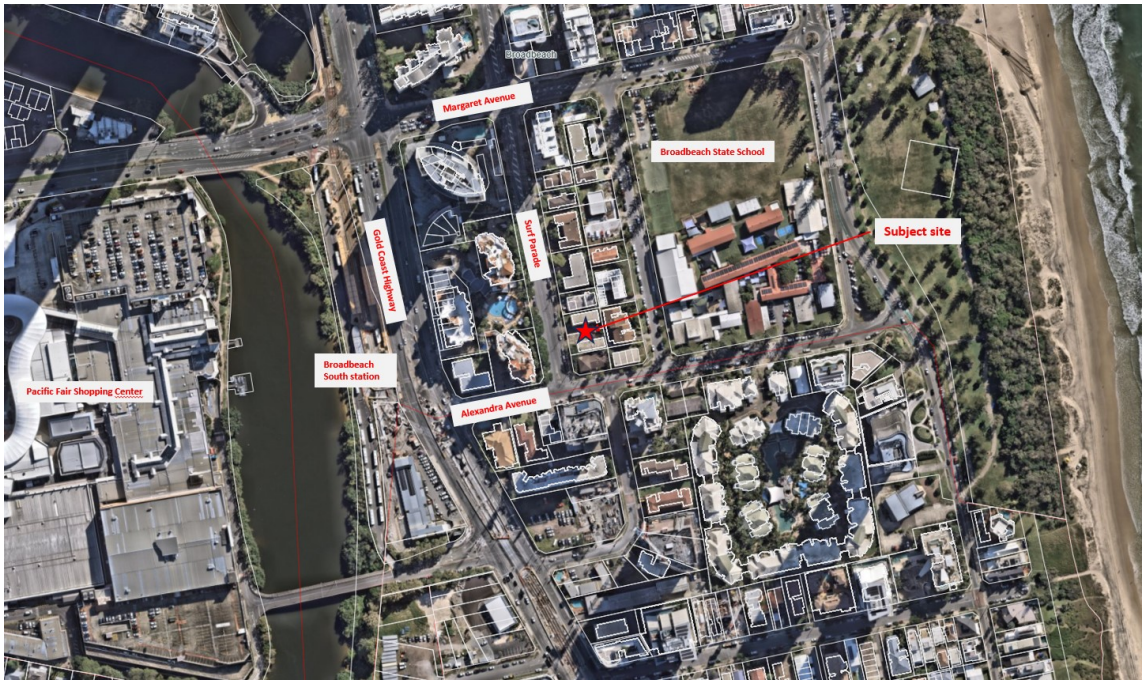


Figure 15 - Site location and immediate surrounding (Source: CoGC Mapping)

3.2 Local context

The surrounding local context is as follows:

North: To the north of the site is mixed scale of multiple dwelling developments ranging from two to three storey developments and high rise developments being Mantra Sierra Grand and Ocean Pacific Resort at the corner of Margeret Avenue and Surf Parade.

East: To the east of the site is medium scale residential developments with Broadbeach State School and Pratten Park leading to Broadbeach beach.

South: To the south of the site is a small scale (two storey) residential development followed by further medium to high rise apartment and hotel developments.

West: To the west is the Bel Air resort complex followed by the Gold Coast Highway and Broadbeach South station with Pacific Fair Shopping Centre and Broadbeach Cultural Centre.

Figure 16- Site photograph street view from Surf Parade (Source: City officer site visit)

Figure 17 - Subject site photograph taken from Surf Parade (Source: City officer site visit)

4 PLANNING ASSESSMENT

Section 45(3) of the *Planning Act 2016* identifies:

> *(3) A **code assessment** is an assessment that must be carried out only –*
>
> *(a) against the assessment benchmarks in a categorising instrument for the development; and*
>
> *(b) having regard to any matters prescribed by regulation for this paragraph.*

The proposed development triggers code assessment and has been assessed in accordance with Section 45(3) of the *Planning Act 2016.*

4.1 State Planning instruments

The application has been assessed against the following instruments:

Instrument	Comment
State Planning Policy	The City Plan appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards). The proposal does not trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).
South East Queensland Regional Plan	The proposal is consistent with the goals, elements and strategies; and the Southern Sub-regional directions of the South East Queensland Regional Plan 2017 (ShapingSEQ).
Schedule 10 (Development assessment) of the Planning *Regulation 2017*	The proposal does not trigger assessment against any assessment benchmarks in Schedule 10 (Development assessment) of the *Planning Regulation 2017*.

4.1.1 Assessment against the State Planning Policy

The site is located outside Erosion prone area, Medium and High storm tide inundations areas. Therefore, an assessment under the State Planning Policy is not required.

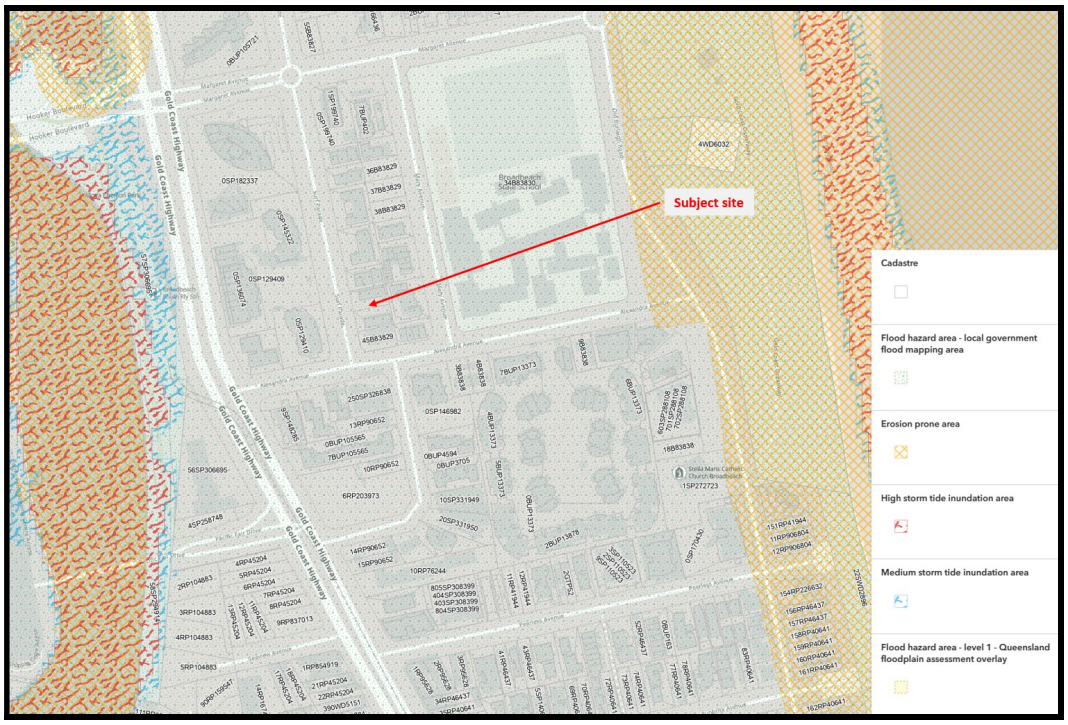


Figure 18 -Development mapping system (Source: QLD Government)

4.1.2 Assessment against the Regional Plan

The site is located within the Urban Footprint area of the South East Queensland Regional Plan 2023 (ShapingSEQ*)*. The proposed development aligns with the spatial Outcomes and Strategies of ShapingSEQ and therefore facilitates an outcome consistent with the Regional Plan.

4.2 Local categorising instruments

The application has been assessed against the following instruments:

Local categorising instrument	Comment
Temporary Local Planning Instrument	The proposal does not trigger assessment against any temporary local planning instruments.
Local Government Infrastructure Plan	There is no new trunk infrastructure required as part of this development.
Variation approval	The proposal does not trigger assessment against a variation approval.

4.3 City Plan

The following is an assessment of the application against the City Plan.

4.3.1 Assessment against the Strategic framework

The proposal is code assessment and does not trigger assessment against the strategic framework.

The *Planning Act 2016* requires codes assessable development (bounded assessment) to be carried out only against the assessment benchmarks stated in the categorising instrument (City Plan) and have regard to matters prescribed by the regulation.

Section 43 (2) (c) of the *Planning Act 2016* states for code assessment, a strategic outcome (Strategic framework) is not an assessment benchmark.

4.3.2 Zone

The site is located within the High density residential zone.

The purpose of the High density residential zone code is to:

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

The proposal is for a Multiple dwelling (100 units) and subject to meeting the outcomes of the zone code, is an envisaged development for the zone.

4.3.2 Assessment against the codes

The following is an assessment of the application against the applicable codes of the City Plan identified in the table below:

Zone code	Overlay codes	Development codes
• High density residential zone code	• Acid sulfate soils • Airport environs • Building height • Coastal erosion hazard • Dwelling house • Light rail urban renewal area • Residential density R8: 1 bed / 13sqm • State controlled roads, rail corridor and Transport noise • Light Rail Urban Renewable Area Overly Code • Local Government Infrastructure Plan maps - Priority Infrastructure Area	• General development provisions code • Driveways and vehicle crossings code • Healthy waters code • High-rise accommodation code • Transport code • Solid waste management code

This is a 'report by exception' and only discusses issues where the development does not meet the relevant acceptable outcomes or where a relevant performance outcome does not have a stated corresponding acceptable outcome. This is outlined in the table below:

Code	Acceptable / Performance Outcome	Subject matter

Code	Acceptable / Performance Outcome	Subject matter
Light rail urban renewable area code	Purpose and Overall outcomes	-
High density residential zone code	PO1 a), c)/ AO1	Setbacks
	PO2 a), b)/ AO2	Site cover
	PO3/AO3	Height
	PO4/AO4	Density
High-rise accommodation design code	PO1/AO1 PO2/AO2 PO3/AO3	Tower base (podium)
	PO5/AO5	Tower form design
	PO8/AO8 PO9/AO9	Tower cap design
	PO10/AO10	Housing need and choice
	PO12/AO12	Communal and Private open space areas
	PO15/AO15	Services
General development provisions code	PO1/AO1 PO2/AO2	Amenity protection
	PO4/AO4	Landscaping
	PO5/AO5	Building services
	PO6/AO6	Casual surveillance and lighting
	PO9/AO9	Earthworks and treatment of retaining walls
	PO11/AO11	Infrastructure
Healthy waters code	PO1/AO1 PO2/PO2	Erosion and Sediment Control
	PO5/AO5	Stormwater quantity control
	PO14/AO14	Dewatering management
Driveways and vehicle	PO4/AO4	Maximum number of vehicle

Code	Acceptable / Performance Outcome	Subject matter
crossings code		crossings
Transport code	PO1/AO1	Car parking and travel demand
Solid waste management code	PO1/AO1– AO2	Waste and recycling storage and bin wash-down facilities
	PO4/AO4	Waste servicing

4.3.2.1 Assessment against the High density residential zone code

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

Code	Acceptable / Performance Outcome	Subject matter
High density residential zone code	PO1/AO1	Setbacks
	PO2/A02	Site cover
	PO3/AO3	Height
	PO4/AO4	Density

PO1 Setbacks – High density residential zone code

<table>
<tr><th>Performance outcome</th><th colspan="3">Acceptable outcome</th></tr>
<tr><td rowspan="8">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.
Note: Building setbacks may also be influenced by the shadow provisions in 9.4.4 General development provisions code.</td><td colspan="3">AO1
Setbacks are as follows:</td></tr>
<tr><td>Setback</td><td colspan="2">Minimum distances measured in metres (m)</td></tr>
<tr><td></td><td>Height</td><td>Setback</td></tr>
<tr><td>Front for covered car parking (excluding a basement)</td><td>all</td><td>6m</td></tr>
<tr><td rowspan="2">Front (excluding covered car parking)</td><td>up to 23m</td><td>4m</td></tr>
<tr><td>for that part exceeding 23m</td><td>6m</td></tr>
<tr><td rowspan="2">Side and rear</td><td>up to 4.5m</td><td>1.5m</td></tr>
<tr><td>for that part between 4.5m – 7.5m</td><td>2m</td></tr>
</table>

		for that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m.

Officer's comment

The proposed development involves the following setbacks

Level	Front (east)	Side (north)	Side (south)	Rear (west)
Ground	• 3m at Ground Floor	0.94m – 1.5m	0.95m – 1.5m	1.5m
Mezzanine	• 1.000m OMP & 2.700m wall at Mezzanine	0.94m – 1.5m	0.95m – 1.5m	1.5m
Podium Levels	• 1.000m OMP & 3.000m wall at Podium Levels	0.94m – 1.5m	0.95m – 1.5m	1.5m
Tower	• 3.000m up to Roof	4.4m – 4.7m level 3 to Roof	4.4m – 4.7m level 3 to Roof	4.7m level 3 to Roof

As the proposed development does not comply with the acceptable outcome, assessment is elevated to the performance outcome as follows:

(a) Setbacks assist in the protection of adjacent amenity

Northern side

To the northern side, the development proposes Podium setbacks of 0.94m from the Ground floor to Podium Level 4, with the setbacks recessing to 4.4m for Tower Levels 5 and 29. The interface of the Podium to the adjoining two-storey unit block to the north is demonstrated in Figure 19 below.

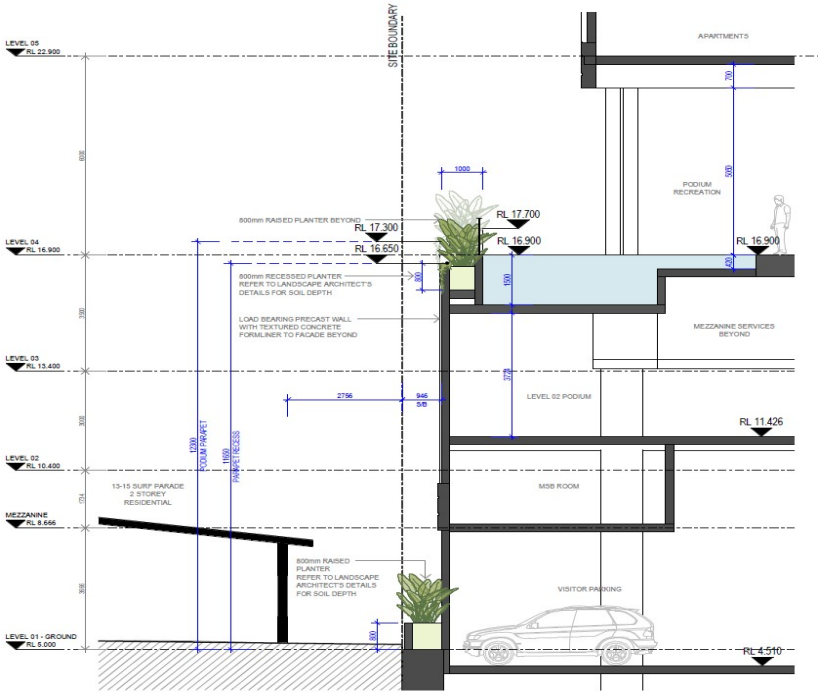


Figure 19 – Northern side section to existing development (Source: Rothelowman)

The above figure demonstrates the seperation distance of the proposed development to the adjacent existing building to the north of the site which is approximately 3.7m. The Podium façade design includes open feature screening which presents a woven basket appearance with textured precast concrete panels with elevated landscaping and two podium cut outs to the rear as shown in the figure below.

The ground floor, mezzanine floor and Level one podium provides carparks and recreation is provided on podium Level 4. The carpark finishes will provide low tyre squeal materials and the façade will provide vertical sections and aluminium screening elements to ensure light spillage is appropriately mitigated. The podium recreation on Level 4 will have screen planting planter beds on a perimeter floor plate with a minimum width of 0.9m.

City officers have assessed the Acoustic Report including updated drawings that was submitted and are satisfied that the predicted noise nuisance will not exceed the applicable criteria as set out within the Environmental Protection Policy 2008.

Figure 20 – Typical image showing Podium woven cladding finish (Source: Rothelowman)

Figure 21 - Perspective Plan showing Tower seperation to future potential development (Source: Rothelowman)

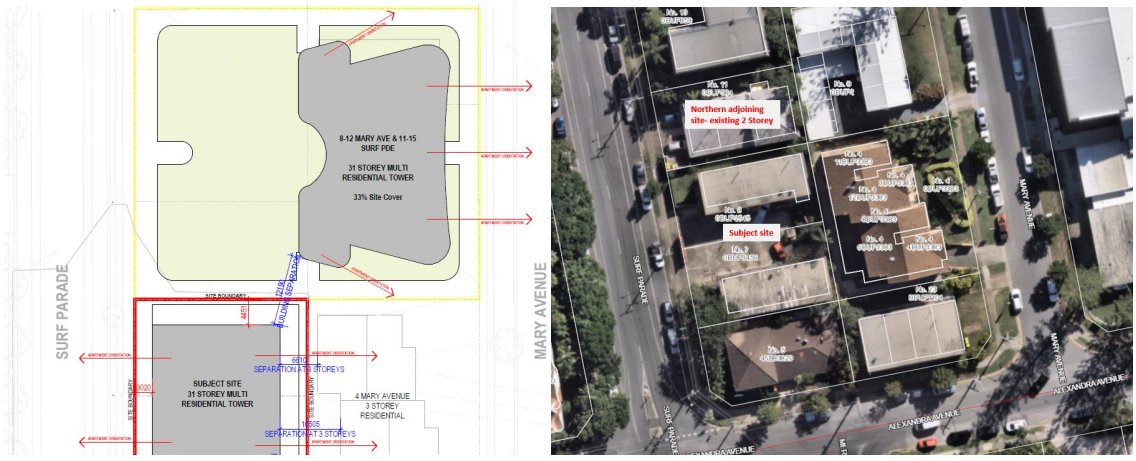


Figure 22 – Northern side seperation distance furture development (left) and seperation to existing 2 storey development (right) - (Source: Rothelowman & CoGC mapping)

As despicted in the figures above the applicant has provided the Tower separation distance to the potential future development to the site located to the north which is anticipated to comprise a single 31 storey residential tower with 33% site cover. This seperation distance from the proposed development to the future potential development is anticipated to be approximately 12.2m.

Having regard to the existing development and potential future development to the north, officers consider the separation to adequately protect adjacent amenity. This separation allows for a degree of openness as expected within a high-density area, and within a 'Frame area' as identified by the Light rail urban renewal area overlay which calls for a more intense built form outcome.

Southern side

At the southern side the development proposes Podium setbacks of 0.95m from the ground floor to Podium Level 4, recessing to 4.4m for Tower Levels 5 and 29. The interface to the existing adjoining two-storey unit development to the south is demonstrated in the figure below.

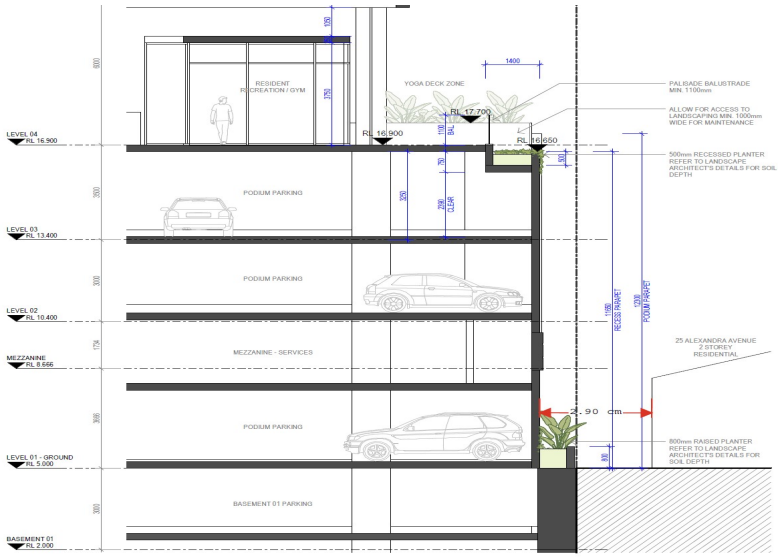


Figure 23 – Southern side section to existing development (Source: Rothelowman)

The above figure shows a separation distance of approximately 2.9m to the existing building to the south. The applicant has provided the separation distance to the potential future development on the site located to the south which is anticipated to comprise a single 22 storey residential tower with 50% site cover. This future development is anticipated to have a separation distance of approximately 8.455m from the proposed development as shown in the figures below.

Figure 24 - Perspective Plan showing Tower seperation to future potential development (Source: Rothelowman)

Figure 25 – Southern side seperation distance furture development (left) and seperation to existing 2 storey development (right) - (Source: Rothelowman & CoGC mapping)

As discussed earlier the interface of the podium and tower of the proposed development with the existing development and future potential development of the adjoining site to the South is appropriate because City officers consider that the separation will adequately protect adjacent amenity.

Eastern side

At the eastern side the development proposes Podium setbacks of 1.5m from Ground floor to Podium Level 4, recessing to 4.775m for Tower Levels 5 and 29. The interface to the existing adjoining three -storey development to the east is demonstrated in the figure below.

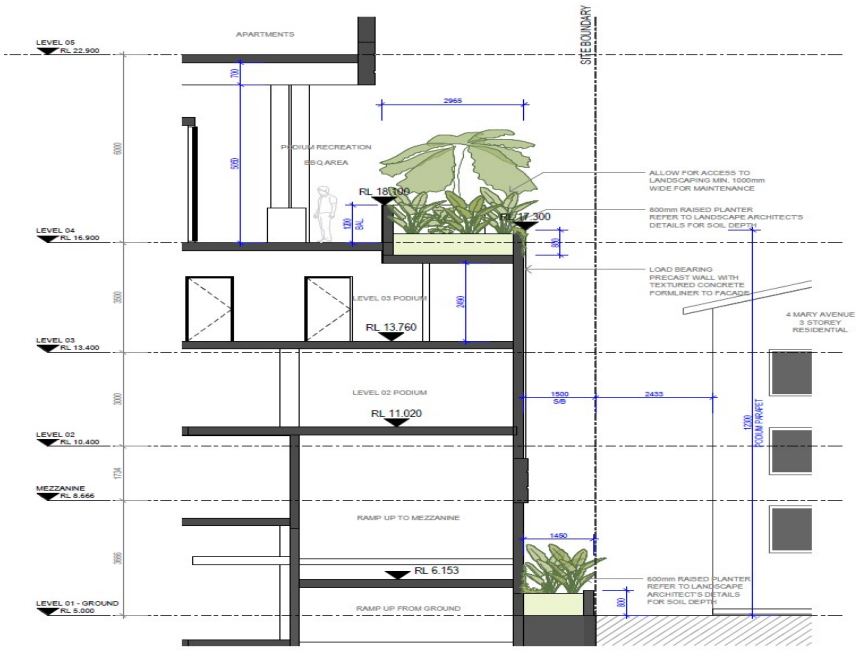


Figure 26 – Eastern side section to existing development (Source Rothelowman)

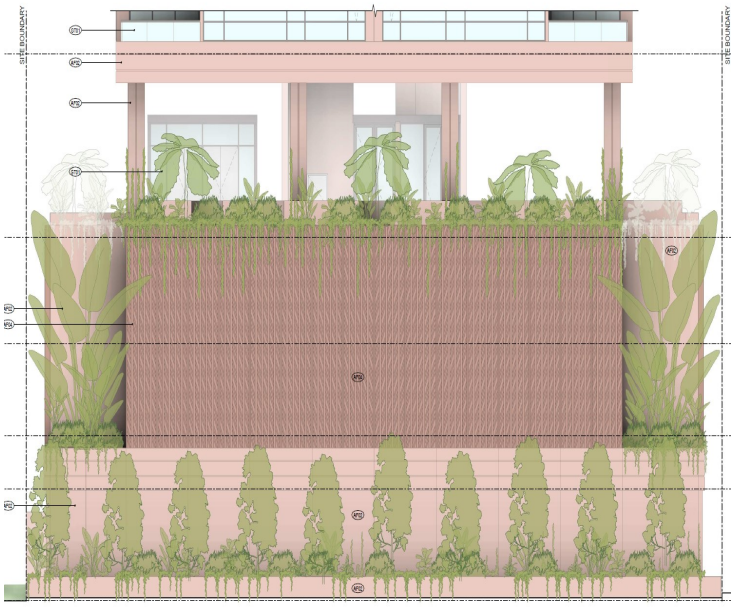


Figure 27 - East elevation (Source: Rothelowman)

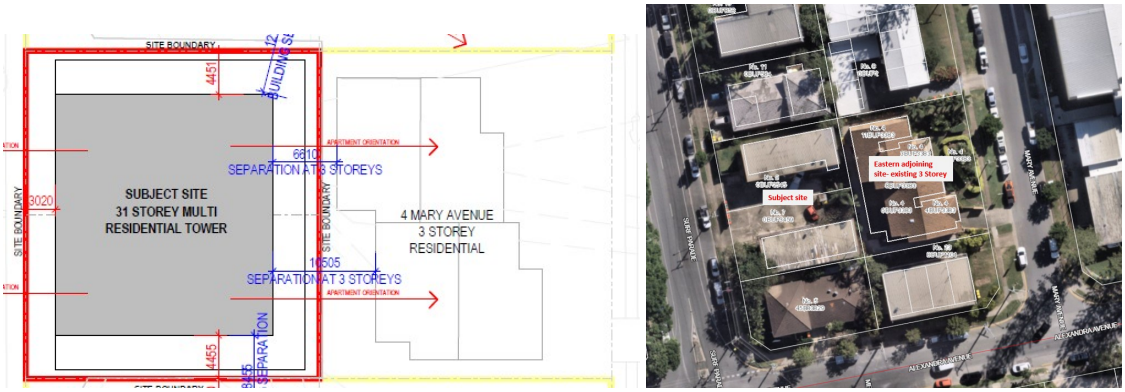


Figure 28 – Eastern side separation distance to existing 3 storey development (Source: Rothelowman & CoGC mapping)

The above figure shows a separation distance of approximately 6.6m to the existing development to the east. The Podium Recreation (Level 4) provides outdoor workout and BBQ areas. The eastern façade includes planters at podium level in the corners and generous planter beds on Level 4. The adjoining development is a three storey building which is orientated to the east refer to Streetview image below.

Figure 29 – Street view of adjecent building at 4 Mary Avenue with an outlook to the east (Source: Google streetview)

The proposed development will have good seperation to the existing development to the east as demonstrated in the figures above.

Having regard to the desired built form intensity of development within light rail 'Frame areas' and HX mapped High density residential zoning, the podium setback at this side in combination with the overall height of 12m, provides an anticipated built form outcome.

As discussed previously Officers are satisfied the proposed seperation to the adjacent existing development and potential future development will adequately protect the adajcent amenity because the seperation provides a degree of openness .

In conclusion, City officers consider the proposed development will retain a sense of openness as expected within a high-density area, and within a 'Frame area' as identified by the Light rail urban renewal area overlay which seeks a more intensive built form.

(b) Setbacks allow for access around the building

Despite some areas of the podium being built up to 0.94m from the boundary, varying setbacks will allow movement around the building and will not restrict the ability for servicing and maintenance to occur.

At the ground floor, the frontage of the site is open and provides for areas of movement adjacent to the basement entry on the western side.

It is considered the only access required around the full extent of the building is to maintain the landscaping and planters. A specific condition relating to maintenance of the planter boxes has been conditioned as part of this approval. This is required to be reflected in a draft Community Management Statement (CMS) provided to Council during the assessment of the future OPW – landscape work application. In this regard, officers consider there to be sufficient access around the building.

(c) Setbacks contribute to streetscape character

Despite alternative frontage and side setbacks, the proposal is considered to contribute to streetscape character by providing a scale which is commensurate to the established and emerging character of developments fronting Surf Parade.

The alternative ground floor setbacks which interact with the streetscape character relate to the pad mount transformer, booster cabinet and raised deep soil planter which will accommodate feature Strelizia Nicolai planting as shown in the figure below.

Figure 30 – Street view of proposed development podium and landscaping (Source: Rothelowman)

The following comments have been provided by City Landscape Officers:

"The proposed setbacks and the built-to-boundary basement car park reduce the opportunity for frontage landscaping. To address this, a deep soil planter has been proposed at the northwestern corner of the site (behind the booster cabinet). Within this space, Strelitzia nicolai has been selected

by the applicant as the most suitable feature plant, complemented by additional layered shrubs and groundcovers. This planting selection is based on the current architectural design, where the separation distance between the booster cabinet and the podium above is 1350 mm.

Conditions have been included to ensure that at least one large shrub within this garden bed is to be planted at an advanced size (200L bag) to provide a more immediate contribution to the streetscape.

Additional perimeter planters have been provided along the side and rear boundaries at ground level, planted with a continuous row of Syzygium species to enhance screening and greenery.

Furthermore, an on-structure planter has been incorporated above the main entrance, within a recessed and articulated section of the podium. This planter includes 800 mm of deep soil and features a mix of layered planting, including Giant Bird of Paradise (Strelitzia nicolai), medium shrubs, groundcovers, and climbing plants designed to scramble up the building façade.

Additional planters have also been provided on Level 2 and within the Level 4 communal open space. These planters wrap around the recreational areas and contain a lush subtropical mix of shrubs, accent plants, and cascading groundcovers to soften the built form and enhance amenity for residents. Additional planters are provided on rooftop terrace."

Landscape recommended conditions have been included in the decision notice to ensure a quality outcome is achieved.

(d) Setbacks allow for on-site car parking

The development proposes a compliant car parking rate as required by Performance outcome PO1 of the Transport code. The setbacks allow for on-site car parking.

(e) Setbacks provide separation between buildings to maintain view corridors

The design of the proposal in the context of the site and surrounding area, will allow for appropriate building separation to existing and approved development to maintain view corridors.

As detailed above, the subject site is bounded by 2 storey residential buildings to the north and south, and a 3 storey residential building to the south. The proposed setbacks will maintain a minimum building wall line separation of 3.7m to the existing northern development, 2.9m to the existing southern development and 6.6m to the existing development to the east.

The proposed development tower provides setbacks ranging from 4.4m to 4.7m providing adequate spacing that does not unreasonably obstruct any established view corridors of existing and future buildings. The proposed development's setbacks preserve appropriate separation distances to all nearby buildings, allowing for space between all proximate buildings to promote a sense of openness.

Based on the above assessment it is considered the development complies with Performance outcome PO1 of the High-density residential zone code.

PO2 Site cover – High density residential zone

Performance outcome	Acceptable outcome
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;	**AO2** For all other uses, site cover does not exceed a cumulative total of: (a) 50% of net site area up to 8 storeys; (b) 40% of net site area from 9 to 15 storeys; and (c) 30% of net site area or 750m2 per building, whichever is the lesser, above 15 storeys.

(d) promotes an open, attractive and distinct skyline; and (e) facilitates small, fast moving shadows.	

Officer's comment

The proposed development involves a maximum site cover of 80% at podium level with the tower at 54%. The following site cover as calculated by the applicant in accordance with the site cover definition in Schedule SC1.2 of the City Plan 2016:

Level	Area (m^2)	Site Cover %
Level 01 - Ground	791.1	78.2%
Mezzanine	755.5	75.6%
Level – 02 Podium	808.3	80.7%
Level – 03 Podium	781.7	78%
Level – 04 Podium Recreation	780.1	78%
Level 05 – Level 29 Tower	552.2 (per floor)	54.9%
Level 30 – Plant /Dining	376.3m2	37.1%

The proposed development proposes an alternative outcome to achieve compliance with Performance outcome PO2. The assessment is provided below:

(f) Site cover is balanced between built form and green areas for landscaped private open space

The proposed development provides a balance of built form and green areas for private open space.

Landscaping embellishments at the Ground floor include boundary planters and a feature planting within the site's frontage.

Levels 2 and 3 comprises planters that will include ground covers, layered shrubs, climbing and draping plants to climb and cascade the building façade that will provide a softened layered landscape outcome. Similarly, integrated planting at the ground level and the tower will contribute to a well landscaped design as shown in the below figure.

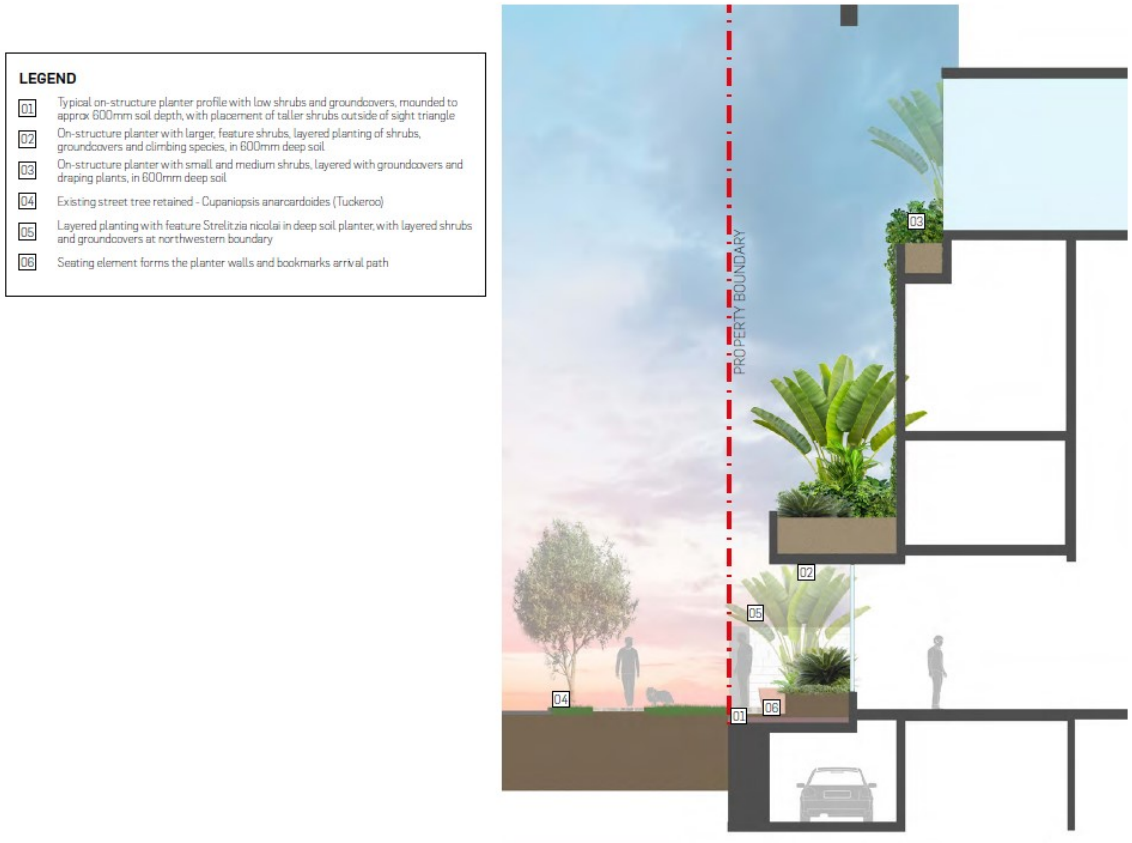


Figure 31: Frontage streetscape section (Source: Urbis Landscape Concept Report)

The site cover allows for communal open space, comprising a pool, pool lounge/ games room, bbq area and gym. The communal open space (Level 4 – Podium Recreation) includes generous landscaping embellishments in the form of lawns and planters as shown in the Figure below.

Figure 32: Level 4 Plan (Source: Urbis Landscape Concept Report)

The proposed development is considered to provide a sufficient balance between built form and green areas for landscaped spaces for occupants of the development.

(g) Site cover contributes to neighbourhood character and amenity

The site cover associated with the development is considered to contribute to the neighbourhood character and amenity. The proposed development provides a built form with appropriate landscaping, which will contribute to the streetscape character along Surf Parade.

The proposed high-rise development is considered to represent a form and scale which will contribute to the existing and intended streetscape character that is reflective of the expected outcome of the High density residential zone.

Based on the assessment provided above, the proposed development provides an outcome which will contribute to the streetscape character.

(h) Site cover promotes slender bulk form

The development's bulk is reflective of the dimensions and size of the site.

The tower has a floor plate dimension of 25m x 22.8m and a site cover of 54.5%. The podium and tower form provides a strong rectangular shape with attractive detailing, which includes open balconies to the edges of the tower, with limited movement along the facades to reduce visual bulk and promote slender bulk forms.

The dimensions of the tower form, recessed areas and the treatment of the façade is considered to represent bulk form which is appropriate for the subject site.

(i) Site cover promotes an open, attractive and distinct skyline

As previously discussed, the development is situated thoughtfully on the subject site, maintaining appropriate setbacks to promote an open skyline. Moreover, the proposal is considered to represent a slender form which utilises quality materials and finishes that assist in the creation of an attractive local skyline.

(j) Site cover facilitates small, fast moving shadows

The site cover results in a fast moving shadow and reference is made to the assessment provided against Performance outcome PO8 of the General development provision code.

Based on the above assessment it is considered the development complies with Performance outcome PO2 of the High density residential zone code.

<u>PO3 Height – High density residential zone</u>

Performance outcome	Acceptable outcome
PO3 Building height and structure height does not exceed 9m or that shown on the **Building height overlay map.**	**AO3** No acceptable outcome provided.

Officer's comment

Acceptable outcome AO3 does not provide an outcome and therefore assessment against Performance outcome PO3 is required.

The site is identified on the Building height overlay map as being afforded an unlimited building height. The proposed height is 30 storeys and 99.4m therefore compliance with the Performance outcome PO3 of the High density residential zone code is achieved.

PO4 Density – High density residential zone

Performance outcome	Acceptable outcome
PO4 Density does not exceed that shown on **Residential density overlay map**.	**AO4** No acceptable outcome provided.

Officer's comment

The Residential density overlay map identifies the site with a density designation of one bed per 13m². As the development proposes a residential density of one bed per 1 bed per 4.05m², the development does not achieve compliance with Performance outcome PO4.

The proposed development does not meet the performance or acceptable outcomes. However, in accordance with section 5.3.3 of the City Plan, the development can still be assessed as complying with a code, provided it complies with the purpose and overall outcomes of the code.

An assessment of the development against the purpose and overall outcomes of the code is undertaken below.

The purpose of the High density residential zone code is to:

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

The proposed development is for a high density development, for a Multiple dwelling and achieves the purpose of the High density residential zone code.

The assessment of the relevant overall outcomes applicable to density are provided below.

"(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:

Orderly and economically efficient settlement pattern

(i) degree of public transport service within a 400m walking distance, being the most desirable distance for pedestrian access, and the ease and safety of pedestrian access to that service

(ii) proximity to major employment concentrations, centres, social and community infrastructure facilities and important amenity features, including the coast, recreational waterways and parkland

(iii) capacity of available infrastructure to support the development, including water, sewer, transport and social and community facilities".

Officer's comment

The site is well located to frequent bus and tram services along the Gold Coast Highway, with a south bound and north bound service within 350m walking distance.

Pedestrian access to both bus stops is direct and safe, with pedestrian footpaths provided and a signalised intersection to access the bus stop located on the opposite side of the Gold Coast Highway.

The site is located within proximity to employment concentrations, including Pacific Fair shopping centre. The subject site is also well connected to the Gold Coast Highway, providing connection to

other major employment concentrations in the city.

The site is located within walking distances to a number of community and recreational opportunities, as follows:

- Approximately 300m from Broadbeach beachfront and foreshore park.
- Approximately 400m from Pratten Park to the north east.

Well-connected footpaths exist along the street frontage to improve the pedestrian network and connection to the community and recreational opportunities.

Based on the above, the site is well located to a range of recreational opportunities, including open space areas, exercise equipment, playgrounds, amenities, barbeques and seating, swimming and walking and cycling paths.

City officers from Transport Assessment and Water and Waste have confirmed that the site has sufficient infrastructure to support the development.

The proposed development is considered to represent a form, scale and intensity appropriate for the zone and facilitate an orderly and economically efficient settlement pattern.

"Housing needs

(iv) delivery of a generous mix of housing form, sizes and affordability outcomes that meet housing needs (including housing needs of the future) for the locality".

Officer's comment

The proposed development includes 100 units that vary in typology and configuration, providing a mix of housing form, sizes and affordability relative to the local area proposing:

- 50 x 2-bedroom units
- 50 x 3-bedroom units

"Design and amenity

(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".

Officer's comment

The Overall outcomes establish the need to consider the relationship with the current character and whether such replicated outcomes when considered cumulatively, will promote an undesirable local development pattern to arise. City officers consider that the proposal's design and appearance to be high quality and appropriate in the context of the local area.

The built form will adequately protect the amenity of adjoining residents by the use of landscape buffers, a high-quality exterior finish, movement in the form and appropriate tower separation.

The proposal will retain the high amenity expectations of the area, using landscaping elements, high-quality built form features and operational controls (communal open space hours of operation, waste management, etc) to protect the privacy and amenity for surrounding residents.

Based on the above, the proposed development complies with Overall outcome 6.2.3.2(2)(b)(v) – (vii).

"Environment

(ix) the impacts of any site constraints, including natural hazard and environmental-based constraints; and"

Officers comment

The impacts of the site constraints are appropriately mitigated through the recommended conditions.

Based on the above assessment it is considered the development complies with Overall outcome OO2(b) of the High density residential zone code.

4.3.2.2 Assessment against the overlay codes

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

Acid sulphate soils overlay code

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

Acid sulfate soils overlay code

Code	Acceptable / Performance Outcome	Subject matter
Acid sulfate soils overlay code	PO1	Acid sulfate soils
	PO2	

PO1 & PO2 Acid sulfate soils – Acid sulfate soils overlay code

Performance outcome	Acceptable outcome
PO1 The extent and severity of the acid sulfate soils risk is accurately characterised.	**AO1** Acid sulfate soils are identified through an acid sulfate soils investigation, carried out in accordance with **SC6.2 City Plan policy – Acid sulfate soils management.**
PO2 The natural environment, built environment and/or infrastructure is protected by ensuring that soil disturbance or development of land does not result in the release of acid and metal contaminants.	**AO2** Development does not: (a) excavate or otherwise remove soil or sediment identified as containing acid sulfate soils; (b) permanently or temporarily extract groundwater resulting in aeration of previously saturated acid sulfate soils; or (c) fill land (where at or below 5m AHD) that results in: (i) actual acid sulfate soils being moved below the watertable; or (ii) previously saturated potential acid sulfate

	soils being aerated. OR Where acid sulfate soils are disturbed, building design, infrastructure and filling/excavation works are managed in accordance with an acid sulfate soils management plan to: (a) protect the natural environment, buildings and infrastructure; and (b) neutralise existing acidity and ensure the release of acid and metal contaminants does not occur. The Acid sulfate soils management plan is to be prepared in accordance with **SC6.2 City Plan policy – Acid sulfate soils management.** Note - A condition will be included on any approval requiring certification from a suitably qualified and experienced professional. This certification must be submitted to Council confirming that the management of the acid sulfate soils has complied with the approved management plan.

Officer's comment

The site is mapped by Acid sulfate soils map as having Land at or below 20m AHD requiring assessment against Acceptable outcomes AO1 and AO2 of the Acid sulfate soils overlay code.

The applicant has not provided an acid sulfate soils investigation in accordance with the AOs. A condition has therefore been recommended to be imposed by Environmental Assessment for the submission of acid sulfate soils investigation plan prior to any construction/excavation works occurring on site.

The proposed development is considered to comply with Performance outcomes PO1 and PO2 of the Acid sulfate soils overlay code.

Coastal Erosion hazard overlay code

Coastal erosion hazard overlay code – Restoration and replenishment of beach sand
The Acceptable outcome and corresponding Performance outcome is provided below:

Performance outcome	Acceptable outcome
PO4 Development on land near the open coast contributes to the maintenance of the beach zone through replenishment of excavated sand.	**AO4.1** The development is on a site wholly or partly identified on the **Coastal erosion hazard overlay map** as '0 to 500m west of seawall' requires sand excavated in this area to be dumped on beach as directed. Excess sand that is excavated in the course of development is: (a) cleaned using a 20mm sieve to remove all material other than clean sand; and (b) delivered and deposited to a beach as directed by Council; and (c) if the sand excavated on the site exceeds 1,500 cubic metres, a supervisor appointed by Council shall be employed for the duration of the sand excavation and deposition at the expense of the applicant.

	AO4.2 Prior to the commencement of sand extraction and deposition, sufficient security is provided to Council to ensure that: (a) it is sieved and placed on an ocean beach in accordance with Council requirements; and (b) appropriate beach protection and/or restoration measures are used.

Officer's comment

The Hydraulic assessment has confirmed the following:

"*The proposed development is located within "0-500m west of seawall zone" and must therefore comply with the requirement of the Coastal hazard overlay code. An assessment of the site-based stormwater management plan, and the associated plans, confirms that, at this stage, the sand management plan has not been submitted. As such, a condition has been included in officer's recommendation which will ensure compliance with the performance outcome PO4*."

On the basis of the assessment the proposal meets PO4 of the Coastal erosion hazard overlay code.

Light Rail urban renewal overlay code

The purpose of the Light rail urban renewal area overlay code is to:

> *"(1)….ensure development provides high quality urban environments that optimise the pedestrian environment and accessibility to light rail services and economic development opportunities.*
>
> *(2) This overlay code supports development opportunity as a catalyst for transforming the city into a highly-connected, compact city with vibrant centres, specialist precincts and urban renewal corridors that will efficiently use land and offer an interesting and unique street life."*

The subject site is located within the Frame area of the Light rail urban renewal area overlay code, which is described as follows:

> *"Frame areas are high density neighbourhoods which allow for a range of intense built form outcomes and activity and commerce of a scale that services the local neighbourhood requirements and supports the light rail stations."*

The proposed development is considered to broadly achieve the 'Purpose' of the Light rail urban renewal area overlay code by facilitating high density development within the renewal area as envisaged. Notwithstanding, the 'Purpose' will be achieved through compliance with the Overall outcomes per 8.2.12.2(3) of the code. The As discussed herein, the development meets all Overall outcomes of the code.

Creating communities

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

(i) neighbourhood analysis that evaluates the distinct local character patterns, opportunities, and challenges and how the proposed development enhances them;

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

(v) direct, safe, and accessible pedestrian and cycling connections that connect through to adjacent routes, streets, parks, open space, and transit stations.

Officer's comment

The subject site is located within the High-density residential zone with an unlimited height designation as shown on the Building height overlay map. The proposed high rise residential building is slender form and it complements the emerging high density character and patterns of development found within the local area. The proposed streetscape design and landscaping provides a quality finish at street level that will positively contribute to the streetscape and local character of the area.

The proposed development reflects the built form outcomes anticipated for the locality whilst also achieving a high-quality development that provides a well-designed public realm. The development is expected to make a considerable contribution to the local character and will assist in enhancing the public realm through the proposed landscaping and quality design of the development. The subject sites locality will provide excellent access to public transport and commercial areas which are within close walking distance thereby supporting and enhancing a vibrant centre sought within the light rail urban renewable area.

Appropriate tower separation between the proposed tower and nearby high-rise buildings is provided and the proposed tower blends with the podium form that is consistent with the intent of the Frame area.

The following plans and perspectives demonstrate the interface of the development with the public realm and tower separation from adjacent buildings:

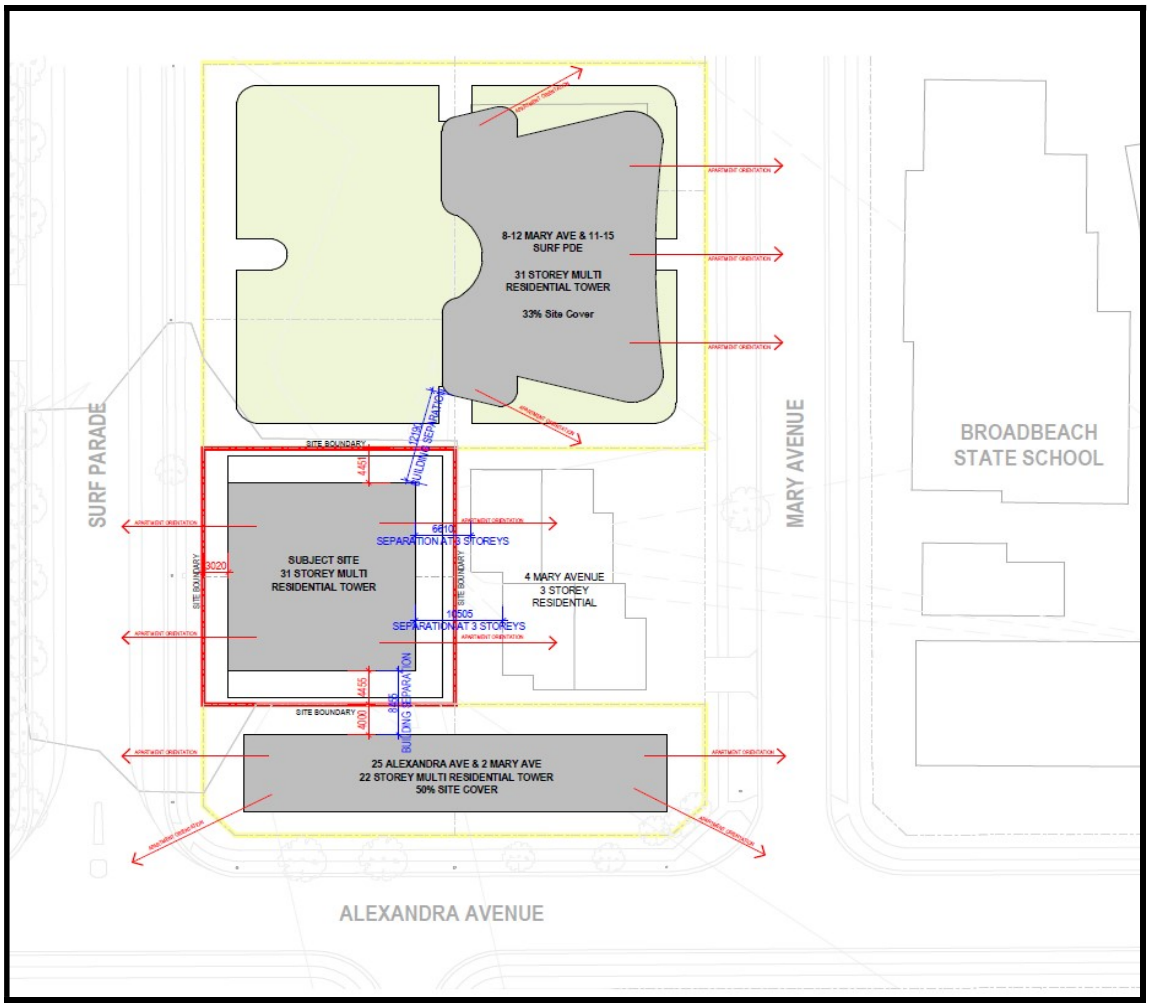


Figure 33 – Tower seperation distances (Source: Rothelowman)

Figure 34 – Tower seperation concept plans (Source : Rothelowman)

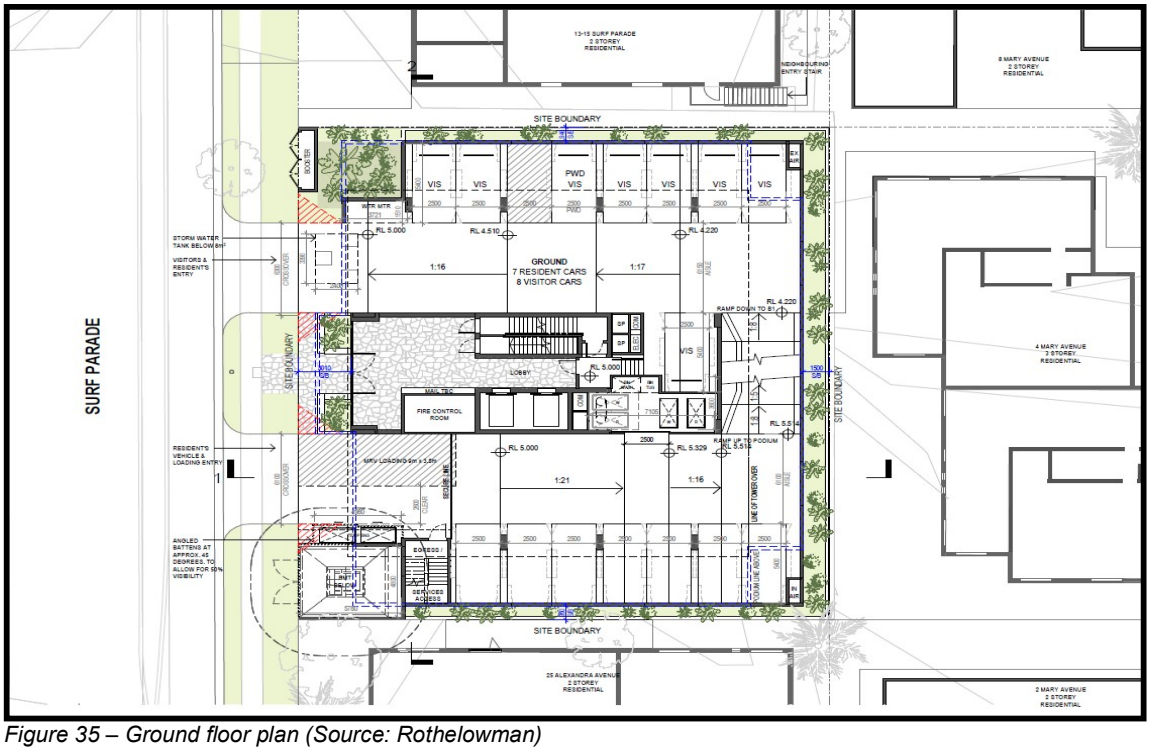


Figure 35 – Ground floor plan (Source: Rothelowman)

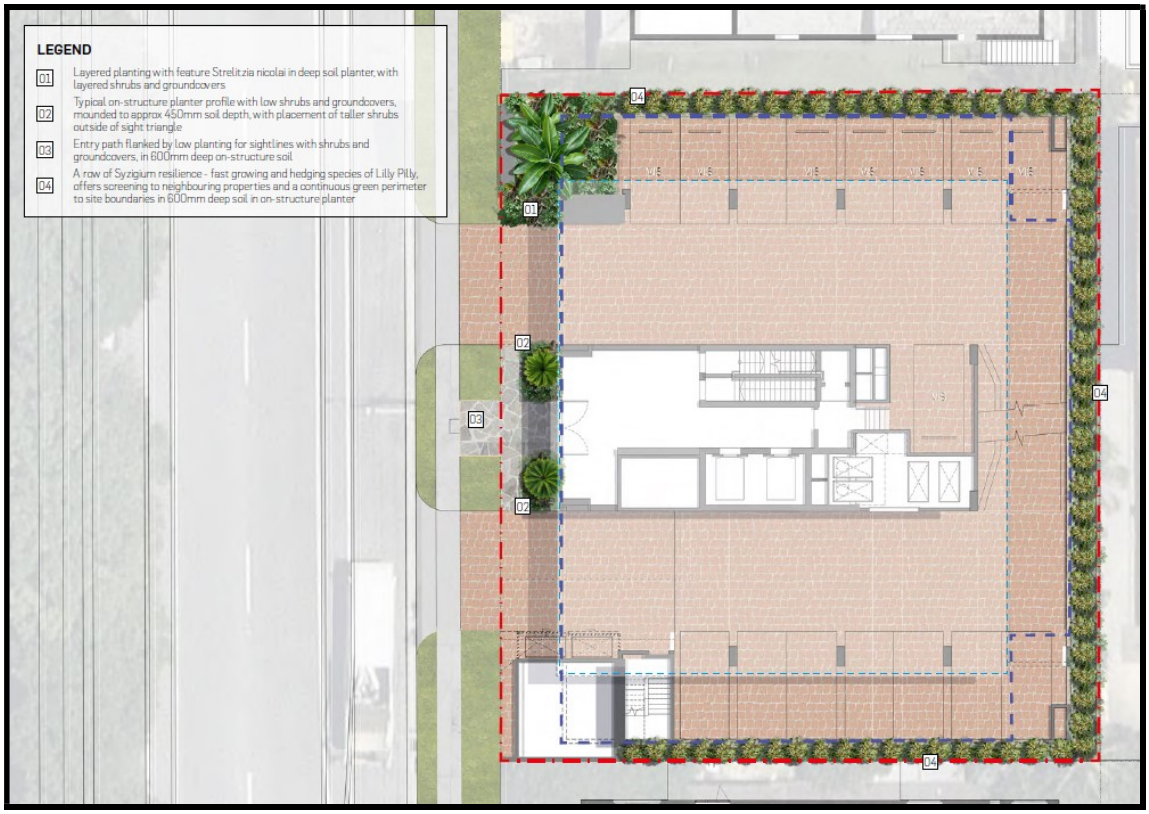


Figure 36 – Ground Floor Landscape Concept Plan (Source – Rothelowman)

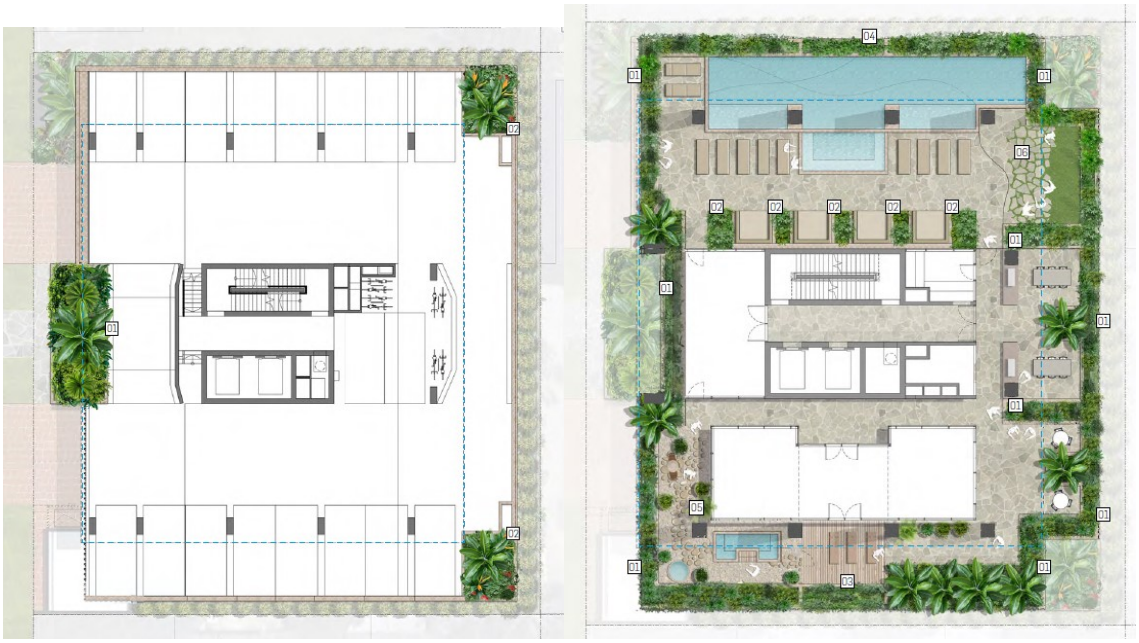


Figure 37 –Level 2 (left) and Level 4 (right) Landscape Concept Plan (Source – Rothelowman)

Figure 38 – Front façade concept plan (Source – Rothelowman)

Figure 39 – Front façade concept plan (Source – Rothelowman)

Streets and spaces for people

(b) Built form interfaces with the street to create strong defined building edges and provides opportunities to engage with street life by:

(i) integrating balconies, building overhangs and canopies into the built form that are carefully designed and scaled to support the street and positioned to maximise function and pedestrian comfort;

(ii) protecting sunlight and sky views within the surrounding network of streets, parks, public and private open space, and other shadow sensitive areas;

(iii) providing high quality pedestrian environments that are adequately spaced between the built form and kerb to safely and comfortably accommodate movement, streetscape elements, and at-grade active uses;

(iv) the inclusion of streetscape and landscape design elements that are high-quality, sustainable and positively engage the built form with adjacent streets, parks, and open space;

(v) providing entrances that are well-defined, clearly visible from pedestrian paths and orientated to front new or existing streets;

(vi) highly visible and accessible public open space provided at-grade to complement, connect, and extend the existing network of public streets, parks and open space; and

(vii) within mixed use and specialist centres, opportunities for social interaction, cultural expression, artwork and meeting places are encouraged and provide attractive and safe, legible and connected pedestrian and public space environments.

Officer's comment

The 'Streets and spaces for people' theme seeks to ensure development interfaces with the street to create strong defined building edges and provides opportunities to engage with street life. This will be achieved through provision of building treatments which enhance pedestrian comfort, designing buildings to provide opportunities for sunlight and sky views and providing a legible, well designed pedestrian network within and around the site. The proposed development is expected to deliver an outcome consistent with the above overall outcomes, as demonstrated below.

The development provides a high quality pedestrian environment incorporating a well designed public spaces with landscape areas supported by high quality finishes and materials that enable a strong connection along the street frontage. The balconies have been strategically placed providing residents with good visual connection to the adjacent street.

Design buildings to foster 'street life'

(c) The building form interfaces with the street, creating strongly defined building edges and providing opportunities to engage with street life. Built form, uses that activate the street, tree planting and pedestrian facilities improve the comfort, environmental and visual quality of streetscapes.

(d) Quality building form at the street-level interacts and enhances street life by:

(i) identifying and framing viewpoints from the public realm to prominent visual man-made areas like major intersections, transit nodes, street corridor terminuses, or natural features like the ocean, rivers, and parklands;

(ii) setbacks and street level design that promotes positive public to private realm transition and appropriate level of access and surveillance based on the nature of the uses;

(iii) locating low-rise buildings or podiums to frame active edges of streets, parks, open space, and to reinforce street corners; and

(iv) walkable catchments to light rail stations activating the street edges with animated frontages sleeved by small, well-glazed, individually accessed, and grade-related tenancies.

Officer's comment

The proposed development provides for a high-quality pedestrian environment both within the site and along the external edges, which provides a seamless integration with the public road corridor.

The development comprises a well-considered setback from the street that enables a transition between the public and private spaces ensuring good access and security. Additionally, landscape elements are proposed, in addition to the built form elements, improves the comfort, environmental quality and visual quality of the streetscape.

In accordance with the above overall outcomes, the proposal achieves a quality-built form at the street level and interacts and enhances street life by:

- Providing a design which fosters an engaging and vibrant street presence through thoughtful ground level design elements and landscape planting which encourages interaction with the public realm.
- Promoting social interaction and community engagement due to the developments close proximity to a transit station, commercial hub and recreation facilities.

As demonstrated above, the proposal meets all relevant requirements of Overall outcome 8.2.12.2(3)(c) and (d) of the Light rail urban renewal area overlay code.

Design buildings to foster distinct Gold Coast character

(e) Local character reflects a combination of built form and mix of uses, and is characterised by the following areas and their outcomes:

(i) building form is characterised by either:

(A) medium rise buildings that have a 'perimeter form' with buildings generally built to street edges, interspersed or 'fractured' by public spaces, landscaped areas or pedestrian access ways; and

(B) high rise buildings with a clearly defined 'tower and podium form', where podiums are built to the street edge and may be interspersed or 'fractured' by public spaces, landscaped areas or pedestrian access ways.

(ii) mix of uses are characterised by:

(A) 'Primary focus areas' encompass the established centres of Surfers Paradise and Broadbeach and allow for the highest concentrations of activity, commerce and intensity of buildings utilising tower and podium form;

(B) 'Frame areas' are high density neighbourhoods which allow for a range of intense built form outcomes and activity and commerce of a scale that services the local neighbourhood requirements and supports the light rail stations; and

(C) 'Transition areas' are medium density neighbourhoods and ensure the logical tapering of built form intensity and height down to adjacent lower intensity neighbourhoods.

(iii) 'Primary focus areas' and 'Frame areas' encourage innovative high rise towers that advance the Gold Coast's iconic skyline and are free from a height designation. Appropriate height will be determined by design criteria and site context;

(iv) Transition areas' are purposely low-to-medium rise ensuring a definitive shift in built form and the delivery of buildings that provide more affordable housing choices;

(v) public transport hubs and centres support a mix of uses and activities with fine-grain non-residential uses concentrated at the street edge and lower levels or where fronting meeting places including squares, open spaces and urban parks*;*

(vi) mixed use neighbourhood centre level activity is intended to grow around public transport hubs that are not already established within the network of centres;

(vii) the light rail urban renewal area provides a mix of small scale retail and commercial uses and activities; a mix of types and intensity of housing; and a safe and accessible street environment where pedestrians, cyclists and public transport take priority over private cars;

(viii) building types and locations reinforce concentrations of activity and often protect local appearance. Not all light rail urban renewal areas will accommodate high-rise buildings; and

(ix) above-ground car parking structures, including the ground floor level, are located behind a viable depth of commercial or residential floor space for the majority of the street frontage. Alternative treatments, such as integrated and curated artwork, layered facades with screening and textured depths or adaptive reuse of above-ground car parking for future habitable uses, must be of a high standard of design and appearance to complement the character of the local area.

Officers comment

The proposed development contributes to the intended local character, providing a high-rise building with a clearly defined podium and tower form with integrated landscaping and pedestrian walkways.

The development scale aligns with the high density character of the area maintaining a scale appropriate to the location and function of the site. The sites location on the light rail route and proximity to Broadbeach South light rail station provides support to this major transport hub.

The rectangular tower form is simple in design and includes visually interesting appearance and fine grain detailing to be a point of difference in the City's skyline. The architectural elements of the building includes open corner balconies, large extents of glazing, a strong column and geometrical slab with spandrel geometry and recess detaining as well as textured concrete infill panels with a patterned cross design providing a visually interesting appearance.

Like many other existing towers, the subject site is well located to accommodate a high density residential development, due to its proximity to high frequency public transport, services and open space areas.

Car parking areas at grade and above ground level are screened by a woven design podium façade with vertical and cascading landscaping, and as a result will not be publicly visible and result in adverse amenity impacts.

Based on the assessment provided above, City officers are satisfied the proposed development reflects the outcomes sought in the Light rail urban renewal area overlay code and complements the existing local character.

4.3.2.3 Assessment against the development codes

Assessment has been undertaken against the applicable Performance outcome or Overall outcome and Purpose for each subject matter as follows:

General development provisions code

Code	Performance Outcome	Subject matter
General development provisions code	PO1	Amenity protection
	PO2	
	PO5	Building services
	PO6	Casual surveillance and lighting
	PO8	Shadow impacts – for all development 3 or more storeys
	PO11	Infrastructure

PO1 Amenity protection – General development provisions code

Performance outcome	Acceptable outcome
PO1 Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to: (a) noise (b) hours of operation	**AO1** No acceptable outcome provided.

(c) traffic (d) signage (e) visual amenity (f) wind effects (g) privacy (h) vibration (i) contaminated substances (j) hazardous chemicals (k) odour and emissions (l) safety.	

Officer's comment

Acceptable outcome AO1 does not provided an outcome and therefore assessment against Performance outcome PO1 is required.

The development is considered to comply with Performance outcome PO1 for the following reasons:

a. Noise: The development was supported by an acoustic assessment that has considered the acoustic impacts on the proposed development from the surrounding environment.

b. Hours of operation: It is not considered that the adjoining developments will impact upon the amenity of future residents.

c. Traffic: The applicant submitted a Traffic Impact Assessment in support of the development. The development generated traffic is expected to be a maximum of 19 trips in the AM Peak hour which is considered low in the context of the surrounding road network. The additional traffic is not considered to impact the road network and will not cause impacts on amenity.

d. Signage: Advertising devices surrounding the site are not considered to impact on the residential amenity.

e. Visual amenity: The proposed development has been located to provide sufficient setbacks and orientation to reduce any future visual amenity impacts from the development.

f. Wind effects: Due to the proximity to the beachfront, the proposed development may be impacted by wind effects however this is an impact of the coastal location.

g. Privacy: City officers do not consider the proposal results in privacy impacts from existing developments. Appropriate landscaping, screening devices and architectural elements in the built form assist in protecting the privacy of adjoining properties. Moreover, the proposal is primarily orientated towards the east and west, with each unit including large balconies and living space facing the frontage and rear. The orientation of the building, coupled with appropriately setbacks and privacy treatments, ensures that the development will not result in unreasonable privacy concerns.

h. Vibration: The proposed site is not considered to be subject to any vibrations from surrounding activities.

i. Contaminated and hazardous substances: The proposed site is not considered to be subject to any contaminated and hazardous substances.

j. Odour and emissions: The subject site is not considered to be subject to odour and emissions.

k. Safety: A Construction Management Plan will ensure the site will be a safe environment for workers and pedestrians and that the proposed development will be constructed to meet all safety standards.

The proposed development is considered to achieve compliance with Performance outcome PO1 of

the General development provisions code.

PO2 Amenity protection – General development provisions code

Performance outcome	Acceptable outcome
PO2 The proposed development prevents loss of amenity and threats to health and safety, having regard to: (a) noise (b) hours of operation (c) traffic (d) signage (e) visual amenity (f) wind effects (g) privacy (h) vibration (i) contaminating substances (j) hazardous chemicals (k) odour and emissions (l) safety.	**AO2** No acceptable outcome provided.

Officer's comment

Acceptable outcome AO2 does not provided an outcome and therefore assessment against Performance outcome PO2 is required.

The development is considered to comply with Performance outcome PO2 for the following reasons:

a. **Noise:** The proposed development was supported by an acoustic assessment, which has recommended acoustic measures to protect the adjacent amenity. This includes hours of operation of the communal open space from 7:00am to 10:00pm and refuse collection between 7:00am and 6:00pm. Further discussion is provided below.

b. **Hours of operation:** Communal open space is limited to operate between the hours of 7:00am and 10:00pm.

c. **Traffic:** To demonstrate the development will not result in any undue traffic impacts, the applicant has submitted a Traffic Impact Assessment. The modelling provided demonstrates that there is sufficient capacity within the surrounding intersections to accommodate the proposed residential density. Further discussion is provided below against the assessment benchmarks of the Transport code**.**

d. **Signage:** No advertising devices are proposed as part of this application.

e. **Visual amenity**: The proposed development has been designed to an excellent standard of appearance. The tower design provides for visual interest to the city's iconic skyline.

f. **Wind effects:** The proposal may generate wind impacts due to the size of the building and beachfront location. The wind impact is considered a product of buildings along the coastline of which is sought by City Plan. A condition has been recommended requiring the submission of a wind impact assessment to demonstrate pedestrian amenity and safety from wind impacts.

g. **Privacy:** Screening devices and architectural elements including recesses and articulation in the built form assist in protecting the privacy of adjoining properties. The orientation of the

building, coupled with appropriately setbacks and privacy treatments, ensures that the development will not result in unreasonable privacy concerns.

h. **Vibration:** A construction and vibration management plan has been conditioned to be provided. This plan will require measures and procedures to be put into place to limit the potential for vibration impacts to arise. The surrounding area does not comprise activities that would generate vibration impacts.

i. **Contaminated substances:** The site is not contaminated, and the proposal is for residential purposes only.

j. **Hazardous substances:** The proposed development does not introduce hazardous substances to the site.

k. **Odour and emissions:** The applicant submitted a Waste Management Plan in support of the application. Waste generated from the development will be appropriately managed onsite and disposed of appropriately.

l. **Safety:** A Construction Management Plan will ensure that the site will be a safe environment for workers and pedestrians and that the proposed development will be constructed to meet all safety standards.

In addition to the above, the following comment has been provided by Environmental Health in support of the proposal:

"In support of the application and in response to Health's further information request, the applicant has provided a Noise Impact Assessment (NIA) by 'Acoustic Works' dated 31 March 2025. The report has been reviewed and is summarised as follows:

a. The nearest noise sensitive receiver locations to the proposed development were identified as per the below image:

b. *To minimise potential construction noise affecting the monitoring data, previous ambient noise monitoring that was not affected by construction noise has been utilised;*

c. *Environmental noise monitor was previously placed onsite at 20 Mary Avenue to measure the ambient noise levels. The monitor was placed in this location as it was considered representative of the nearest residential receivers. The monitor was located in a free field position with the microphone approximately 1.4 metres above ground surface level. The noise monitor was set to record noise levels between 19 and 29 July 2024;*

d. *Noise criteria as per the Environmental Protection (Noise) Policy 2008 was used for assessment of environmental noise;*

e. *Noise criteria as per the WHO was used to assess night-time 'sleep-disturbance' maximum noise impacts;*

f. *Noise associated with the development was assessed based on previous measurements of similar activities;*

g. *The calculations assume that the nominated activities are located at the closest representative point within the development site to each receiver location. Any relevant shielding, building transmission loss or recommended acoustic screens are taken into account for these activities; and*

h. *Onsite noise sources are predicted to comply on the condition recommendations of section 9.0 are incorporated into the design and operations inclusive of ground level acoustic barriers as detailed in Figure 3."*

The applicant's response to Council's Information Request included updated drawings that clearly indicate solid walls to the north, east and southern boundaries adjoining sensitive receivers therefore supporting noise reduction calculations. The report has been reviewed in accordance with internal assessment processes and is considered to appropriately address potential noise impacts. The report has predicted that noise upon/from the proposed development will be adequately mitigated to within criteria levels and therefore reduce opportunity for nuisance to be created."

Based on the above assessment it is considered the development complies with PO1 and PO2 of the General Development Provisions Code.

PO5 Building services - General development provisions code

Performance outcome	Acceptable outcome
PO5 All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development.	**AO5** For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences: The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building. OR The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and: a. is contained within a solid structure; and b. located no closer than 1.5m to any site boundary.

Officer's comment

The following comment has been provided by Environmental Health:

"It has been recommend that any new mechanical plant is designed to comply with the relevant noise criteria stated in Section 6.1.2. It is further recommended an assessment by qualified acoustic consultant be conducted prior to installation to determine any requirements for acoustic treatments to mechanical plant. Health have recommended an Amended Plan condition to ensure assessment is undertaken due to potential for nuisance impacts should attenuation not be incorporated appropriately."

As noted above, officers have recommended an amended plans condition requiring the submission of an Acoustic Report which accounts for mechanical equipment type and location to demonstrate limited disturbance to adjoining development. With the inclusion of this condition, it is considered the development complies with PO5 of the General Development Provisions Code.

PO6 Casual surveillance and lighting – General development provisions code

Performance outcome	Acceptable outcome
PO6 Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.	**AO6** No acceptable outcome provided.

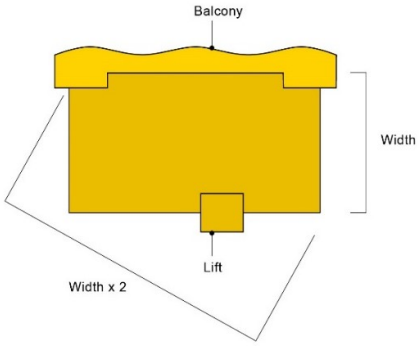
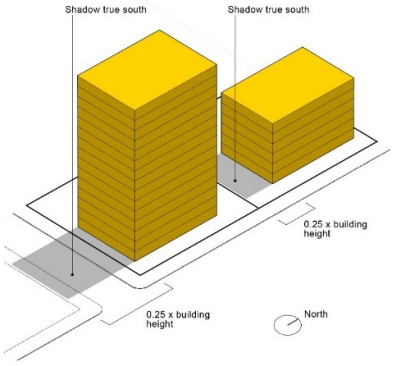
Officer's comment

Acceptable outcome AO6 does not provided an outcome and therefore assessment against Performance outcome PO6 is required.

The development includes communal open space, and the units include private open space balconies and windows which provide for passive surveillance to Surf Parade.

The proposed development is considered to achieve compliance with Performance outcome PO6 of the General development provisions code.

PO8 Shadow – General development provisions code

Performance outcome	Acceptable outcome
PO8 The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: (a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox (b) the cumulative impact of the shadow and existing shadows (c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space (d) the location of the shadow on non-residential areas external to the site (e) the effect of the shadow on any other site or other building.	**AO8.1** The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction.  **Figure 9.4.4-1** Illustration showing width ratio shadow outcome
	AO8.2 The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.  **Figure 9.4.4-2** **Illustration showing southern shadow outcome**

Officer's comment

In accordance with Acceptable outcome AO8.1, the width of the shadow cast in any direction by each

level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction.

The shadow cast by the building in a true south direction that has a length 0.25 times the height of the building intrudes onto any other site and assessment has been undertaken against Performance outcome PO8 of the General development provisions code.

To ensure the development does not unreasonably impact amenity, it is important that the shadow generated is narrow and fast moving. This is dependent upon the size of the building footprint and its orientation. In order to address the shadow impacts of the proposed development to adjoining properties, the applicant has submitted shadow diagrams, which have been assessed below.

Officer comment:

During the summer solstice period at 9:00am, the shadow falls in a north-westerly direction, over a portion of the development to the north and west.

At 12:00pm, the shadow cast by the building is minimal and extends by a small portion to the property to the south. It is noted that the shadow has completely moved from the shadow cast at 9:00am.

At 3:00pm, the shadow cast by the building is located in a south easterly direction and is located over a portion of the property to the south. The shadow has mostly moved from the shadow cast at 12:00pm

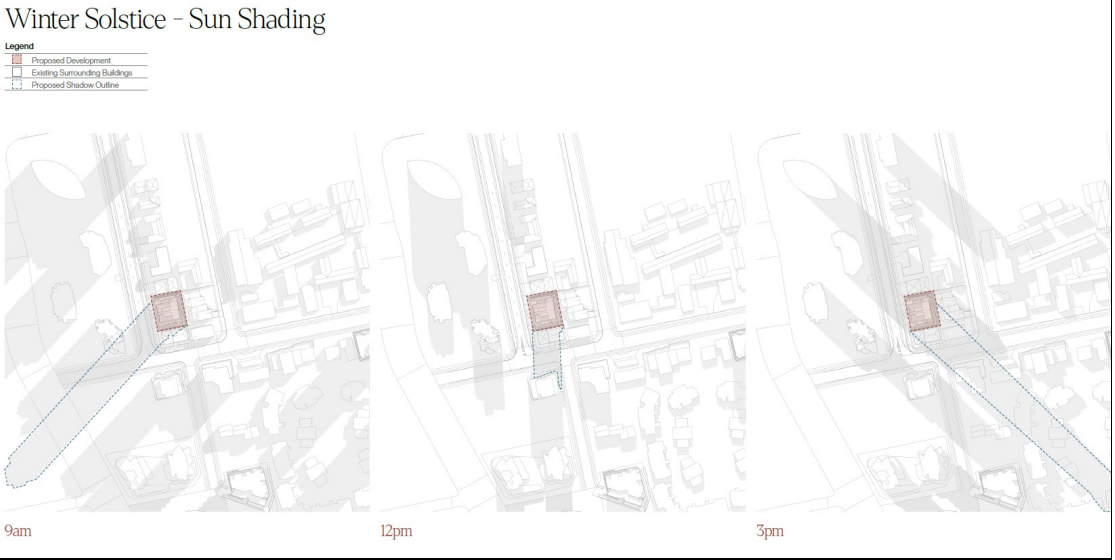
Officer comment:

During the spring equinox, at 9:00am the shadow is cast in a western direction over the property to the west.

By 12:00pm the shadow has moved to the south, with the shadow cast over a portion of the site to the south and west.

It is noted that the shadow has completely moved from the shadow cast at 9:00am.

By 3:00pm, the shadow has moved further to the south-east over the southern adjoining site.



Officer comment:

During the winter solstice, at 9:00am the shadow is located in a southwest direction, with the shadow cast over the western adjoining allotment and the Gold Coast Highway.

By 12:00pm, the shadow is in a south westerly direction and located over a portion of properties to the south and west.

By 3:00pm, the shadow is located further to the south-east and the property to the south.

The shadow has moved from the shadow cast at 12:00pm

Importantly, the proposed development is located within the High density residential zone, which is identified on the building height overlay map as having no height limit.

High density, high-rise developments are envisaged land uses within the subject neighbourhood and are prominent features comprising the local urban fabric. To ensure that the proposal does not unreasonably impact amenity, it is important that the shadow generated is narrow and fast moving. This is solely dependent upon the size of the building footprint and its orientation.

The shadow impacts of the proposed development have been determined satisfactory as the shadow cast by the development does not represent an unreasonable impact or deny any one allotment natural light for long periods throughout the day. Therefore, the proposal maintains a comfortable living environment and allows for adequate sunlight to private open space.

As depicted above, the shadow generated by the proposal moves throughout the day, at all times of the year. During the summer solstice and equinox periods, the shadow generated by the proposal is observed to steadily move from the west to east throughout the day, affording the adjoining properties access to natural light during either to morning or afternoon period.

During winter solstice, which represents the worst-case scenario, the anticipated shadow generated by the proposal will predominately extend over the southern adjoining lot. However, as shown in diagrams, the shadow moves throughout the day so that portions of the southern site will access to sunlight at different times of the day.

The development has been designed to ensure that the shadow cast by the building does not detract from the comfortable living and ground level environment and permits access of adequate sunlight to private and public spaces in the nearby area.

In conclusion, the centralised building footprint and meaningful separation distances, coupled with the appropriate built form features, such as the front and rear setbacks, ensures that the resultant built form facilitates fast-moving shadows.

On the basis of the above it is considered the proposed development complies with Performance outcome PO8.

PO11 Infrastructure – General development provisions code

Performance outcome	Acceptable outcome
PO11 All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.	**AO11** All development is provided with services, as follows: (a) electricity supply and communication services (b) reticulated water supply, when within the mapped 'water supply service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major

	tourism (Island resorts precinct), Open space or Rural zones (c) reticulated sewer network, when within the mapped 'wastewater service area' identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones.

Officer's comment:

No detailed information of proposed electricity supply and telecommunication connection for proposed development was provided. However, compliance with PO11 can be achieved by inclusion of electrical reticulation and telecommunications network conditions in the Development Permit approval.

Based on the above assessment it is considered the development complies with PO11 of the General Development Provisions code.

Driveways and vehicle crossing code

Code	Performance Outcome	Subject matter
Driveways and vehicle crossing code	PO4	Maximum number of vehicle crossings

PO4 Maximum number of vehicle crossings -Driveways and vehicle code

Performance outcome	Acceptable outcome
PO4 The number of vehicle crossings are minimised to avoid loss of streetscape elements and on-street car parking spaces and to prevent adverse interference with: (a) the safety, capacity and operations of the existing or planned road network: and (b) cycleways or pedestrians	**AO4** Multiple Dwelling – 2- where the road frontage at the kerb is greater than 20m subject to achieving a minimum of 7m spacing between the crossings.

Officer's comment

The following comment has been provided by OPW VXO Assessment :

"The development provides a minimum spacing of 5.4m between the proposed vehicle crossover. This is sufficient space for on-street parking in accordance with AS2890.1 guidelines; and considering once the crossings have been constructed, only one car can park in this location, enabling sufficient room for vehicles to manoeuvre hence, a 7m separation is not required in this instance.'

Non-compliance with AO4, due to the 7 metre spacing between the crossovers not being met. Moving to the PO, there is no loss of on street parking spaces. Applicant has provided swept paths showing that the MRV is able to access the site safely without impacting the parking space. The new space aligns with the existing arrangement which appears to fit a vehicle (from aerial review). Further they have proposed signage for the park to not be used when its bin day between 5 am and 9 am to allow for the JJ Richards truck to remove the waste. Therefore, PO sufficiently met and conditions to be

provided, conditioned for heavy duty crossovers and a minimum 5.4m spacing between crossovers.

Based on the above assessment, officers are satisfied the development complies with Performance outcomes PO4 of the Driveways and vehicle crossing code

Healthy waters code

Code	Acceptable / Performance Outcome	Subject matter
Healthy waters code	PO1	Erosion and sediment control
	PO2	
	PO5	Stormwater quantity control
	PO14	Dewatering management

PO1 Erosion and sediment control – Healthy waters code

Performance outcome	Acceptable outcome
PO1 Stormwater discharge from a development site achieves the construction phase water quality objectives of **SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.**	AO1 No acceptable outcome provided.

Officer's comment

The following comment has been provided by Hydraulic Assessment:

"To ensure compliance with PO1 a condition "Erosion and sediment control" is to be included in the decision package."

Subject to the above mentioned condition it is considered the development complies with Performance outcome 1 of the Healthy waters code.

PO2 Erosion and sediment control – Healthy waters code

Healthy waters code – Erosion and sediment control

Performance outcome	Acceptable outcome
PO2 Erosion, sediment and dust is appropriately managed during the construction phase	AO2 The level of risk for soil erosion and sediment pollution to the environment is determined by an erosion hazard assessment, completed by a suitably-qualified person in accordance with the criteria in **Table 9.4.5-4: Erosion hazard assessment**. Where the erosion hazard assessment has a risk score of: (a) less than or equal to 10: A deemed to comply report is prepared by a suitably

	qualified person for Council approval, including conceptual location and design drawings of each treatment measure in plan and section views, in accordance with the *Best Practice Erosion and Sediment Control: International Erosion Control Association, (IECA) 2008, Australasia Chapter 2008.* (b) greater than 10 or developments involving multiple stages of disturbance or more than 1.25 ha of land: (i) For material change of use or reconfiguring a lot, a conceptual erosion and sediment control plan (ESCP) is prepared by a suitably-qualified person for Council approval in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards**, and the *Best Practice Erosion and Sediment Control: International Erosion Control Association (IECA) 2008, Australasia Chapter 2008*. (ii) For operational work, a detailed ESCP is prepared by a suitably-qualified person in accordance with **SC6.12 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards**, and *Best Practice Erosion and Sediment Control: International Erosion Control Association (IECA) 2008, Australasia Chapter 2008*. The ESCP is to detail appropriate treatment measures for the construction phase of development, demonstrating how the minimum design objectives in **Table 9.4.5-5: Stormwater design objectives** are achieved, including: (a) measures to ensure the release of sediment-laden stormwater for the nominated design storm are minimised when the design storm is exceeded; (b) detailed design, installation, construction, monitoring and maintenance requirements of all approved proprietary products in accordance with local conditions and manufacturers recommendations; and (c) details of how the ESCP aligns with the approved development staging plan.

Officer's comment

The following comment has been provided by Hydraulic Assessment:

"The submitted SWMP indicates the risk score for this site is 9. However, a full report ESCP has not been provided. As such the development does not comply with AO2 of the Healthy waters code. Assessment against PO2.

The submitted SWMP includes a conceptual Erosion and Sediment Control Plan. However, to ensure

the requirements are met and erosion, sediment and dust is appropriately managed during the construction an "Erosion and sediment control" condition is to be included in the decision package."

Based on the above assessment it is considered the development complies with Performance outcome 2 of the Healthy waters code.

PO5 Stormwater quantity control – Healthy waters code

Performance outcome	Acceptable outcome
PO5 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.	**AO5** The following is achieved external to the development site: (a) no increase in peak flood flow rate from the development site for all events up to and including the 1% AEP; (b) no increase in peak flood velocities from the development site for all events up to and including the 1% AEP; (c) no increase in peak flood level from the development site for all events up to and including the 1% AEP; and (d) stormwater outfalls or discharge is located to avoid conflict with existing usage of downstream land or impacts on existing watercourse or drainage.

Officer's comment

The following comment has been provided by Hydraulic Assessment:

"The submitted SWMP indicates a detention tank is proposed, to achieve the no increase in peak flow rate from the development site for all events up to and including the 1% AEP.

In addition, to ensure compliance with PO5 a condition "Overland flow paths and hydraulic alterations" is to be included in the decision package."

Based on the above assessment it is considered the development complies with Performance outcome 5 of the Healthy waters code.

PO4 Dewatering – Healthy waters code

Performance outcome	Acceptable outcome
PO14 Dewatering occurs in accordance with an approved Dewatering management plan.	**AO14** No acceptable outcome provided.

Officer's comment

The following comment has been provided by Hydraulic Assessment:

"The proposed development involves 3 levels of basement carpark. An assessment of the site-based stormwater management plan, and the associated plans, confirms that, at this stage, the dewatering management plan has not been submitted. As such, a condition has been included in officer's recommendation which will ensure compliance with the performance outcome PO14."

Based on the above assessment it is considered the development complies with Performance

outcome 14 of the Healthy waters code.

High-rise accommodation code

Code	Acceptable / Performance Outcome	Subject matter
High-rise accommodation code	PO1	Tower base (podium)
	PO2	
	PO3	
	PO5	Tower form design
	PO8 & PO9	Tower cap design
	PO10	Housing need and choice
	PO13	Privacy
	PO15	Services

PO1, PO2 & PO3 Tower base (podium) – High-rise accommodation code

Performance outcome	Acceptable outcome
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.	**AO1.1** Tower base heights: (a) are well-proportioned to frame adjacent park land and on-site open space; (b) match neighbouring low-set built form; or (c) are no greater than 10.5 metres in height where no neighbouring low-set built form exists.
	AO1.2 Tower base setbacks: (a) match adjacent established setbacks; and (b) continue public open space areas provided along street frontages.
PO2 Tower base façades reinforce the intended neighbourhood character and enhance the pedestrian experience.	**AO2** Tower base façades avoid blank, featureless walls by patterning high-quality architectural elements, like window bays, canopies, and fenestration.
PO3 Tower base form animates the street level by engaging primary and secondary street frontages appropriately.	**AO3.1** Where entirely residential development is proposed: (a) along primary street frontages ground floor units are grade-separated (up to 600mm high) with soft screening landscaping and direct individual entrances; and (b) private and communal open space areas provide casual surveillance to all street frontages.

Officer's comment

The proposed development is considered to comply with Performance outcomes PO1, PO2 and PO3 by providing a tower base which respects the amenity of adjacent users, reinforces character and activates the street frontage.

Despite alternative setbacks to the front, sides and rear, the tower base provides a form which

responds to the existing circumstances of the adjoining developments. The podium includes planter boxes at each interface to soften the built form which breaks up any perceived massing. The resulting interface respects the framework of established built form.

At the site's frontage, the podium includes a recessed ground floor with integrated landscaping embellishments framing the upper-level projections in an attractive arrangement. In addition to the frontage feature plant (*Strelitzia Nicolai)* and landscaping, the frontage will ensure an enhanced pedestrian experience and contributes to neighbourhood character with the ground floor lobby orientated towards the street with 7.8m wide glazing supported by stone paving and landscaping and a projected awning providing a strong aesthetic engagement with the street.

Based on the above assessment, officers are satisfied the development complies with Performance outcomes PO1, PO2 and PO3 of the High-rise accommodation code.

PO5 Tower form design – High-rise accommodation design code

Performance outcome	Acceptable outcome
PO5 Tower form mitigates negative visual and physical impacts, including impacts on privacy, by setting back from streets, parks, open space and adjacent properties and tower forms.	**AO5.1** Tower form (including balconies) along: (a) single frontages step in at least 3m from the base (podium); or (b) Corner frontages can have up to 1/3 tower width extend straight down at the corner point to reinforce the intersection if negative ground level wind effects are mitigated.
	AO5.2 New towers are separated a minimum distance of 25m from any existing or approved adjacent and on-site tower(s).
	AO5.3 Tower form is coordinated to off-set with adjacent existing and proposed towers to ensure: (a) prominent tower views to natural features like the beach and rivers are not obstructed; and (b) views of the sky and access to sunlight from the public realm and private open space areas are maximised.

Officer's comment

The proposed podium and tower achieves a visually interesting appearance.

As discussed during the assessment against the separation distances to existing and future development, the proposed tower has a considered design which maintains a minimum separation distance of approximately 12.19 to the north future development and 8.455m separation to the south future development.

The tower form incorporates a combination of balconies, horizontal projections, and vertical columns which support an open subtropical design response, provides relief to the building mass and a balanced architectural composition. Overall, the proposal incorporates an appropriate degree of modulation, articulation and materiality presented in a high-quality and visually attractive composition.

As such, officers are satisfied the development complies with Performance outcome PO5 of the High-rise accommodation code.

PO9 Tower cap design – High-rise accommodation code

Performance outcome	Acceptable outcome
PO8 Tower caps reinforce the Gold Coast skyline. **Note: building height incorporates allowance for plant and equipment, attractive building caps and rooftop features.**	**AO8** Where building height creates an identifiable protrusion in the skyline or the site terminates a viewpoint, the following are provided: (c) a signature cap strengthening the identity as a landmark; and (d) decorative lighting that highlights key architectural features. OR Where lower building height forms part of the urban backdrop a subtle cap that integrates with the overall design is provided.
PO9 Tower cap design attractively integrates all signage, telecommunications, service structures, lift motor rooms and mechanical plants.	**AO9** No acceptable outcome provided.

Officer's comment

Acceptable outcome AO8 and AO9 does not provide an acceptable outcome and therefore assessment against Performance outcome PO8 and PO9 is required.

The proposals roof cap is defined by a strongly defined recessive appearance which integrates feature arches. Within this recessive element, communal spaces and services are located within the architectural form support distinction within the skyline.

On balance, it is considered that the recessed roof cap and screening of services to the roof top achieve an appropriate tower cap which will reinforce the Gold Coast Skyline. Therefore, the proposal achieves the desired provisions of PO8 & PO9 of the High-rise accommodation code.

PO10 Housing need and choice – High-rise accommodation design code

Performance outcome	Acceptable outcome
PO10 Development provides a mix of housing sizes and affordability outcomes to meet housing needs.	**AO10** No acceptable outcome provided.

Officer's comment

Acceptable outcome AO10 does not provide an outcome and therefore assessment against Performance outcome PO10 is required.

The proposed development involves 100 units, including a mix of two and three bedrooms.

The proposed development provides a mix of unit sizes and configurations, providing a mix of affordability outcomes to meet differing housing needs.

The proposed development is considered to achieve Performance outcome PO10 of the High-rise accommodation design code.

PO12 Community and Private open space areas – High-rise accommodation design code

Performance outcome	Acceptable outcome

PO12 Private open space areas are directly accessible and functional spaces.	**AO12** Private open space for each dwelling: a) mitigate negative wind effects on intended users; b) has a minimum area of 3m x 3m; c) is accessible from the living room; and d) has a maximum gradient not exceeding one in ten.

Officer's comment

The proposal is considered to meet PO12 of the High-rise accommodation code through integration of usable balcony spaces that are 13.5m^2 that are in excess of 9m^2 (3mx3m) and provide minimum dimensions of 4.2m x 3.2m. Balconies are accessible from the primary living rooms.

PO15 Services – High-rise accommodation code

Performance outcome	Acceptable outcome
PO15 Servicing, utilities, loading and other 'back of house' activities are either located underground, screened or hidden away from public view.	**AO15** No acceptable outcome provided.

Officer's comment

Acceptable outcome AO15 does not provide an outcome and therefore assessment against Performance outcome PO15 is required.

The servicing, utilities, loading and other 'back of house' activities are located on site and will be screened via landscaping at the frontage of the site. The proposed development is considered to achieve Performance outcome PO15 of the High-rise accommodation design code.

Transport code

Code	Acceptable / Performance Outcome	Subject matter
Transport code	PO1/AO1	Car parking and travel demand

AO1 Car parking and travel demand – Transport Code

<table>
<tr><th>Performance outcome</th><th colspan="2">Acceptable outcome</th></tr>
<tr><td rowspan="3">PO1
Development provides off-street car parking to accommodate the parking demand and allows for various modes of travel to reduce dependency on private vehicle usage.
OR
Where located in the Centre zone or the Southport Priority Development Area, development:
(a) maximises the efficiency of car parking provided;
(b) reduces congestion and car dependency; and
(c) encourages alternative transport options such as walking, cycling and the use of public transport.</td><td colspan="2">AO1
Off- street car parking spaces are provided in accordance with the identified relevant table as follows:</td></tr>
<tr><td>Location</td><td>Off-street car parking rate</td></tr>
<tr><td>Centre zone and High density residential zone where nominated in the Transport hub area in Figure 9.4.13-1: Transport hub area</td><td>Table 9.4.13-4: Car parking rates – Centre zone and High density residential zone – Transport hub</td></tr>
</table>

Note: For an increase in scale or intensity of an existing lawful use, this PO and AO applies to the extent of the increase, provided existing car parking areas are not reduced or disturbed.	

Officer's comment

The following comment has been provided by Transport Assessment:

"To comply with Acceptable outcome AO1 of the Transport code, the development must provide a minimum of 100 resident and 10 visitor spaces. The development provides 100 resident and 10 visitor spaces; therefore, compliance with AO1 is achieved."

5. INFRASTRUCTURE CHARGES

The final estimated infrastructure charge is $2,828,887.20.

Charges Resolution No. 1 of 2023

	Qty			Rate	Gross Charge Amount
Residential uses 2 bedroom	50	Dwellings	@	$ 26,193.40	$ 1,309,670.00
Residential uses 3+ bedroom	50	Dwellings	@	$ 36,670.76	$ 1,833,538.00
					$ 3,143,208.00

Net Charge Summary

Gross Charge Amount	Applied Credit Amount	Net Charge Amount
$ 3,143,208.00	$ 314,320.80	$ 2,828,887.20

Applied credit details	*Credit applied for existing/previous Multiple Dwellings (6 x 1 bedroom) on LOT1- 6 BUP2545* *Credit applied for existing/previous Multiple Dwellings (6 x 1bedroom) on LOT1- 6 BUP3459*

Office Use Only	
$ 1,570,032.92	DC011
$ 950,505.74	DC013
$ 308,348.54	DC020
$ 2,828,887.20	

For further information on this matter, refer to the draft notice attached to this report entitled as Attachment: Infrastructure charges notice for the approved development.

6. REFERRALS

6.1 Technical advisors

This application has been assessed by internal technical advisors who have provided comments and reasonable and relevant conditions. If not previously included, technical advisor comments and an overview of the recommended conditions are provided in the table below:

Technical advisor area	Conditions/Comments (if not included within report)
Planning Assessment	Conditions: • Approved drawings • Construction management plan • Vibration management plan • Dust management plan

	• Noise management plan • Transport of soil/fill/excavated material • Certification of works
Architecture Assessment	Conditions: • Screening of visually offensive components
Environmental Assessment	Conditions: • Acid sulfate soils management plan • Certification of works
Geotechnical Engineering	Conditions: • Certification of works - Geotechnical Engineering • Supervision of works - Geotechnical Engineering
Health and Regulatory Services	Conditions: • Amended plans – Acoustic report • Communal open space hours • Certification of works - Health and Regulatory Services
Hydraulics and Water Quality	Conditions: • Approved plans • Private infrastructure • Gross Pollutant Traps (GPTs) • Stormwater Infrastructure Construction • Overland flow paths and hydraulic alterations • Maintenance of stormwater quantity and proprietary treatment devices (specific condition) • Certification of works - Hydraulics and Water Quality • Erosion and sediment control • Sand management plan • Dewatering management plan Advice notes: • Stormwater Property notifications: • Stormwater
Landscape Assessment	Conditions: • Landscaping works • Maintenance of planter boxes (specific condition) • Existing structures and services • Certification of works – Landscape Assessment Advice notes: • Further development permits / compliance permits
Operational Works	Conditions: • Rectification of Council's infrastructure

	• Existing infrastructure, structures and services • Vehicle crossings • Construction of vehicle crossing <u>Advice notes:</u> • Connections to, alteration or realignment of Council infrastructure
Plumbing and Drainage	<u>Conditions:</u> • Plumbing and drainage works
Subdivision Engineering	<u>Conditions:</u> • Electrical reticulation • Telecommunications network • Certification of works - Subdivision Engineering
Transport Assessment	<u>Conditions:</u> • Off street vehicle and car parking facilities • Intercom system • Off-street bicycle parking • Loading and unloading (excluding waste collection vehicles) • Off street ramp signal management system • Footpaths • Certification of works <u>Advice notes:</u> • Development infrastructure • Further development permits / compliance permits
Water and Waste	<u>Conditions:</u> • Requirement to register easements – Sewerage • Restrictions regarding Council easements and sewer and water supply infrastructure • Screening of visually offensive components • Rectification of Council's infrastructure • Sewer reticulation & connection • Water connection • Sub-metering • Fire loading • Bin type, storage capacity and storage points • Storage point / waste room – Bulk bins • Servicing point – Bulk bins • Waste chute • Certification of works - Water and Waste • Certification of works – Solid Waste Management • Pre-start inspection

	• Hold point inspection – Solid Waste Advice notice: • Works in properties other than the development land • Development infrastructure • Further works • Council water, sewer and stormwater infrastructure to be protected during site works • Connections and disconnections • Water meter sizing • Further development permits / compliance permits • Connections to, alteration or realignment of Council infrastructure • Operational Works meeting prior to lodgement • Design, Constructability and Minor change applications

6.2 External referrals

The application was not referred to any external agencies.

7 PUBLIC NOTIFICATION

No part of the application required public notification.

8 CONCLUSION

Council is in receipt of an application for a Development permit for a Material change of use (Impact assessment) to establish a Multiple dwelling (100 units) at 7 & 9 Surf Parade, Broadbeach.

After a detailed assessment, it has been determined the proposal meets the purpose of the High density residential zone code and applicable overlay and development codes.

It is recommended the application be approved, subject to conditions.

9 NOTIFICATIONS

The following property notifications will be applied:

- Stormwater

10 RECOMMENDATION

It is recommended that Council resolves as follows:

That under Delegated Authority, the Manager Major Assessment of the City Development Branch of Council approves (with conditions) the issue of a Development permit for a Material change of use for Multiple dwelling (100 units), in accordance with the Attachment entitled: Decision notice– approval (with conditions).

Author:	*Authorised by:*
Michael Jones	Lara Dawes

Senior Planner

Manager Major Assessment

August 2025