

INFORMATION REQUEST RESPONSE FOR A MCU (MULTIPLE DWELLING (9 APARTMENTS) AND OPW (TREE WORKS)



60 Dutton Street, Coolangatta
(COM/2025/157)

Our ref: 2024-12-722
Your Ref: COM/2025/157

14 August 2025

Attention: Luke Caldwell
Assessment Manager, City Development
City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9729

Via email: LCALDWELL@goldcoast.qld.gov.au ; mail@goldcoast.qld.gov.au

RE: **RESPONSE TO INFORMATION REQUEST**
APPLICATION: **COM/2025/157 – COMBINED APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (MULTIPLE DWELLING) – IMPACT ASSESSMENT; AND**
PROPERTY: **OPERATIONAL WORKS (TREE WORKS) – CODE ASSESSABLE**
60 DUTTON STREET, COOLANGATTA (LOT 2 ON RP86756)

Dear Luke,

We are writing in relation to a Combined Development Application seeking a Development Permit for Material Change of Use (Multiple dwelling) – Impact assessment; and Operational Works (Tree works) – Code assessment (the '**Development Application**') at 60 Dutton Street, Coolangatta (formally described as Lot 2 on RP86756) (the '**site**'). City of Gold Coast Council's (the '**Council**') reference number for the application is COM/2025/157.

On 19 June 2025, behalf of *Southern Cross Property Holdings Pty Ltd* (the '**Applicant**'), we received an Information Request ('**IR**') from Council in relation to the development. Enhance Urban Planning ('**EUP**') have been engaged to respond to the items raised in the IR. The response is organised into Sections 1 through 4 as required by Council and herein identified as follows:

- **Section 1 – Forms:** Applicant response to an information request form;
- **Section 2 – Supporting Documents:** Written response to the Council's Information Request; Copy of Council's Information Request, dated 19 June 2025;
- **Section 3 – Plans:** Amended Development Plans; and
- **Section 4 – Specialist Reports:** Amended Statement of Landscape Intent; Civil Engineering Response Letter; Amended Stormwater Management Plan; Amended Engineering Services Report; and Waste Response Letter.

A response is due within three (3) months of issue of the IR, being 19 September 2025, and therefore the response is provided in the allowable timeframe.

In accordance with Section 13.2(a) of the *Development Assessment Rules*, this information request response addresses all of the information requested by Council and will enable the Development Application to proceed to the Public Notification Stage.

Please do not hesitate to contact Brendon Walkinshaw or the undersigned with any additional concerns or queries. We look forward to the issue of Council's Decision Notice in due course.



Chris Goold

B. UrbanEnv Plan (Hons)

Principal Planner

Enhance Urban Planning

Telephone: (07) 5592 4663 / 0492 910 409

Email Address: chris@enhanceup.com

SECTION 1: FORMS



60 Dutton Street, Coolangatta

Response to an Information Request Form

Applicant response to an information request

Section 13 of the Development Assessment Rules

COM/2025/157	[application reference number]
Southern Cross Property Holdings Pty Ltd C/- Enhance Urban Planning	[applicant's name]
chris@enhanceup.com	[contact address/email address]
(07) 5592 4663	[contact number]
14 August 2025	[notice date]
City of Gold Coast	[name of entity who made the information request]
PO Box 5042, GCMC QLD 9729	[address of entity who made the information request]

RE: Development Application for a Material Change of Use (Multiple dwelling) and Operational Works (Tree works)	[details of proposed development]
60 Dutton Street, Coolangatta	[street address]
Lot 2 on RP86756	[real property description]

Dear Luke	[sir/madam/name]
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In accordance with section 13.2 of the Development Assessment Rules, I wish to advise that I am providing:

[tick relevant boxes]

☒ **all** of the information requested [ensure all information provided is attached to this notice]

• Section 1: Forms (this form) • Section 2: Supporting Documents – Written response to Council's IR, and a copy of Council's IR • Section 3: Plans – Amended Development Plans • Section 4: Specialist Reports • Amended Statement of Landscape Intent • Civil Engineering Response Letter • Amended Stormwater Management Plan • Amended Engineering Services Report • Waste Response Letter

or

☐ **part** of the information requested [ensure all information provided is attached to this notice]

[list information provided]

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

In giving this part response I also advise that:

☐ I now ~~require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant response period.~~

or

☐ I ~~intend to provide further information at a later time before the end of the applicant-response period.~~

or

☐ ~~None of the information requested and I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant response period.~~

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely



Chris Goold
(Principal Planner)
Enhance Urban Planning
14 August 2025

~~cc: Assessment manager [where notice is being given to a referral agency]~~