

Date: 22 September 2025
Contact: Luke Caldwell
Location: City Development
Telephone: 07 5582 8866
Your reference: 2024-12-722
Our reference: COM/2025/157

Southern Cross Property Holdings Pty Ltd
C/- Enhance Urban Planning
PO BOX 7143
SOUTHPORT PARK QLD 4215

Dear Sir/Madam

Further advice – Assessment Manager

(Given under section 35 of the Development Assessment Rules)

I refer to the application lodged by:

Applicant name:	Southern Cross Property Holdings Pty Ltd
Applicant contact details:	Southern Cross Property Holdings Pty Ltd C/- Enhance Urban Planning PO BOX 7143 SOUTHPORT PARK QLD 4215

in relation to land/premises described as:

Street address:	60 Dutton Street, COOLANGATTA QLD 4225
Real property description:	Lot 2 RP86756

Council of the City of Gold Coast (Council) officers have reviewed the application for the premises described and provide further advice for your consideration and action where appropriate:

Planning Assessment / Architecture Assessment

1. Setbacks

City officers remain concerned that the proposed development presents an overly intense appearance due to the reduced side boundary setbacks. While it is acknowledged that the height has been reduced, the current setbacks at predominantly 3m to the wall and 2.7m to the outermost projection (OMP) are more consistent with developments under a 23m height designation, and not with the greater building height proposed.

As such, the proposal in its current form is not considered to reinforce local identity and sense of place, nor does it provide a well-managed interface with, or appropriate relationship to, adjoining development. To demonstrate compliance with the Strategic Framework – Urban Neighbourhood Elements: Specific Outcomes 3.3.2.1 (b), (c), and (e), as well as Performance Outcome PO1 of the Medium Density Residential Zone, the following is requested:

- a. Increase setbacks to the tower's side elevations to achieve predominantly 3.5m to the wall for apartment facades and revise the slab edge detail accordingly.
- b. Alternatively, officers recommend reducing the building height to a maximum development height of 8 storeys, which includes the recessive roof top level which is located above the mapped height of 23m.

2. Building appearance and street edge

City officers remain concerned regarding the overall appearance of the tower, including its interface with the street edge. While some improvements have been made, the proposal does not deliver the high-quality outcome sought under Urban Neighbourhood Elements – Strategic Framework Specific Outcome 3.3.2.1(9)(e).

Accordingly, officers recommend the following enhancements be implemented:

- a. Improve the street edge arrangement to create a more open, inviting, and landscaped frontage.
- b. Introduce higher-quality slab edge detailing to the tower.
- c. Incorporate textured soffits to balconies.
- d. Improve façade finishes for the building for levels 3 and above. Officers suggest extending the used of feature wall form-lined concrete finish (FW) further up the building to enhance texture and deliver a higher-quality appearance.
- e. Integrate a landscape planter on the northern side of Level 2. Officers consider inclusion of additional greenery to this elevation will enhance the buildings appearance, while balancing for lack of landscaping located at ground level along this boundary.
- f. City officers note that the proposed architectural documentation annotates frameless glass balustrades, where the submitted perspectives include glass balustrades with stanchions and top rails which are highly visible as part of the balustrade system and provide a semi-frameless appearance. Officers are supportive of a frameless glass balustrading system to support a lighter and high-quality appearance, therefore request that the applicant update the architectural documentation to reflect a frameless glass balustrade system.
- g. Provide screening to the undercroft area of the car park of the northern elevation to mitigate light spill and improve amenity, for surrounding properties.

Current Period

Notwithstanding the advice provided by the Council, assessment of your application will continue.

Please note - Any additional information provided by you during the development assessment process, is not required to be accepted by Council as assessment manager unless by agreement.

If you require additional time to consider the advice provided and any actions you may wish to take in response, you may wish to consider stopping a current period in the development assessment process in accordance with section 32 of the Development Assessment Rules.

Response format

As an electronically lodged application, please email all responses in PDF attachments (titled: 1 forms, 2 supporting documents, 3 plans and 4 specialist reports) to: mail@goldcoast.qld.gov.au
Do not password protect the PDF

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866

Yours faithfully



Adam Brown

Coordinator Planning South

For the Chief Executive Officer

Council of the City of Gold Coast