

INFORMATION REQUEST RESPONSE FOR A MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING



60 Dutton Street, Coolangatta

MCU/2026/232

Our Ref: 2024-12-722
Your Ref: MCU/2026/232

18 September 2026

Attention: Alex Couvaras
Planner, City Development
City of Gold Coast Council
PO Box 5042
GOLD COAST MC QLD 9729

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

RE: **RESPONSE TO INFORMATION REQUEST**
APPLICATION NUMBER:
PROPOSAL: **DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (MULTIPLE DWELLING – CODE ASSESSMENT)**
PROPERTY: **60 DUTTON STREET, COOLANGATTA (LOT 2 RP86756)**

Dear Alex,

We are writing in relation to a Development Application seeking a Development Permit for Material Change of use (Multiple Dwelling – Code assessment) (the '**Development Application**') at 60 Dutton Street, Coolangatta (formally described as Lot 2 RP86756) (the '**site**'). City of Gold Coast Council's (the 'Council') reference number for the application is MCU/2026/232.

On 7 July 2026, on 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:

The response is separated 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 7 July 2026;
- **Section 3 – Plans:** Amended Development Plans; and
- **Section 4 – Specialist Reports:** Swept Path Assessment; Stormwater Management Plan; Engineering Services Report and Statement of Landscape Intent.

A response is due within 3 months of issue of the IR being 7 October, 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 Decision Stage.

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



A handwritten signature in blue ink, appearing to read 'B. Walkinshaw', with a long horizontal flourish extending to the right.

Brendon Walkinshaw

B.Econ., LLB, GDURP (*Merit*), MPIA

Director

Enhance Urban Planning

Telephone: 0438 351 711

Email Address: brendon@enhanceup.com

189 Ferry Rd, Southport Qld 4215
PO Box 7143, Southport Park Qld 4215
(07) 5592 4663

info@enhanceup.com

www.enhanceup.com

Trading on behalf of Walkinshaw Urban Planning Pty Ltd
ACN 602 735 446

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

MCU/2026/232	[application reference number]
Southern Cross Property Holdings Pty Ltd C/- Enhance Urban Planning	[applicant's name]
brendon@enhanceup.com	[contact address/email address]
(07) 5592 4663	[contact number]
7 July 2026	[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)	[details of proposed development]
60 Dutton Street, Coolangatta	[street address]
Lot 2 RP86756	[real property description]

Dear Alex	[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 requests) • Section 3: Plans (Amended Development Plans) • Section 4: Specialist Reports (Swept Path Assessment, Stormwater Management Plan, Engineering Services Report and Statement of Landscape Intent)

or

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

[list information provided]

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



Brendon Walkinshaw

(Director)

Enhance Urban Planning

18 September 2026

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