

Date: 28 February 2023  
Contact: Nathan GRIFFEY  
Location: City Development  
Telephone: 07 5582 8866  
Your reference:  
Our reference: MCU/2023/15

Intrepid Developments (Qld) Pty Ltd  
C/- Enhance Urban Planning (Amanda Sutherland)  
PO BOX 7143  
SOUTHPORT PARK QLD 4215

Dear Sir/Madam

### Information Request

I refer to the development application lodged by:  
Intrepid Developments (Qld) Pty Ltd

in relation to development of land/premises described as:  
Lot 6 RP1777, Lot 7 RP1777 – 239 Boundary Street, COOLANGATTA QLD 4225

Council of the City of Gold Coast (Council) officers have reviewed the development application and supporting information and determined that further information is required to properly assess the application.

Pursuant to sections 13.2 and 13.3 of the Development Assessment Rules under the *Planning Act 2016*, the applicant may respond to this information request by giving to the assessing authority:

- 1 all of the information requested below; or
- 2 part of the information requested below; or
- 3 part of the information requested below together with a notice advising the assessing authority that it must proceed with the assessment of the application; or
- 4 a notice stating that none of the information requested below will be provided; or
- 5 a notice stating that none of the information requested below will be provided together with a notice advising the assessing authority that it must proceed with the assessment of the application.

You are advised that pursuant to section 13.1 of the Development Assessment Rules, the period for the applicant to respond to this information request is three (3) months of the date of this letter.

If no response is provided or only part of the information is provided to this request within the three (3) month period, Council will continue its assessment of the application based on the information submitted.

It would be in the applicant's best interest to address all of the information requested.  
Please note that the provision of sufficient information to properly assess an application is a requirement for a favourable decision.

## INFORMATION REQUEST

### Building height compliant shadows

#### Planning Assessment and Office of Architecture and Heritage

##### 1 Building Height

Officers are concerned with the height of the building shown in its context given a height 50% over the building height overlay map is proposed. In order to enable officers to adequately assess the building height against Specific outcome 3.3.2.1(9) of the strategic framework, the applicant is requested to provide the following:

- a A detailed assessment of the surrounding building heights particularly demonstrating the maximum RL of each building. It is preferred that drawings/diagrams are provided showing these heights in relation to the proposed building height;
- b Photo montages showing the proposed building in the context of the surrounding area and including the massing of any surrounding approved buildings that have not been constructed.

##### 2 Setbacks

City officers are concerned that the proposed reduced setbacks of 3.2 to 3.3m to OMP and approximately 3.87m to the wall line, results in unreasonably negative amenity impacts to the adjoining neighbours and to the public realm due to the dominance of the built form in close proximity to the site boundaries for a building height of 57m. Officers note the recent approvals included within the applicants report with somewhat similar approved setbacks, however there are significant additional negative visual amenity impacts for this proposal due to the additional 19m building height for this 50% uplift DA. In order to provide a well managed interface with and relationship to nearby developments in addition to ensuring that the bulk and scale of the proposal achieves an excellent standard of appearance, officers recommend the following in accordance with the Strategic Framework uplift test 3.3.2.1 (9) (a) and (d):

- a Increase the setbacks to a minimum of 4.0m to outermost projection (slab / balcony / screen edge) and 4.5m to the wall line.

##### 3 Additional information

The submitted architectural drawings include insufficient information to enable proper assessment. To enable accurate assessment of the proposal it is requested that the architectural package incorporate the following additional information:

- a Provide a roof plan indicating areas of unenclosed and roofed areas to determine if the proposal is 16 or 17 storeys.
- b Provide further details of proposed screening elements including size, spacing and finish.
- c Provide dimensions on the boundary setback diagrams, including setbacks and heights.
- d Section D - north eastern boundary interface appears to incorrectly show the MSB with a planter in front. Please confirm the section location and update the detail as required.

#### 4 Shadow diagrams

The applicant is requested to provide amended shadow diagrams showing the outline of code assessable building on the subject site in order to determine the additional shadow impacts from the additional building height.

#### City Assets

#### 5 Vehicle crossover location

It is currently unclear if the vehicular crossover for proposed development will impact upon the existing stormwater pit located on the road frontage. The applicant is requested to submit amended plans demonstrating that the proposed vehicular crossing does not impact the existing stormwater infrastructure. In this instance, the applicant is required to:

- a Submit an amended dimensioned Site Plan showing the edge of the proposed VXO at the kerb line having (minimum) 1m clearance from the existing gully pit; and
- b Demonstrate that the proposed vehicular crossing does not cause impact to the existing stormwater pit, in accordance with Driveways and vehicular crossings code.

#### Hydraulics and Water Quality

#### 6 Healthy waters code

The applicant has provided insufficient information to demonstrate compliance with the City Plan. The development site does not fully comply with the Healthy waters code – Assessable Development Benchmarks (PO1/A01 PO2/AO2) and of General development provisions code (P010/AO10) as limited information is provided. As such, the applicant is requested to submit a detailed stormwater management plan, prepared by a Registered Professional Engineer Queensland (RPEQ) specialised in stormwater management in accordance with the City Plan policy – Land Development Guidelines and Queensland Urban Drainage Manual. The plan must include (but not limited to) the following:

- a Identification of internal catchments.
- b Provide field inlet pits to cater surface flow.
- c Provide either a Stormsack chamber with a minimum of 2 Stormsack or other GPT treating upstream pipe flow prior to discharge to the SPEL Filter chamber.
- d Invert levels of pits and pipes proposed.
- e Provide an amended stormwater management plan layout (Drawing No.SK002VER1) prepared by a qualified professional (RPEQ) for the entire site including major and minor drainage systems, to demonstrate how stormwater from the entire site will be conveyed to the quantity/quality tank and subsequently to the Lawful Point of Discharge along with long and cross sections of the stormwater management devices. Drawings to be dimensioned in metres (m) and to include elevations in metres to Australian Height Datum (m AHD).
- f High flow bypass arrangements(levels) for greater than 1% AEP flows.

#### 7 Flood storage capacity

The applicant is requested to submit the revised flood storage capacity calculations showing the listed items and no loss of flood plain storage has occurred as a result of the earthworks. It is requested to include the following:

- a Compare from pre-development to post-developed surface levels to ensure that no loss of floodplain storage has occurred.  

(\*- Site must be displayed in the Existing/Pre-Development Phase without any structures on the basis that floodwaters can enter the existing dwelling and also considered the flood storage capacity of property at 243 Boundary Street, COOLANGATTA, 4225 as this storage area is connected through the rear of the existing site but impeded by post development. Additional levels within the development site and the adjoining property would assist in making a more accurate response)
- b Council records indicate that approximately 80m<sup>3</sup> of flood storage capacity is to be maintained as part of the development. Where this volume is provided there is no requirement to undertake compliance with step a as stated above.
- c The Developed Flood Storage Layout Plan depicted in Figure 1 below, does not make it clear how the highlighted area would contribute to obtain the necessary flood storage capacity in a 1% AEP event. Also demonstrate how the floodwaters will stop entering the basement after filling to a depth of 400mm or above (up to 600 mm) in order to achieve requisite flood storage capacity. The applicant is requested to address and amend the previously submitted architectural plans by clearly showing the passage of flood water to basement or other designated area without impacting the transition of vehicle movement in and out of basement.
- d The Developed Flood Storage Layout Plan depicted in Figure 1 below does not consider reasonable grades and changes of grade to ensure vehicles can safely drive through this area for the long periods when flooding does not occur.
- e The Developed Flood Storage Layout Plan depicted in Figure 1 below appears to be in the wrong location. This should be positioned as far from the access ramp as possible so that cars in the un-flooded area do not have to drive through floodwaters to exit the garage thereby placing themselves at risk.
- f Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS.

## 8 Modelling files

Please submit the following modelling files for assessment and record keeping purposes.

- a Provide the music model (in MUSIC v6) to confirm in general the input data assumed correlates with proposed catchment characteristics and for Council's record.
- b Provide the DRAINS model(s) developed to assess the proposed development for Council's record.

## Landscape Assessment

### 9 Landscaping – Ward Street frontage

The applicant is requested to address the following concerns in relation to planting within the Ward Street frontage:

- a From a review of the submitted perspectives, it appears that there is an intent to provide small tree planting centrally along the Ward Street frontage to align with an articulation in the podium façade. While this articulation would assist in accommodating a tree specimen, it does not appear that the dashed line on the Ground Level drawing (DA100) aligns with the outer most projection of the building

above. As such, the proposed building cannot achieve a suitable separation between the proposed tree planting and the built form. To ensure that the proposed development is able to accommodate tree planting within the Ward Street frontage and contribute to the developments ability to comply with the Performance outcomes PO1 and PO2 of the High density residential zone code, and PO4 of the General development provisions code, the applicant is requested to:

- i Revise the articulation in the tower floor plates to ensure that the building is able to maintain a minimum 3.0 metre separation between the trunk of the proposed tree specimen and the outer most projection of the structure (including architectural projections). For clarity, this item only seeks a 3.0 metre clear horizontal radius to be measured from the centre of the trunk of the proposed tree specimen. In achieving the requested separation, the trunk of the tree specimen is requested to be positioned no closer than 500mm to any wall of the associated planter box.
  - ii Ensure that the dashed lines on the ground floor plan accurately reflect the outer most projection of the building above.
  - iii Demonstrate that a suitable vertical clearance will be available to allow for the anticipated mature height and canopy of the proposed tree specimen.
  - iv Cross sections are requested to be provided to clearly demonstrate the requested horizontal and vertical clearances, as well as confirming how soil depths will be achieved specifically in the tree planting location (e.g., basement set downs, planter walls, deep planting, or a combination of these).
- b Officers have identified two concerns relating to the planters within the Ward Street frontage, the sloped planter, and the dividing wall between the planter tiers. To maximise the volume of growing media within these planters and enable ease of construction, the applicant is requested to:
- i Remove the diving wall that results in a 200mm wide planters along the frontage to Ward Street. The 200mm wide planter is considered impractical to waterproof and construct and that the species proposed would benefit more from having the greater soil volume available to support growth. Alternatively, the applicant is requested to investigate the ability to incorporate a basement set down so that lower plantings can be provided within a garden bed at grade with the adjacent verge so that plants within this garden would have access to the soil volume within the public space.
  - ii Officers note the sloped/angled nature of the planter proposed between the Ward Street frontage boundary and the communal open space/pool area at ground level. The applicant is requested to provide sections at intervals along this frontage to clearly demonstrated the soil depths that will be available to support plantings along the frontage.
- c The submitted Acoustic report identifies that there will be a 2.0 metre acoustic barrier between the Ward Street frontage and the communal open space/pool area. It does not appear that this structure has been reflected in any of the submitted perspectives. The applicant is requested to ensure that this required element is accurately represented on the submitted architectural documentation to ensure that the realistic amenity interface with Ward Street can be considered by Council officers.

## 10 Landscaping – Boundary Street frontage

The applicant is requested to address the following concerns in relation to planting within the Boundary Street frontage:

- a From a review of the submitted perspectives, it appears that there is an intent to provide tree planting to the west of the pedestrian entry within the Boundary Street frontage. Unfortunately, the combination of building setbacks in this location and the planter design will prevent achieving a suitable separation between the trunk of the tree and the outer most projection of the building. To ensure that the proposed development is able to accommodate tree planting within the Boundary Street frontage and contribute to the developments ability to comply with the Performance outcomes PO1 and PO2 of the High density residential zone code, and PO4 of the General development provisions code, the applicant is requested to:
  - i Amend the design to provide a minimum 3.0 metre separation between the trunk of the proposed tree specimen and the outer most projection of the structure (including architectural projections). For clarity, this item only seeks a 3.0 metre clear horizontal radius to be measured from the centre of the trunk of the proposed tree specimen. In achieving the requested separation, the trunk of the tree specimen is requested to be positioned no closer than 500mm to any wall of the associated planter box.
  - ii Demonstrate that a suitable vertical clearance will be available to allow for the anticipated mature height and canopy of the proposed tree specimen.
  - iii Cross sections are requested to be provided to clearly demonstrate the requested horizontal and vertical clearances, as well as confirming how soil depths will be achieved specifically in the tree planting location (e.g., basement set downs, planters walls, deep planting, or a combination of these).

#### 11 Above ground landscaping

The applicant is requested to provide the following amendments to the design and additional information to address maintenance concerns for landscaping currently proposed on the rooftop and up the face of the tower:

- a The applicant is requested to demonstrate the intended locations of safety considerations such as fall arrest systems and anchor points to enable safe and convenient access to landscape planter boxes.
- b The applicant currently proposes landscaping within podium planter boxes for the full height of the tower on the western and eastern facades. In providing these landscape planter boxes, the applicant is requested to consider the ultimate ongoing maintenance requirements and associated costs for the future body corporate. Every effort is requested to be made in the design to ensure that the proposed landscaping will not result in unreasonable and cost prohibitive ongoing maintenance requirements for the future body corporate. Landscape Officers request that the applicant consider limiting planter boxes proposed on Level 2 and above to those accessible from adjacent balconies. Officers suggest that the eastern planters proposed between Levels 2 to 15 appear to only be accessible via abseil maintenance and may ultimately become a maintenance burden. The applicant is requested to consider providing an alternative architectural treatment to the eastern facade instead of the currently proposed planters. The applicant is requested to discuss alternate treatment options with Councils Planning Assessment and Office of Architecture and Heritage officers. This

item is to be read in conjunction with items within this Information Request from the Office of Architecture and Heritage.

## 12 Amended Statement of Landscape Intent

The applicant is requested to submit an amended Statement of Landscape Intent that:

- a Clearly reflects any changes to the site layout that occur as a result of items within this Information Request.
- b Demonstrates canopy tree planting within both the Ward Street and Boundary Street frontages.
- c Provide maintenance access details for all planter boxes not immediately accessible from an adjoining balcony or walkway.

## Subdivision Engineer

### 13 Amended Site Plan/s

Proposed Site Plan does not show proposed land dedication as a corner truncation at the south -western corner of the site. The applicant's response of PO17 and AO17.1 of the Transport code includes justifications of AO17. Officers do not agree with the justification provided and consider that a corner truncation must be provided.

In order to comply with the requirements of PO17 and the Overall Outcomes of the Transport code, the applicant is required to submit amended Ground Level Plan showing proposed land dedication area as a corner truncation (made by 1 chord of 4m radius) at the south-western corner of the site (adjacent to intersection of Boundary Street and Ward Street). In addition, the requested corner truncation will be consistent with existing corner truncations adjacent to intersection of Eden Avenue and Ward Street as well.

## Transport Assessment

### 14 Access to car parking

To comply with Acceptable outcome AO2 of the Transport code, access to visitor car parking areas must not be restricted by way of gate. It is unclear whether a security gate is proposed which could restrict access to the visitor car parking spaces on Basement 01.

To demonstrate compliance with PO2/AO2 of the Transport code, the applicant is required to clarify whether a security gate is proposed.

### 15 Servicing

To meet Acceptable outcome AO5 of the Transport code, the proposed development is required to provide on-site standing area for a Medium Rigid Vehicle (MRV). The development provides on-site standing area for an MRV however, an MRV standing on-site would not allow a vehicle exiting the development from basement level to pass a vehicle on the ground level waiting at the hold point. The car parking facilities would therefore shut down. Compliance with AO5 of the Transport code is not achieved.

To meet compliance with AO5 of the Transport code, the applicant is required to redesign the frontage of the development to accommodate on-site servicing for an MRV while allowing ingressing and egressing vehicles to pass simultaneously at the hold line while maintaining the required circulation clearances around the vehicles at all times in accordance with AS2890.1:2004.

### 16 Design of parking facilities

To meet Acceptable outcome AO25.1 of the Transport code and in accordance with AS2890.1:2004, the applicant is required to address the following matters:

- a Submit a swept path analysis to show a vehicle waiting at the hold point on ground level and a vehicle exiting the ramp at ground level passing the vehicle at the hold point, while maintain the required clearances around the vehicles at all times.
- b Provide further detail on the operation of the one-way ramp as well as providing a title block drawing showing detail of any proposed signalised ramp management system including the location of signals and detectors.
- c Fully dimension and annotate the pedestrian sight triangle with the following words: 'Pedestrian sight triangle to be kept clear of obstructions to visibility. Low level landscaping permitted to a maximum mature height of 500mm above driveway level'.
- d Show on the architectural drawings the width of the one-way ramps.

### **Water and Waste**

#### **17 Water Connection Location (above ground on lot water meter)**

Council acknowledges that the applicant has provided a Service Connection Layout Plan by Friends Engineering which depicts the proposed location of the water meter and associated easement.

However, the easement details must also be demonstrated on the architectural plans as the architectural plans will constitute the approved drawings where engineering plans typically only support the proposal.

This information is required on the architectural plans as the water meter(s) take up a sizeable amount of space and can adversely affect other items such as PMT locations, landscaping, refuse servicing facilities, stormwater infrastructure and the like. Council's relevant internal referrals all need to be aware of the proposed location and satisfied that all other internal requirements are met and the water meters fit into the design concept.

- a Therefore, the applicant is required to provide an amended architectural plan showing / labelling the location of the proposed water meter and associated easement. The easement shall include dimensions – this could also be shown via an inset plan.

#### **18 Bulk bin servicing point – applicant proposes pram ramp for bin use**

Council acknowledges the applicant is proposing to construct a new pram ramp and have the bulk bins moved down the pram ramp and ultimately be serviced via kerbside collection.

It is important to note that Council's city assets team does not typically support new pram ramps for bin carting purposes as outlined below:

- A private ramp within the road reserve for waste collection is not common in the city and there is not any standard or policy for it.
- The ramp is likely to create confusion to the public. Pedestrians may think the ramp is for the purpose of road crossing which can create a risk to public safety and health if bins are being moved along the pathway at the same time as pedestrians. This aspect combined with the proposal for the large/heavy bulk bins poses a greater risk to the public.
- The road reserve is for the infrastructure such as road, underground services, street lighting, street trees, footpath etc. Council only allows private vehicular crossing within the road reserve.

- a Accordingly, the applicant is required to provide an amended set of plans and WMP providing a compliant servicing strategy including provision of a bin servicing point connected to the subject site's VXO, and not via separate footpath/path/ramp. This likely requires an amended layout of the bin storage point as well to ensure the bin-carting route from the bin storage point to the bin servicing point is not obstructed by walls / stairs etc.

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format (ie)

- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au)

#### **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

**Supervising Planner (South)**

*For the Chief Executive Officer*

Council of the City of Gold Coast