

INFORMATION REQUEST RESPONSE FOR A MATERIAL CHANGE OF USE (MULTIPLE DWELLING – 34 UNITS)



239 & 241 Boundary Street, Coolangatta
(MCU/2023/15)



Our Ref: 2022-05-550
Your Ref: MCU/2023/15

11 March 2024

Attention: Nathan Griffey
Senior Planner, City Development
City of Gold Coast
PO Box 5042
GOLD COAST MC QLD 9729

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

RE: RESPONSE TO INFORMATION REQUEST
PROPOSAL: DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (34 DWELLINGS) – IMPACT ASSESSMENT
PROPERTY: 239 & 241 BOUNDARY STREET, COOLANGATTA (LOTS 6 & 7 ON RP1777)

Dear Nathan,

On behalf of *Intrepid Developments (Qld) Pty Ltd* (the '**Applicant**'), Enhance Urban Planning ('**EUP**') has been engaged to respond to the City of Gold Coast's (the '**Council**') Information Request, dated 28 February 2023. The response is prepared in relation to an application seeking a Development Permit for a Material Change of Use (Multiple Dwelling (34 Dwellings) – Impact assessment) (the '**Development Application**') on land situated at 239 & 241 Boundary Street, Coolangatta (the '**subject site**'). We note that Council have agreed to extensions to the Information Request period until 29 March 2024, and therefore this response is made within the required time period.

The response is separated into Sections 1 through 4 as required by Council and herein identified as follows:

- **Section 1 – IR Forms:** Applicant response to an information request form;
- **Section 2 – IR Supporting Documents:** Written response to the Council's Information Request; Copy of Council's Information Request, dated 28 February 2023;
- **Section 3 – IR Plans:** Amended Development Plans; and Volumetric Concept Plan (*for information purposes only*); and
- **Section 4 – IR Specialist Reports:** Amended Acoustic Report; Engineering IR Response Letter; (Engineering Services, Flood, and Stormwater); Amended Engineering Services Report; Amended Flood Code Response Report; Amended Stormwater Management Plan; Amended Statement of Landscape Intent; Traffic IR Response Letter; and Amended Operational Waste Management Plan.

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 the undersigned or Brendon Walkinshaw with any additional concerns or queries. We look forward to the issue of Council's Decision Notice in due course.



Yours faithfully,

Chris Goad

B. UrbanEnv Plan (Hons), MPIA (GC Committee member)

Principal Planner

Enhance Urban Planning

Telephone: (07) 5592 4663 / 0492 910 409

Email Address: chris@enhanceup.com

SECTION 1: IR FORMS



239 & 241 Boundary St, Coolangatta

Response to an Information Request Form

Applicant response to an information request

Section 13 of the Development Assessment Rules

MCU/2023/15	<i>[application reference number]</i>
Intrepid Developments (Qld) Pty Ltd C/- Enhance Urban Planning	<i>[applicant's name]</i>
chris@enhanceup.com	<i>[contact address/email address]</i>
07 5592 4663	<i>[contact number]</i>
11 March 2024	<i>[notice date]</i>
City of Gold Coast Council	<i>[name of entity who made the information request]</i>
PO Box 5042, GCMC QLD 9729	<i>[address of entity who made the information request]</i>

RE: Development Application for a Material Change of Use (Multiple dwelling)	<i>[details of proposed development]</i>
239 & 241 Boundary Street, Coolangatta	<i>[street address]</i>
Lots 5 & 6 on RP1777	<i>[real property description]</i>

Dear Nathan Griffey,	<i>[sir/madam/name]</i>
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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]*

- | |
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| <ul style="list-style-type: none"> Section 1: IR Forms (this form) Section 2: IR Supporting Documents (Written response to Council's requests) Section 3: IR Plans (Amended Development Plans; and Volumetric Concept Plan (for information purposes only) Section 4: IR Specialist Reports (Amended Acoustic Report; Engineering IR Response Letter; (Engineering Services, Flood, and Stormwater; Amended Engineering Services Report; Amended Flood Code Response Report; Amended Stormwater Management Plan; Amended Statement of Landscape Intent; Traffic IR Response Letter; Amended Operational Waste Management Plan) |
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or

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

<i>[list information provided]</i>

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

11 March 2024

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