

Date: 2 June 2025
Contact: Jusmeet Atwal
Location: City Development
Telephone: 07 5582 8866
Your reference: P0052526
Our reference: MCU/2025/79

Benowa Gardens Holding Pty Ltd Atf Benowa Gardens
C/- Urbis Ltd
64 Marine Parade
SOUTHPORT QLD 4215

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager

(Confirmation Notice given under section 3.4 and Information Request given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: Benowa Gardens Holding Pty Ltd Atf Benowa Gardens
Applicant contact details: C/- Urbis Ltd
64 Marine Parade
SOUTHPORT QLD 4215

in relation to development of land/premises described as:

Street address: 203 Ashmore Road, BENOWA QLD 4217
Real property description: Lot 822 RP839746

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 26 May 2025.

Application number: MCU/2025/79
Approval(s) sought: Preliminary approval for a Material change of use (Impact assessment) for a Mixed use development, including a Variation request pursuant to Section 61 of the *Planning Act 2016* to vary the effect of the local planning instrument being City Plan (Version 11), in accordance with the Benowa Gardens Plan of Development.

This development application is not a development application to carry out a development under a superseded planning scheme.

Nature of development Mixed use development in accordance with the Benowa Gardens

proposed: Plan of Development

Referral Agencies

There are referral agencies identified for this development application.

Concurrence Agency	
<p>Aspect of development stated in Schedule 20 – Schedule 10, Part 9, Division 4, Subdivision 1, Table 1</p> <p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <ul style="list-style-type: none">(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and(b) the development meets or exceeds the threshold—<ul style="list-style-type: none">(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area	<p>Department of State Development, Infrastructure, and Planning</p> <p>PO Box 3290, Australia Fair SOUTHPORT QLD 4215</p>
Advice Agency	
<p>Material change of use of premises near a substation site or subject to an easement - Schedule 10, Part 9, Division 2, Table 2, Item 1</p> <p>Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if—</p> <ul style="list-style-type: none">(a) all or part of the premises are within 100m of a substation site; or(b) both of the following apply—<ul style="list-style-type: none">(i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act;(ii) the easement is for a transmission grid or supply network.	<p>Town Planning Energex</p> <p>GPO Box 1461 BRISBANE QLD 4001</p>

The development application must be referred to all relevant referral agencies within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The applicant is required to give written notice to the City as assessment manager, that the application has been referred.

Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Should the City as assessment manager decide to make an information request, this will be provided in separate correspondence.

Public Notification

Public notification is required for this development application, and is to be carried out in accordance with Part 4 of the Development Assessment Rules.

The public notification period for this development application must be a period of at least 30 business days, in accordance with section 53(4)(b) of the *Planning Act 2016*.

In addition to the *Planning Act 2016* and Development Assessment Rules for public notification requirements, the City requests that any related notice of the application also state the following:

Please note - All submissions made in relation to the development application are publicly viewable on the City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

The City's reference for public notification and viewing through PD Online is: MCU/2025/79.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

Council's Project Team

The assessment of this application will be undertaken by the following Council project team.

Section	Officer	Contact Details
Assessment Manager	Jusmeet Atwal, Senior Planner	P: 07 5583 8365 E: jatwal@goldcoast.qld.gov.au
Planning Coordinator	Branden Holt, Coordinator (Major Assessment)	P: 07 5582 8258 E: bholt@goldcoast.qld.gov.au
Architecture Assessment	Meagan York, Principal Architect	P: 07 5581 7799 E: myork@goldcoast.qld.gov.au
Landscape	Zora Huszar,	P: 07 5582 8920

Assessment	Landscape Planner	E: zhuszar@goldcoast.qld.gov.au
Transport Assessment	Elisha Augustine, Senior Transport Engineer	P: 07 5582 8806 E: eaugustine@goldcoast.qld.gov.au
Social Planning	Fin McCauley-Wassel, Senior Strategic Planner	P: 07 5581 6415 E: fmccauley-wassel@goldcoast.qld.gov.au

INFORMATION REQUEST

Preamble

The proposed Preliminary approval seeks to streamline the establishment of a mixed-use high-rise development comprising of commercial, retail and residential activities.

While officers appreciate the benefits of redeveloping this site, it is unclear if the suite of amendments sought to be varied will result in an appropriate level of intensification having regard to the desired scale and appearance of this locality.

The submitted material does not clearly demonstrate the full potential built form scale and intensity that could be achieved. Noting concept plans have been submitted, these do not guarantee a definitive outcome which warrants support of this height and scale.

While officers appreciate evolving changes involved in a re-development of this scale, the Variation request in its current form is ambiguous therefore not considered appropriate.

The applicant is requested to workshop the proposed development with officers prior to formally responding to this information request.

Planning Assessment

1. Building height

The proposal seeks to amend the Code height for the site from 2 storeys and 14m to:

- 22m for commercial podium uses, and
- 53m for residential uses.

The Neighbourhood centres zone code and the Making modern centres theme within the Strategic framework provide the following:

PO3(a):

“Development of a height that promotes the intended character of the zone.”

OO6.2.5.2(2)(d):

“Built form is of a height and density that complements its surrounding neighbourhood.”

SO3.4.1(8)

“In neighbourhood centres, building form is more intensive than surrounding neighbourhood areas, but provides a sensitive transition to nearby residential areas. Building height complements the surrounding neighbourhood.”

SO3.4.5.1(4)

“Building height in neighbourhood centres complements the planned function and desired future appearance of its surrounding neighbourhood.”

The surrounding area is characterised by predominantly low-rise development, with some mid-rise development being Pindara Hospital. While officers are not opposed to additional height at this location to emphasise urban legibility, 53m tower form and 22m podium height is not considered to respect or complement this locality.

The proposed development at this height is not supported.

Furthermore, there is a lack of certainty in the scale that could be achieved as the Variation request does not provide specific outcome driven benchmarks which future development applications are to be assessed against.

While officers appreciate that the Development code has been drafted to be generally consistent with the High-rise accommodation code, sufficient parameters to warrant additional height has not been appropriately considered.

On this basis, the applicant is requested to:

- a) Meaningfully reduce the building height.
- b) Amend the Variation request to provide benchmarks that correlate with any submitted drawings. This should consider the below (but is not limited to):
 - Number of tower forms
 - Tower separation
 - Floor plate dimensions
 - Variation in height and scale
 - Siting
 - Specific frontage landscaping treatments.
 - Building appearance controls / design intent.

2. Requested amendments to the Benowa Gardens Plan of Development

The applicant is requested to clarify / amend the Benowa Gardens Plan of Development as follows:

Section 2. Application:

- a) Amend point (2) to state City Plan Version 11.
- b) Amend point (3) to state that where there is a conflict between the Benowa Gardens Plan of Development and the conditions of approval contained in the decision notice, the conditions of approval prevail to the extent of the inconsistency.
- c) Amend part 2.3 – currency period to 10 years. Officers are not comfortable in supporting a currency period of 15 years.
- d) Define ‘Anchor tenancy.’

Section 3 Tables of Assessment

- e) In Table 1, amend the code title from 'Benowa Gardens Code' to 'Benowa Gardens Development Code' consistent with Section 4, and amend 'Benowa Gardens High-rise Accommodation Design Code' to 'Benowa Gardens High-rise Accommodation Code' consistent with Section 5 (or vice versa).
- f) Delete 'Shop' for anchorage tenancy (e)(ii) as Accepted subject to requirements as this is identified as Code assessment.

Section 4 Zone Code & Section 5 Development Code

- g) The codes speak to 'Map 1' and 'Map 2' which are not consistent with the provided height and density map names. Amend the title references accordingly.
- h) Amend Table 1 from AO1.2 to RO1.2.
- i) Amend Table 2 from PO12, AO12 and AO1.2 to PO1, AO1.1 and AO1.2
- j) Include / amend assessment benchmarks that relate to the concept plans in determining the built form is appropriate (as per item 1.b. of this information request).
- k) For tracking/record keeping purposes, it is requested that an additional provision be included requiring the lodgement of a GFA and density summary with every new development application.

Plans and drawings

- l) Amend the Density map to state the correct density. Officers have calculated 1 bed / 19m² based on 885 bedrooms. Remove any redundant density numbers that may cause confusion.
- m) Amend the Building height map to remove "approx."

3. Staging

The concept plans provide a staging plan. The applicant is requested to clarify the intended staging of the development for the purpose of delivering infrastructure and any required works.

Architecture Assessment

4. Development bulk, height, form and scale

Officers have significant concerns regarding the proposed development's bulk, height, form, and scale, particularly regarding its response to the urban context, street interface, and local character. The proposal currently presents as dominant and bulky with insufficient consideration to the overall urban design and site context, street interface, podium height, tower heights, tower form and mass, tower orientation and setbacks.

The development is located in the Neighbourhood centre zone and seeks a maximum building height of approximately 12-15 storeys or 53m, where 2 storeys and 14m is envisaged currently for the zone. Officers are supportive of additional height, however the additional height above the mapped height is subject to satisfying the built form criteria within the City Plan.

Officers have significant concerns with the current heights proposed for both the towers and the podium which are not consistent with the envisaged suburban character of the area and would result in a dominant and intensive built form outcome particularly to the corner of Benowa Road and Carrara Street.

The predominant height in the local area ranges from approximately 1–3 storeys with the exception of two developments being the Pindara Private Hospital car park which is approximately 5 storeys, (however this is well set back from the street frontage, behind other developments) and the recent Lady Small Haven retirement village in Allchurch Avenue to the north, which is approximately 300m away behind Benowa Primary School. The proposal will be significantly taller than any other local development and in conjunction with the bulk, floor plate size, orientation and design results in a development form dominated by bulky, large buildings which will have concerning dominant visual impacts to the local area.

In addition to concerns with the proposed building heights, the proposed towers have the following building lengths and approximate floor areas:

- Benowa tower: 76m building length, 2238m² floor plate
- Ashmore tower: 87.5m building length, 2766m² floor plate
- Carrara tower: 111m, 2670m² floor plate.

The very large floor plates and long building lengths contribute to the dominance, bulk and scale of the built form which will result in an urban wall effect, particularly when viewed from the north-west as demonstrated in the visual impact assessment perspectives.

Of further concern are the minimum tower street setbacks appear to range from 5m to Ashmore Road, 6.5m to Benowa Road and 8.2m to Carrara Street, with minimum separation of approximately 11.5m between the Benowa and Ashmore towers at the south-west corner. Due to the combination of the above significant issues the proposal is currently not considered to respond appropriately to the site context, constraints and urban context.

Officers suggest that the envisaged more intense development incorporating car parking, commercial, retail and residential uses can be achieved on the site, however in a revised built form outcome which incorporates a more site responsive ground plane, low rise podium, and compact, slender tower forms incorporating the following recommendations:

Podium:

- a) Reduce the building height, particularly at the Ashmore Road / Benowa Road intersection (as represented in the conceptual perspectives).
- b) Introduce significant physical breaks through the podium to the sky (similar to the proposed open gallery space or an open to sky forecourt) and incorporate internal cross block links and entrances that are based on pedestrian movement patterns from anticipated patrons from the adjoining hospital, schools, residents, and intersection.
- c) Incorporate entry forecourt areas and public seating spaces, landscaping pockets, and active uses to the podium street frontages to improve wayfinding, legibility and sense of arrival.
- d) Sleeve all car parking with active uses.

Towers:

- e) Reduce the tower heights (subject to addressing further design refinements).
- f) Provide physical separation between the Carrara and Benowa towers to allow views through the site, to break down the bulk of the built form and urban wall appearance of the towers.

- g) Reduce the tower lengths to a maximum of 55m each
- h) Increase the tower street setbacks to a minimum 10m
- i) Increase tower separation to a minimum 12m
- j) Introduce variation in tower height, articulation, and modulation to reduce the urban wall effect.
- k) Submit an urban design context and site analysis demonstrating how the revised built form responds appropriately to local character and context.

5. Benowa Gardens Development Code amendments

Officers recommend the following amendments underlined for the character outcome:

- *(c)(iii) Character consists a streetscape that is pedestrian friendly, and framed by awning covered, attractive shop frontages with building recesses for generous landscaping;*
- *(d)(iii) Built form for non-residential land uses is setback from road frontages to complement the streetscape character and allow for generous landscaping and activation of the street;*

6. Benowa Gardens High rise accommodation code

Officers recommend additions to the development code to incorporate higher quality design outcomes appropriate for additional height and density.

Podium

- a) Provide podium façades with vertical articulation, deep recesses, active uses, and integrated landscaping.
- b) Setback and tier upper podium terraces to reduce perceived bulk and visual height.
- c) Sleeve car parking with active uses.
- d) The proposal must ensure the architectural language of the building form, at ground level especially at the location of services areas do not appear stark and austere. The building facades to all street frontages must be attractive, activated and engaging to the public realm with legible entrances, continuous covered awnings, and high-quality pedestrian walkways and public spaces.
- e) The podium should utilise high quality design with durable and sustainable materials and finishes, which assist to ground the building in the local context, screens for shading and shadow play and privacy, high levels of articulation and modulation with integrated planting and landscaping to contribute the envisaged character of the area.

Tower form design

- f) The towers must achieve a design with high architectural merit with a sophisticated, contemporary and innovative design and appearance. The towers should have an appropriate amount of differentiation between each buildings to achieve a sense of identity and individuality with well-considered orientation for outdoor private open space balconies and to minimise impacts on overlooking between towers.

- g) The tower should utilise high quality design with durable and sustainable materials and finishes, which assist to ground the building in the local context, screens for shading and shadow play and privacy, high levels of articulation and modulation with integrated planting and landscaping to contribute the envisaged character of the area.
- h) The towers should include meaningful deep, wide and recessive breaks in the building form (including physical separation between the proposed Benowa tower and Carrara tower as noted above) to allow views through the site for an open and attractive skyline and to mitigate shadow impacts to the internal communal space.

7. Visual impact assessment

The Visual impact assessment report by Interplan VA states the following:

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4.2.1.2 The Proposed Development

130 The proposed development is visually dominant when viewed on the corner of Benowa Road and Carrara Street.

131 The height and scale of the podium is accentuated by the elevation of Benowa Road falling from the Ashmore Road intersection to the Carrara Street intersection, which progressively exposes more levels of the podium towards the corner and along the Carrara Street frontage. However, the proposed development's overall scale and bulk are balanced by the width of the road reserves and the open setting provided by the neighbouring sports fields.

132 The appearance of the development's overall bulk is modulated by the legibility of the tower and podium components and the differences in their setbacks and façade appearances. The visual break provided by the differentiation of the podium from towers provides a transition of height and scale to the road frontages, which mitigate the visual impact of the proposed development's overall bulk and contribute to the mitigating of its relationship to the existing context.

Officers agree that the development is visually dominant when viewed from the corner of Benowa Road and Carrara Street, however, do not agree that the width of the road reserve balances the built form. The podium height increases to this corner and to the lower order roads resulting in a dominant and overbearing form, where the scale and perception of the tower and podium is of a single mass that is not sufficiently differentiated (ie: the tower and podium present with the same bulk and height). In addition the 'differences in the setbacks and façade appearances' of the podium and towers do not present any significant breakdown in the proportions or scale where the building reads as an congruent mass and urban wall.

The amendments suggested in the officer's comments above will assist to address these concerns.

Landscape Assessment

8. Street frontage landscaping

The proposed overall bulk and height of the podium at the street edge raise amenity concerns. The proposed development does not support tree planting along the street frontages to mitigate the visual impact of the building's bulk. Additionally, the podium landscaping is

positioned at a minimum of 10m above eye level, limiting its effectiveness at the pedestrian scale.

Officers emphasise that built form, active street uses, tree planting, and pedestrian facilities are essential to enhancing the comfort, environmental quality, and visual appeal of streetscapes. This aligns with Performance Outcome PO2.1(b) of the Benowa Gardens Plan of Development Code and Strategic Framework 3.4.5.1, Element – Specific Outcome (9) for Neighbourhood Centres.

The applicant is requested to provide an amended development code incorporating provisions (i.e. ROs, AOs, POs & OOs) that facilitate the following:

- a) Areas of high-quality landscaping and streetscape treatments.
- b) Incorporate regular visual breaks in the built form through podium articulation along the street frontage to accommodate tree planting; these breaks are sought to be at maximum 15m intervals along the frontage, creating deep planting areas with a minimum 6m² surface area, a minimum dimension of 1.5m, and able to contain a tree planted centrally with a minimum separation distance of 3m between the centre of the trunk and the nearest part of the building.
- c) Further set back and terrace the podium to support a smoother visual transition between adjacent commercial and residential areas.

Transport Assessment

9. Traffic Impact Assessment

To assist in demonstrating compliance with the Strategic framework, Performance outcome PO16 of the Transport code and Performance outcome PO2 of the General development provisions code, an amended Traffic Impact Assessment (TIA) report is to be submitted, which addresses the following:

- a) The TIA is based on a superseded document that was published in 2002. The TIA must be assessed in accordance with the updated Guide to Transport Impact Assessment that commenced in November 2024 (GTIA 2024).
- b) Adopted traffic generation rates have been based on the number of parking spaces (which is unknown at this stage). Traffic generation rates shall instead be based on yield, calculated in accordance with the updated GTIA 2024.
- c) For the Multiple dwelling land use, it must be assumed that the development will have a total of 1358 bedrooms. This is consistent with the proposed Code assessable residential density designation of RD8 (1-bedroom / 13m²). *Note: to be read in conjunction with Planning Assessment items requiring clarification on the proposed density.*
- d) No evidence has been provided in support of the in and out split assumptions. The TIA shall include some demonstratable evidence about the in and out split assumptions for each peak.
- e) No analysis has been undertaken for the morning peak hour. The TIA shall be updated to include an AM weekday analysis (8am – 9am).

- f) The development code/concept plans refer to development staging, however the TIA does not consider staging. The TIA must account for staging. Alternatively, all works would need to occur in Stage 1.
- g) Undertake updated SIDRA analyses for Benowa Road / Carrara Street, Ashmore Road / Carrara Street and Ashmore Road / Benowa Street intersections with and without the proposed development traffic, at commencement of use and at the 10-year design horizon, which consider the above items.
- h) Provide fully dimensioned functional road layout drawings of all works, signed by an RPEQ.

Note: While it is expected to result in on-street parking loss, the applicant shall identify what mitigation works would be required at the Ashmore Road / Carrara Street intersection. Council officers will then consider if the intersection mitigation works, or maximisation of on-street parking will provide more overall benefit.

10. Pedestrian network upgrades

The roads in the area accommodate high vehicle traffic and the proposed development will introduce increased pedestrian traffic. To accommodate the anticipated higher pedestrian volumes, improve safety, and to demonstrate compliance with Strategic outcome 3.6.1(5) and Specific outcome 3.6.4.1(3), and Performance outcome PO2 of the General development provisions code, the following upgrades to the pedestrian network are considered warranted:

- a) Signalisation of the existing pedestrian crossings in the slip lanes at the Ashmore Road/Benowa Road intersection.
- b) Upgrade to the existing zebra crossing on Carrara Street to a wombat crossing.

Fully dimensioned concept drawings of the above works, signed by an RPEQ, must be submitted by the applicant for review by Council officers. The concept drawings must demonstrate compliance with all relevant Austroads design requirements.

11. Carrara Street site accesses

The indicative loading area is located next to the Carrara Street eastern access. Officers do not support service vehicle access to and from Carrara Street. The applicant is requested to:

- a) Include a specific RO, AO and PO within the Benowa Gardens Development code that prohibits the Carrara Street vehicle accesses from being designed and/or used for service vehicles.
- b) Clearly annotate on the concept drawings that the Carrara Street vehicle accesses are not to be designed and/or used for service vehicles.

12. Servicing

The TIA refers to a 19m Articulated vehicle (AV). The current Australian standard AS2890.2:2018 for commercial vehicles defines an AV as being 20m. The TIA must be updated to reference a 20m AV.

13. Reporting details

The applicant is requested to amend reports and drawings as follows:

- a) Remove all references to car parking supply and bicycle parking supply numbers.

- b) Remove internal parking layouts and reference to boom gates.
- c) Remove vehicle access designs and instead provide indicative vehicle access locations.

These detailed aspects of the development do not form part of the current development application/assessment.

Social Planning

14. Benowa Gardens Development Code

The proposed Benowa Gardens Development code intends to replace the Neighbourhood Centre Zone code and High Rise Accommodation Design Code. As per The Benowa Gardens Plan of Development *Section 3: Tables of Assessment – Table 1*, it is recommended that the following activity group and level of assessment section be amended as follows:

- a) Business activities: 'Shop' land use - 'Accepted subject to requirements' – Remove '(e)(ii)' being '*Where involving an anchor tenancy, does not introduce more than one anchor tenancy on site, nor exceeds a GFA of 4,000m²*'

15. Social and health impact assessment (SHIA) code

Any undefined or not listed uses in the levels of assessment table should be subject to impact assessment which includes the Social and health impact assessment code as an assessment benchmark.

16. Benowa Gardens High-Rise Accommodation Code - Housing need and choice

Development provides a mix of housing sizes and affordability outcomes to meet housing needs.

The proposed development includes Multiple dwellings (441 apartments) and Short term accommodation (41 apartments). The applicant is requested to demonstrate how the proposal provides a mix of residential unit sizes and types when only two and three-bedroom dwelling units have been proposed as part of the residential dwelling component of the development. It is recommended the proposed development includes one-bedroom dwelling units to increase housing size mix and affordability outcomes on-site.

Response Due Date

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.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

- a) Provide all of the information requested;
- b) Provide part of the information requested; or
- c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above

due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Jusmeet Atwal copied into the email jatwal@goldcoast.qld.gov.au. Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

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



Jusmeet Atwal
Senior Planner (Central Assessment)
For the Chief Executive Officer
Council of the City of Gold Coast