

PART 1

SUPPORTING

DOCUMENTS

- Cover Letter.
- 3D Isometric Views (with and without grid lines).

OTHER CHANGE – OTH/2025/12

776 PACIFIC PARADE, CURRUMBIN
JOB – 2130201





MICHEL GROUP SERVICES

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13 June 2025

Our Ref. 2130201

Chief Executive Officer
Gold Coast City Council
PO Box 5042
Gold Coast MC 9729
[Via Electronic Lodgement](#)

Attn: Mr Scott Arnott

Dear Scott,

RE: **RESPONSE TO ACTION NOTICE:**
'OTHER' CHANGE TO MCU/2022/588 – CHANGING FROM 4 X DWELLINGS TO 5 X DWELLINGS AND SHOP.
776 PACIFIC PARADE, CURRUMBIN.
LOT 1 ON SP348547.
COUNCIL REF.: OTH/2025/12.

Reference is made to the other change application lodged with Council and the subsequent action notice. Following is a full and final response to the action notice with the following application material attached for Council's assessment:

PART 1 – SUPPORTING DOCUMENTS

- Cover Letter.
- 3D Isometric Views (with and without grid lines).

PART 2 – PLANS

- Amended Proposal Plans.

PART 3 – SPECIALIST REPORTS

- Updated Stormwater Management Plan (including Healthy Waters Code Assessment).
- Updated Geotechnical Report.

The following table outlines a response to the individual issues raised:

Table 1: Action Notice Response Items.

BUILDING HEIGHT
<p><i>The applicant has applied for a Code assessable application. However, City officers are not convinced that the application material sufficiently demonstrates the proposed development is no higher than 3 storeys / 15 metres. In this regard, City officers note the following:</i></p> <ul style="list-style-type: none">▪ <i>It appears that the new design includes more than 3 storeys within a vertical plan and above the natural ground level. It is noted the applicant contends some of these areas include a laundry, bathrooms etc that can be excluded from the storey definition. However, these rooms are not only contained within a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment, but include other rooms and areas within the space preventing these areas from being excluded.</i>▪ <i>The development includes a number of body corporate storage areas and other unmarked areas that either do not met the exclusions within the definition of a Storey (included for reference below) or have the capability of being utilised as a room or storage area not included within the exclusions list of the definition of a storey.</i> <p>Definition of a storeys – Schedule 1.2 of the City Plan: <i>A space within a building between two floor levels, or a floor level and a ceiling or roof:</i></p> <p>a) <i>other than:</i></p>

<p><i>i a space containing only a lift shaft, stairway or meter room; or</i> <i>ii a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment;</i> <i>or</i> <i>iii a space containing only a combination of the things stated in (i) or (ii); or</i> <i>iv a basement with a ceiling that is not more than one metre above ground level; and</i></p> <p>b) <i>includes:</i> <i>i a mezzanine; and</i> <i>ii a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</i></p> <p><i>As such, the applicant is required to make amendments to the design of the development and provide amended material to demonstrate that the development achieves a code assessable building height. Alternatively, the applicant may withdraw the application and lodge as an Impact assessable development permit, requiring a public notification period.</i></p>
<p>APPLICANT RESPONSE</p> <p>Included in Part 2 is an amended set of proposal plans with minor changes to ensure the proposed building is no more than 3 storeys in a vertical plane. We have also provided 3D isometric views, both with and without the grid lines to assist in interpretation of the number of storeys in a vertical plane (refer to Part 1) noting that storey labels have been added to these drawings to illustrate compliance.</p> <p>We note that it is difficult to assess the number of storeys in a vertical plane due to the complexities of the site levels and the buildings relationship to natural ground etc. We do however confirm that the building does not exceed 3 storeys in a vertical plane and that it is well below the 15m height limit for the most part.</p>
<p>UPDATED GEOTECHNICAL REPORT</p> <p><i>The proposed changed development is materially different to the approved outcome and will now be located over an additional ~200m² of land. Despite this additional land forming part of the application and a new built form being proposed, a revised Geotechnical report has not been provided.</i></p> <p><i>As such, the applicant is required to provide an updated geotechnical report which accurately references the proposed changed development and the new land now forming part of the subject site. The updated report should include updated recommendation(s) confirming that the newly proposed development can achieve a 'Low' or better level of land slide hazard risk rating.</i></p> <p><i>Officers note that the updated geotechnical report must be from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering addressing the following issues in accordance with SC6.10 City Plan policy - Geotechnical stability assessment guidelines:</i></p> <p>a) <i>The report should provide a site-specific landslide risk assessment for the proposed development. The risk assessment should be based on surface and subsurface geotechnical information of the site. The report should demonstrate that the risk of landslide adversely affecting the subject site, adjoining properties and the proposed development is 'Low' or better. If the report determines a 'Moderate' or worse risk rating, it should recommend appropriate and adequate risk mitigation measures to reduce the risk rating to 'Low' or better;</i></p> <p>b) <i>The report should include a certification from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering confirming that the proposed development is appropriate for the sloping nature of the site, and that the risk of landslide adversely affecting the subject site, adjoining properties and the proposed development is 'Low' or better; and</i></p> <p>c) <i>The report should provide an impact assessment of the proposed basement excavation on landslide risk of the site and include appropriate engineering recommendations to mitigate the risk and also to ensure no adverse impact on the stability and integrity of the adjacent properties/structures as a result of the proposed basement excavation/construction.</i></p> <p><i>Although not a requirement, officers suggest that additional core samples be undertaken within the new land now forming part of the site. Furthermore, officers suggest that when finalising their recommendations that the geotechnical engineer considers the land slips that occurred through recent construction of the Currumbin Junior Surf Lifesaving as learnings and considerations maybe be applicable to the subject site.</i></p>

APPLICANT RESPONSE
<p>Refer to the updated Geotechnical Report in Part 3.</p> <p>In terms of the need for additional boreholes, it is noted that conditions of the current approval (which will be maintained in the other change) require geotechnical certification prior to a building approval being issued and post completion of construction works. These certifications relate to the detailed construction stage designs and it is at this stage that further geotechnical investigations, boreholes etc will be undertaken. It should also be noted that it is likely that excavation will be required in lieu of boreholes and it is more appropriate to undertake such works post development approval when construction is imminent.</p> <p>In terms of the Currumbin Junior Surf Life Saving project, we have discussed with a geotechnical engineer involved in the project who advised that the issues experienced there were a direct result of the contractor not following recommendations and advice. We therefore do not envisage any issues on this site as all geotechnical recommendations will be followed. It is also noted that the project geotechnical engineer has advise that the site will be more stable post construction of the proposed development.</p>
STATEMENT OF LANDSCAPE INTENT (SLI)
<p><i>The applicant is required to submit a Statement of Landscape Intent (SLI) reflecting the latest building configuration and associated landscaping works to assist addressing Performance outcome (PO4) of the General development provisions code. The SLI is requested to reflect the requirements of SC6.13 City Plan policy – Landscape work and include the following additional details:</i></p> <ol style="list-style-type: none"> <i>Soil depth/volume information is requested to be included within the SLI relating to all planters associated with the development.</i> <i>Officers seeks clarification the refenced raised planter at the ground floor level fronting the shop tenancy will be available for deep planting to allow for the nominated vine planting on the northern wall as shown in the perspectives.</i> <i>Maintenance and installation details of any trellis or green wall systems nominated on the façade of the building are requested to be included within the updated SLI.</i> <i>Cross-sections of the landscape treatment within the rear setback area are requested to be included with the SLI.</i>
APPLICANT RESPONSE
<p>Refer to the landscape plans in Part 2 attached. It is also noted that per the conditions of the existing approval a subsequent landscape operational works application will be required in due course.</p>

It is also noted that Council's action notice raised a number of information request items. The following table responds to those information request items:

Table 2: Information Request Response Items.

IMPACT ON THE CURRUMBIN HEADLAND
<p><i>Overall outcome (1) and (2) and PO3 and PO5 of the Ridges and significant hills protection overlay code. The developments changed design is now wider and higher than the approved outcome. Officers consider that this increase in bulk does not minimise the visual impact of the development within the Currumbin headland, resulting in a dominant outcome that is not compatible with the natural characteristics of the area. Further the development includes minimal landscaping treatments to soften this additional built form. As such, the applicant is requested to amend the design to be more sympathetic to the headland and meet Overall outcome (1) and (2) and PO3 and PO5 of the Ridges and significant hills protection overlay code.</i></p>

APPLICANT RESPONSE

It is noted that this item has been discussed with Council having regard to the amended plans, (refer to Part 2 for both architectural and landscape plans). In terms of the above points raised by Council it is noted that the amended plans provide for landscaping on the northern side of the building as well as on the upper level balconies and to the rear of the building. Together these landscape spaces will soften the built form of the upper levels and provide a contribution to the landscape amenity of the headland.

It should also be noted that the proposed development provides extensive landscaping, more than found on other developments in the area. This includes landscaping to the balconies, the southern façade adjoining the walkway, the rear of the building, the northern side etc. On balance it is argued that the proposal will provide a significant improvement to landscape amenity in the locality.



Figure 1: Perspective plan extract – upper level balcony planting.



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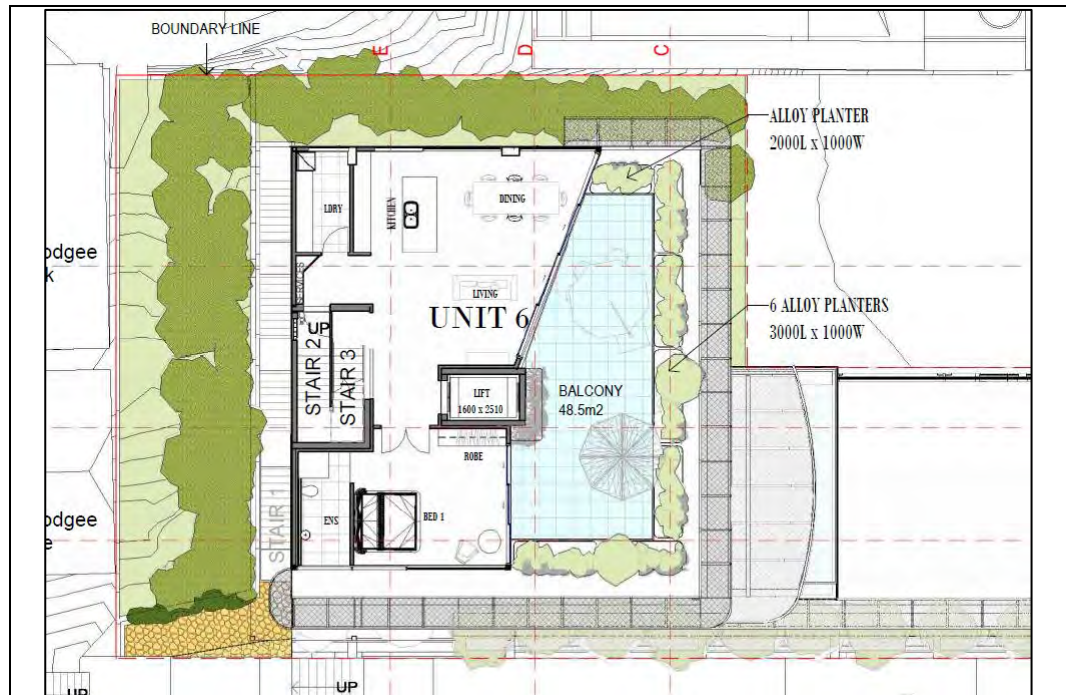


Figure 2: Plan extract – upper level planting to the northern side of the building and rear setback.

It is also important to note that in this particular location, there is no meaningful “green band” along the headland due to the location and height of the dwellings fronting Woodgee Street. Unlike portions further south, which have significant greenery, the subject site has no native landscaping or trees and the buildings behind sit lower than those to the south. Thus there is no green or landscape strip present part-way up the headland. The proposed development provides for landscaping to the building balconies and also the northern and rear setback areas and we therefore argue an improvement on the landscape treatments to the headland.

CAR PARKING

Carparking – PO1- Transport code

The proposed dwelling typologies include ‘media rooms’ and ‘dens’ which are considered as bedrooms. On this basis, the proposed Multiple dwelling component of the development is considered to include:

- Unit 2: 3-bedrooms
- Unit 3: 1-bedroom
- Unit 4: 3-bedrooms
- Unit 5: 3-bedrooms
- Unit 6: 2-bedroom
- Total: 1×1-bed / 1×2-bed / 3×3-bed dwellings

To comply with AO1 of the Transport code, additional car parking is therefore required for residents. As a result, the proposed car parking supply for the development does not achieve AO-compliance.

The applicant is requested to submit a revised car parking assessment, based on the development yield / typologies identified above. The assessment shall identify the revised AO-compliant car parking requirement, and demonstrate additional car parking on-site to meet AO1.

APPLICANT RESPONSE

The amended plans in Part 2 have updated room names etc as requested by Council. An amended parking calculation is as follows:

- Unit 1/Shop – 20m² = 1 space.
- Unit 2 – 3 bedrooms = 1.5 spaces.
- Unit 3 – 1 bedroom = 1 space.
- Unit 4 – 1 bedroom = 1 space.
- Unit 5 – 2 bedrooms = 1.25 spaces.
- Unit 6 – 2 bedrooms = 1.25 spaces.
- Total parking demand = 7 spaces.

As the proposal provides for 9 spaces, compliance with Council's parking criteria achieved.

HYDRAULIC MATTERS

i. Stormwater quality

Stormwater quality – PO3 – Healthy waters code

Reference has been made to "Site Based Stormwater Management Plan (220627_SWMP_REPORT_E), Issue 5, dated 25/02/2025 By Cozens Regan Group.

The above report states that "the development does not require stormwater quality management and only compliance with the Queensland Development Code, specifically NMP 1.8 – Stormwater Drainage (Jan 2008) is proposed." Officers do not agree with the applicant's interpretation and considers that the development does trigger stormwater quality requirement as per City Plan - Healthy waters code - Table 9.4.5.1-1.

As such, the above report is requested to be amended demonstrating compliances to AO3.1/AO3.2/PO3, including the below items (not limited to).

- *Incorporate Water Sensitive Urban Design (WSUD) elements for stormwater treatment.*
- *Quantify the effectiveness of the treatment train to demonstrate that the Council's pollutant load reduction targets are achieved.*
- *Include various cross sections and long sections of the proposed stormwater quality improvement devices with dimensions and levels (in m AHD).*
- *Identify the stormwater treatment devices (MUSIC) catchment plan showing all bypass areas.*
- *Amend the Concept Stormwater Management Plan (Drawing No. SK02) identifying the area and location of the stormwater treatment devices, major and minor drainage systems, etc.*
- *Provide MUSIC modelling files used in the stormwater quality management assessment.*

ii. Stormwater quantity control

Stormwater quantity control – PO5 – Healthy waters code

It is noted that the submitted stormwater management plan report proposes 2kL above ground detention tank. Officers request the following information to better understand this system and the proposed hydraulic regime.

- *Provide sections of the proposed above ground detention tank with dimensions and showing inlets and outlets (low flows & high flows) with levels in m, AHD.*
- *Show all bypass areas in a plan.*
- *Provide modelling files (if any) used in the stormwater quantity management assessment.*
- *Amend the Site Based Stormwater Management Plan (220627_SWMP_REPORT_E) addressing the above issues.*

iii. Stormwater management plan details

Overland flow paths – PO7 – Healthy waters code

Stormwater drainage – PO10 – General development provisions code

Reference has been made to "Concept External Catchment Plan (Drawing No, SK03), Issue P2, dated 17.02.25 By Cozens Regan Group.

The above plan does not adequately delineate the area for external catchment which contribute flow towards the subject site. Moreover, no stormwater management techniques are proposed to capture and convey the

flow towards the lawful point of discharge without causing adverse stormwater drainage impacts on or off the site.

As such, officers request that the applicant amends the Site Based Stormwater Management Plan (220627_SWMP_REPORT_E) to include the below items (not limited to):

- Delineate the external catchments adequately and calculate the external flow accordingly.*
- Provide detail information of the existing and/or proposed stormwater drainage system (drainage swale, stormwater pits, pipes, etc.) dedicated for the management (capture & convey) of external flow without causing any adverse hydraulic impact for all events up to and including 1% AEP events.*
- Include long and cross sections of the drainage swale (if any) with invert levels in m AHD.*
- Include long section of the stormwater pipe network (if any) with invert levels in m AHD.*
- Include appropriate headwall scour protection works (if required).*
- Amend the Site Based Stormwater Management Plan (220627_SWMP_REPORT_E) addressing the above issues.*

APPLICANT RESPONSE

Refer to the amended stormwater management plan in Part 2 attached.

We will await Council's Confirmation Notice in due course and should you have any questions or require additional information, please do not hesitate to contact us.

Yours Faithfully
Michel Group Services Pty Ltd

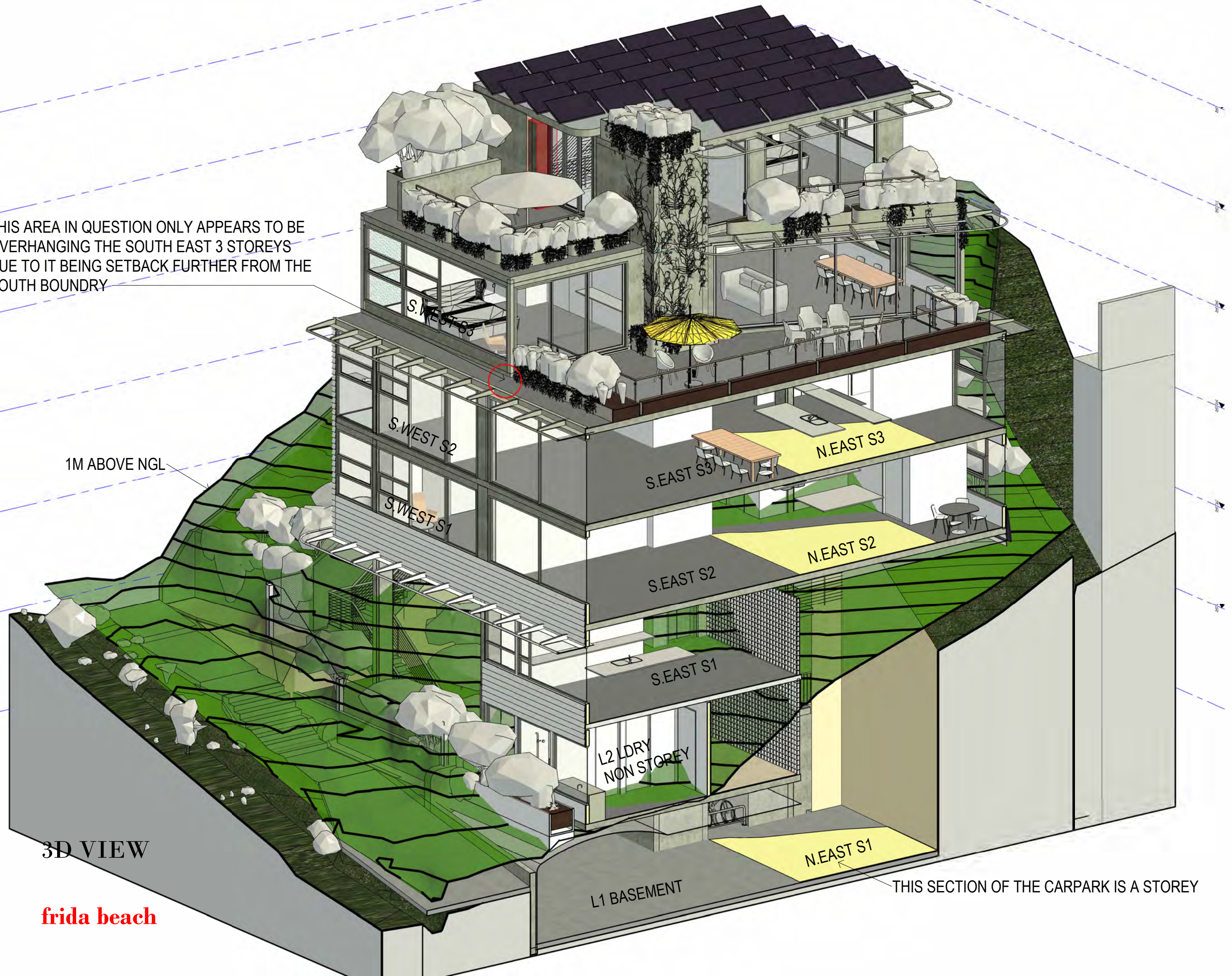


Tim Riches

Cc.: John Fuglsang Developments Pty Ltd

THIS AREA IN QUESTION ONLY APPEARS TO BE OVERHANGING THE SOUTH EAST 3 STOREYS DUE TO IT BEING SETBACK FURTHER FROM THE SOUTH BOUNDARY

1M ABOVE NGL



3D VIEW

frida beach

THIS SECTION OF THE CARPARK IS A STOREY

SECTION
C-D

THIS VERTICAL PLANE IS IN LINE WITH
THE SOUTH EAST FACE OF LEVEL 6
WHICH IS 800MM SOUTH OF GRID D

THIS AREA IN QUESTION ONLY APPEARS TO BE
OVERHANGING THE SOUTH EAST 3 STOREYS
DUE TO IT BEING SETBACK FURTHER FROM THE
SOUTH BOUNDARY

GRID LINE D

1M ABOVE NGL

S.WEST S3

S.WEST S2

S.WEST S1

S.EAST S3

N.EAST S3

S.EAST S2

N.EAST S2

S.EAST S1

L2 LDRY
NON STOREY

N.EAST S1

L1 BASEMENT

THIS SECTION OF THE CARPARK IS A STOREY

3D VIEW

frida beach

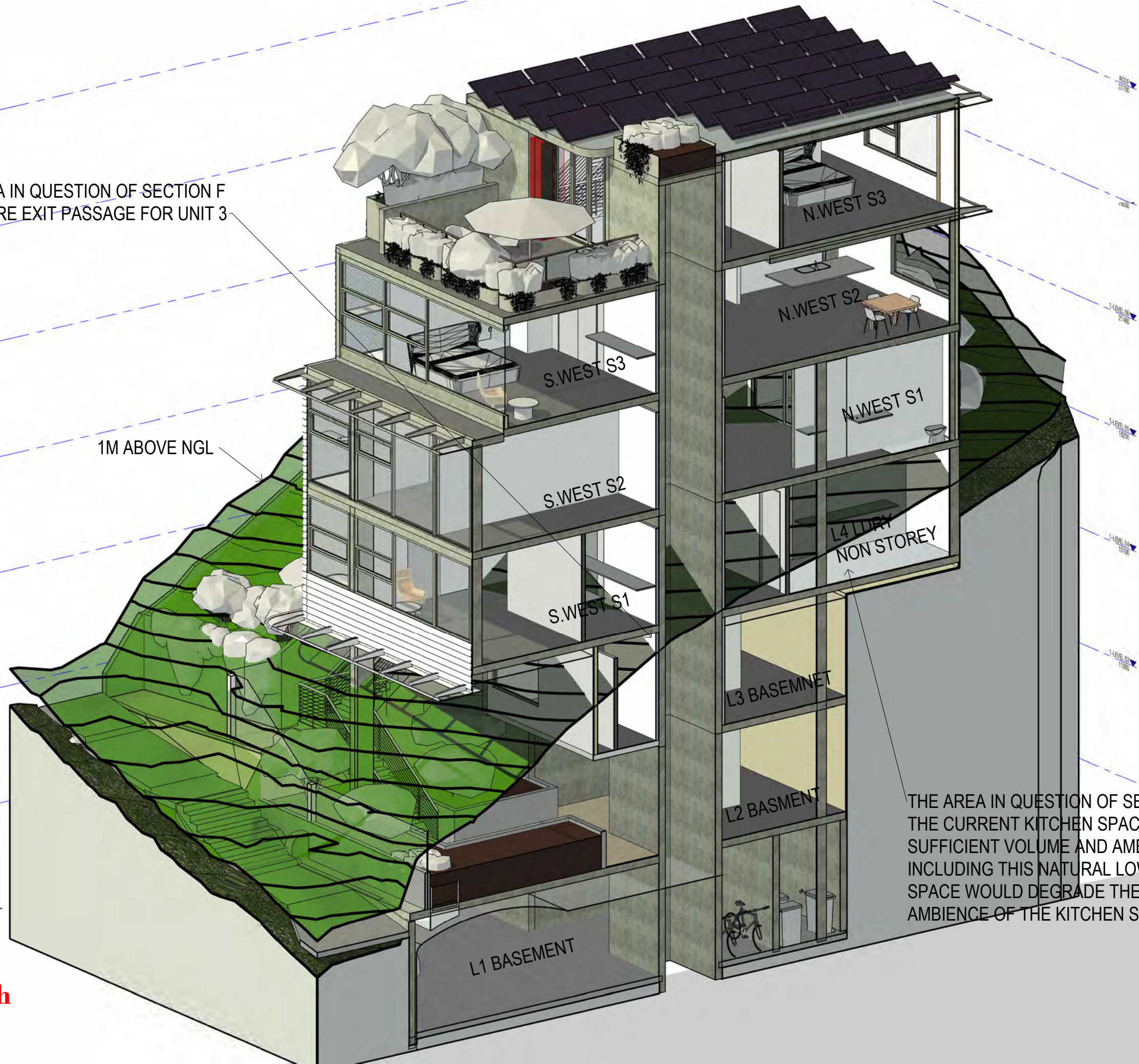
SECTION
C-D

THE AREA IN QUESTION OF SECTION F
IS THE FIRE EXIT PASSAGE FOR UNIT 3

1M ABOVE NGL

3D VIEW

frida beach



THE AREA IN QUESTION OF SECTION G.
THE CURRENT KITCHEN SPACE IS OF
SUFFICIENT VOLUME AND AMBIANCE.
INCLUDING THIS NATURAL LOW LIGHT
SPACE WOULD DEGRADE THE OVERALL
AMBIENCE OF THE KITCHEN SPACE

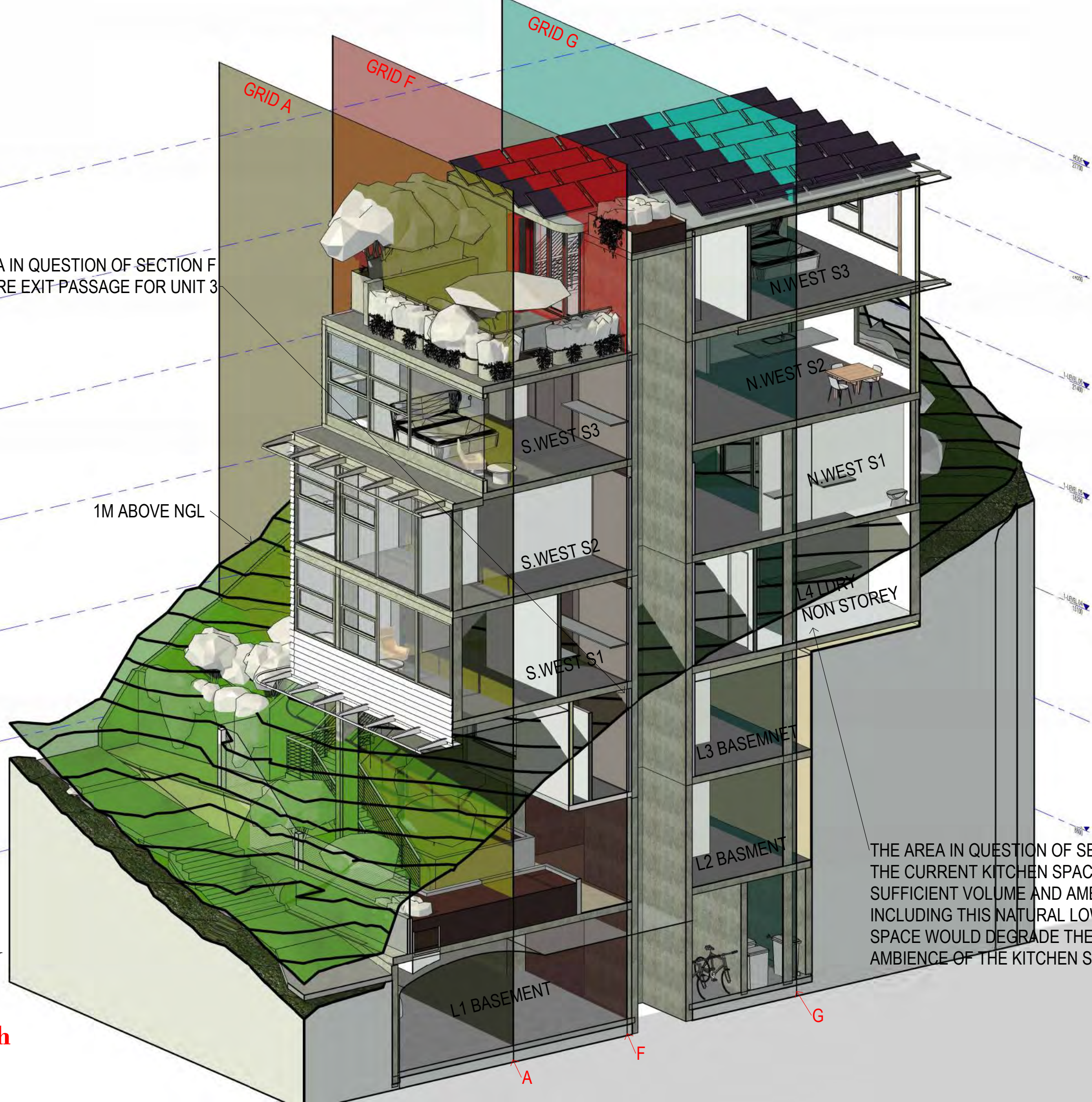
SECTION
D-E

3D VIEW

frida beach

THE AREA IN QUESTION OF SECTION F
IS THE FIRE EXIT PASSAGE FOR UNIT 3

1M ABOVE NGL



THE AREA IN QUESTION OF SECTION G.
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SECTION
D-E