

Our reference: MCU/2023/15

Your reference:

**Decision notice — approval (with conditions)**

(Given under section 63(2) of the *Planning Act 2016*)

**Date of decision notice:** 31 October 2024

**Applicant details**

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

**Application details**

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Application number: MCU/2023/15  
Approval sought: Development permit for a material change of use  
Details of proposed development: Material change of use for Multiple dwellings (34 units)

**Location details**

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Street address: 239 Boundary Street, COOLANGATTA  
241 Boundary Street, COOLANGATTA  
Real property description: Lot 6 on RP1777  
Lot 7 on RP1777

**Decision**

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Date of decision: 22 October 2024  
Decision details: Council has resolved to Approved the development application in full, with conditions. (Resolution G24.1022.007)

**Referral agency(s) for the application**

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Not applicable – no part of the application required referral.

**Details of the approval**

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Development approval: Material change of use for Multiple dwellings (34 units)

**Conditions**

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The conditions that have been imposed by Council, as Assessment manager, are enclosed.

**Further development permits**

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The following development permits are required to be obtained before the development can be carried out:

- Operational works - vehicle access works
- Operational works - landscape works (Private works)
- Permit for plumbing and drainage work

- Operational works – infrastructure
  - Operational works - infrastructure
  - Connections / disconnections: Application to work on the City's Infrastructure
  - Temporary Road Closure and Works Zone Permit Application
- Notwithstanding the above, other approvals/development permits may be required.

### Properly made submissions

Properly made submissions were received. A list identifying the details of each principal submitter is attached.

### Currency period for the approval (section 85 of the *Planning Act 2016*)

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of six years.

### Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

### Appeal rights

Applicant	<p>You have appeal rights in relation to this decision. An appeal may be made against, as applicable:</p> <ul style="list-style-type: none"> <li>• the refusal of part of the development application; or</li> <li>• a provision of the development approval; or</li> <li>• if a development permit was applied for, the decision to give a preliminary approval.</li> </ul> <p>An appeal must be started within 20 business days after this notice is given to you.</p> <p>An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal.</p> <p>An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.</p> <p>An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.</p> <p>An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.</p>
Submitter (properly made)	<p>You have appeal rights in relation to this decision. An appeal may be made against, as applicable:</p> <ul style="list-style-type: none"> <li>• the decision to give a development approval; or</li> </ul>

	<ul style="list-style-type: none"> <li>• the decision to give an approval for a change application; or</li> <li>• a provision of a development approval; or</li> <li>• a failure to include a provision in the development approval.</li> </ul> <p>An appeal may be made to the extent that the decision or matter relates to, as applicable:</p> <ul style="list-style-type: none"> <li>• any part of the development application or change application that required impact assessment; or</li> <li>• a variation request.</li> </ul> <p>An appeal must be started within 20 business days after this notice is given to you.</p> <p>An appeal may be made to the Planning and Environment Court.</p> <p>An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.</p> <p>An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.</p> <p>An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.</p>
Submitter (not properly made)	You do not have appeal rights in relation to this decision.

For further information please contact Nathan Griffey on p: 07 5582 8742 or via email [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au) who will be pleased to assist.

**AUTHORISED BY**



Adam Brown

**Supervising Planner (South)**

*For the Chief Executive Officer*

Council of the City of Gold Coast

Enc:

Conditions imposed by Council as Assessment Manager  
Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Stamped approved plans and drawings  
Documents required pursuant to section 43 of the *Planning Regulation 2017*  
Infrastructure charges notice for the approved development  
List of principal submitters for properly made submissions  
Appeal rights extracts

**Resolution G24.1022.007**

**That Council approves (with conditions) the issue of a development permit for a material change of use for Multiple dwellings (34 units), in accordance with the conditions and property notifications set out in Attachment 1.**

<b>Development Conditions imposed by Council as Assessment Manager</b>																																																																																														
<b>General</b>																																																																																														
<b>1</b>	<b>Timing</b>	<p>a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.</p> <p>b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.</p>																																																																																												
<b>2</b>	<b>Amended drawings</b>	<p>a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Drawing Title</th> <th style="text-align: left;">Author</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Drawing No.</th> <th style="text-align: left;">Ver</th> </tr> </thead> <tbody> <tr> <td>Site Plan – Proposed</td> <td>Plus</td> <td>16.07.2024</td> <td>DA020</td> <td>3</td> </tr> <tr> <td>Floor Plan – Basement 03</td> <td>Plus</td> <td>16.07.2024</td> <td>DA097</td> <td>7</td> </tr> <tr> <td>Floor Plan – Basement 02</td> <td>Plus</td> <td>16.07.2024</td> <td>DA098</td> <td>7</td> </tr> <tr> <td>Floor Plan – Basement 01</td> <td>Plus</td> <td>16.07.2024</td> <td>DA099</td> <td>7</td> </tr> <tr> <td>Floor Plan – Ground Level</td> <td>Plus</td> <td>16.07.2024</td> <td>DA100</td> <td>7</td> </tr> <tr> <td>Floor Plan – Level 1</td> <td>Plus</td> <td>14.06.2024</td> <td>DA101</td> <td>5</td> </tr> <tr> <td>Floor Plan – Lower Typical Level 02 - 06</td> <td>Plus</td> <td>14.06.2024</td> <td>DA102</td> <td>4</td> </tr> <tr> <td>Floor Plan – Typical Upper Level 07 - 14</td> <td>Plus</td> <td>14.06.2024</td> <td>DA103</td> <td>5</td> </tr> <tr> <td>Floor Plan – Penthouse Level 15</td> <td>Plus</td> <td>14.06.2024</td> <td>DA104</td> <td>4</td> </tr> <tr> <td>Floor Plan – Rooftop Terrace</td> <td>Plus</td> <td>23.11.2023</td> <td>DA105</td> <td>3</td> </tr> <tr> <td>Roof Plan</td> <td>Plus</td> <td>23.11.2023</td> <td>DA106</td> <td>1</td> </tr> <tr> <td>Elevation – North West</td> <td>Plus</td> <td>01.08.2024</td> <td>DA200</td> <td>3</td> </tr> <tr> <td>Elevation – North East</td> <td>Plus</td> <td>01.08.2024</td> <td>DA201</td> <td>3</td> </tr> <tr> <td>Elevation – South East</td> <td>Plus</td> <td>01.08.2024</td> <td>DA202</td> <td>3</td> </tr> <tr> <td>Elevation – South West</td> <td>Plus</td> <td>01.08.2024</td> <td>DA203</td> <td>3</td> </tr> <tr> <td>Building Section A</td> <td>Plus</td> <td>14.06.2024</td> <td>DA300</td> <td>3</td> </tr> <tr> <td>Building Section B</td> <td>Plus</td> <td>14.06.2024</td> <td>DA301</td> <td>3</td> </tr> </tbody> </table>			Drawing Title	Author	Date	Drawing No.	Ver	Site Plan – Proposed	Plus	16.07.2024	DA020	3	Floor Plan – Basement 03	Plus	16.07.2024	DA097	7	Floor Plan – Basement 02	Plus	16.07.2024	DA098	7	Floor Plan – Basement 01	Plus	16.07.2024	DA099	7	Floor Plan – Ground Level	Plus	16.07.2024	DA100	7	Floor Plan – Level 1	Plus	14.06.2024	DA101	5	Floor Plan – Lower Typical Level 02 - 06	Plus	14.06.2024	DA102	4	Floor Plan – Typical Upper Level 07 - 14	Plus	14.06.2024	DA103	5	Floor Plan – Penthouse Level 15	Plus	14.06.2024	DA104	4	Floor Plan – Rooftop Terrace	Plus	23.11.2023	DA105	3	Roof Plan	Plus	23.11.2023	DA106	1	Elevation – North West	Plus	01.08.2024	DA200	3	Elevation – North East	Plus	01.08.2024	DA201	3	Elevation – South East	Plus	01.08.2024	DA202	3	Elevation – South West	Plus	01.08.2024	DA203	3	Building Section A	Plus	14.06.2024	DA300	3	Building Section B	Plus	14.06.2024	DA301	3
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<p>The following amendments must be included:</p> <ul style="list-style-type: none"> <li>i Proposed new road between RL 2.0 – 5.0 (Volumetric lot) is not acceptable because proposed volumetric road opening must not have a height limit. Amended annotation for elevation view – looking north west must be “proposed new road above RL 2.0m AHD (including RL 2.0m AHD)”.</li> <li>ii Show edge restraints on both sides of the ramp from ground level, where it meets Basement 1. Demonstrate via a swept path analysis that a B99 vehicle enter and exit this ramp while maintaining required circulation clearances in accordance with AS2890.1.</li> <li>iii Remove reference to ‘MRV’ on ground floor and replace with ‘SRV’. Reduce the length of the standing area to a maximum of 6.4m from the property boundary.</li> <li>iv Remove reference to ‘reverse in only’ for Visitor space V04.</li> <li>v That the planter boxes interfacing with Ward Street have a minimum surface planting width of 500mm excluding the planter box walls.</li> </ul> <p>b Undertake and maintain the development generally in accordance with the approved drawings.</p> <p>c The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.</p>																													
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<p>Ensuring that for the Stormwater Management Plan:</p>																													
<ul style="list-style-type: none"> <li>a All references to Spel are replaced with Atlan.</li> <li>b On drawing DA03-02 amend “Hydrochannel” and replace with “FlowGuard”. Extend the FlowGuard for the full width of the driveway at the boundary.</li> <li>c Amend the note on drawing DA03-02 to say “.... STORMWATER PITS 450X450mm IN SIZE OR LARGER REQUIRE ATLAN STORMSACKS”.</li> <li>d To consider HGL tailwater levels in the street pit for various storms when discharging</li> </ul>																													

the outlet flows from the detention tank and possible increase in tank size.

**Property**

- 4 Requirement to register easements – Water Supply**
- a Register the following easements for the purpose stated below in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast’s Standard Water Meter Drawings.
    - i “Water Supply” easement over all Council water meter assemblies – This item can be volumetric with a minimum 2.4m from slab to above the meter assembly.
  - b The terms of the easement must include:
    - i Standard terms document 707918364 must be referenced on Form 9 – easement document.
    - ii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.
  - c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.
  - d Ensure water infrastructure is positioned appropriately within the easement as per Council’s Standard Water Meter Drawings.
  - e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners’ successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.

- 5 Restrictions regarding Council easements and sewer and water supply infrastructure**
- a No building work or deep landscaping is permitted over or within any Council public utility easement,
  - b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure.
  - c Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.

- 6 A Volumetric Road Opening (specific condition)**
- a Road opening (at no cost to Council) the land identified below:

A Permanent Volumetric Road Opening area	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Horizontal area is to be made by 1 chord of 4 metre radius at the south-western corner of the site. Vertical area is to be above RL 2.0m AHD (Including RL	A corner truncation	DA100 Floor Plan – Ground Level & 70685	Plus Architecture	16/07/2024	7

	2.0m AHD).					
	<ul style="list-style-type: none"> <li>b Register the Volumetric Road Opening area at the office of Land Registry identified above prior to commencement of the use.</li> <li>c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the volumetric road opening is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the volumetric road opening in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.</li> </ul>					
<b>7</b>	<b>Private infrastructure</b> <ul style="list-style-type: none"> <li>a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with the legal entity. <ul style="list-style-type: none"> <li>i Stormwater management devices and infrastructure monitored and managed in accordance with City Plan Policy SC6.12 – Land development guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets.</li> <li>ii Associated infrastructures (such as stormwater pump, manhole, pipes and pits maintained functional for its intended purpose.</li> <li>iii Gross pollutant trap (GPT) ensuring it functions for its intended purpose.</li> </ul> </li> <li>b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.</li> </ul>					
<b>8</b>	<b>Flood emergency management plan (FEMP) (specific condition)</b> <ul style="list-style-type: none"> <li>a Ensure residents / occupants of the property are moved into the refuge area or evacuated into a safe place during flood events in accordance with the approved Flood Emergency Management Plan (FEMP).</li> <li>b Ensure the FEMP is included into the site management and Body Corporate By-Laws.</li> <li>c The Body Corporate or legal entity must provide a copy of the approved FEMP to each new purchaser to ensure resident(s) are informed about: <ul style="list-style-type: none"> <li>i The requirement for the FEMP to be complied with at all times for the life of the development and the use of the premises.</li> <li>ii The flood hazard on the site.</li> <li>iii Procedures during major flood events.</li> </ul> </li> </ul>					
<b>Amenity</b>						
<b>9</b>	<b>Screening of visually offensive components</b> <p>Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:</p> <ul style="list-style-type: none"> <li>a Refuse storage areas.</li> <li>b Service equipment.</li> <li>c Mechanical ventilation.</li> <li>d Refrigeration units.</li> <li>e Storage areas for machinery, materials, vehicles or the like.</li> </ul>					
<b>10</b>	<b>Hours of operation and loading and unloading</b>					

- a Conduct loading and unloading activities between the hours of 7am to 6pm
- b Ensure communal open space activities located on the ground floor and rooftop terrace are between the hours of 7am to 10pm

**Environmental and Landscaping**

**11 Landscaping works on private land**

- a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
SCHEMATIC DESIGN	DUNN MORAN LANDSCAPE ARCHITECTS	25/07/2024	SD-01	E

and include in particular:

- i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species.
- ii Tree species must be a minimum bag size of 100L at the time of planting unless otherwise specified within conditions of approval.
- iii Install a single tree with a minimum bag size of 200L at the time of planting, along the Boundary Street frontage. Tree species must be suitable for pruning such as *Acmena hemilampra* or *Hibiscus tiliaceus rubra*.
- iv Install a single canopy tree with a minimum bag size of 200L at the time of planting, along the Ward Street frontage.
- v Palm species must be a minimum 3 metres in height at the time of planting.
- vi Shrub species must be a minimum 200mm pot size at the time of planting.
- vii Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.
- viii Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting.
- ix Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.
- x Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.
- xi Planter boxes where trees are to be planted must possess a minimum surface area of 6m<sup>2</sup>. Tree species must be chosen which are suitable for root zones growing in confined planting locations.
- xii Planter boxes containing tree species potentially exposed to prevailing winds or funnelled wind must be designed with root plate anchorage strengthening considerations or similar to prevent failure.
- xiii An automatic irrigation system must be provided to all planter boxes.
- xiv Include frontage fencing as shown on the approved stamped drawings, the subject of this application.
- xv Provide the following details relating to the basement set downs to facilitate installation of landscape planting:
  - Ensure that detailed landscape drawings clearly demonstrate basement set

	<p>down locations and extents.</p> <ul style="list-style-type: none"> <li>• Provide cross sections through the basement set downs demonstrating the available soil depth.</li> </ul> <p>xvi All road reserve turf must be repaired and replaced if damaged.</p> <p>xvii Install street trees within the public road reserve fronting the subject site on Boundary Street generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines.</p> <p>b Construct and maintain the private landscaping identified above at no cost to Council at all times.</p>
<b>12</b>	<p><b>Maintenance of planter boxes &amp; tree pruning</b> (<i>specific condition</i>)</p> <p>Ensure the Community Management Statement states ongoing maintenance of all planter boxes and landscaping including the pruning of the frontage trees will be undertaken by the Body Corporate or a private contractor on behalf of the Body Corporate at all times at no cost to Council.</p>
<b>Transport</b>	
<b>13</b>	<p><b>Off street vehicle and car parking facilities</b></p> <p>a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular:</p> <ul style="list-style-type: none"> <li>i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles, parking spaces and service areas) must be in accordance with the approved drawings.</li> <li>ii All spaces are drained, sealed and line marked.</li> <li>iii Small car parking spaces shall be allocated to dwellings as secondary parking spaces only (i.e., in addition to the allocation of a 'standard' car parking space).</li> <li>iv Clearly identified signage and directional markings including: <ul style="list-style-type: none"> <li>• Signage within the site directing entering motorists to visitor parking locations, including additional visitor spaces on Basement.</li> <li>• Signage and line marking indicating 'visitor parking' for visitor parking.</li> <li>• Signage indicating 'reverse in only' for reverse-in parking spaces.</li> <li>• Delineation and signage indicating 'vehicle turn around' for the turnaround bay.</li> <li>• Signage on the southern side of the driveway in the vicinity of the SRV standing area indicating 'Temporary truck parking area for removalists and deliveries. Maximum vehicle length 6.4m'.</li> </ul> </li> </ul> <p>b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times.</p> <p>c The off-street parking facilities must only be used for vehicle parking.</p>
<b>14</b>	<p><b>Off street bicycle parking and end of trip facilities</b></p> <p>a Design and construct off street bicycle parking and end of trip facilities at no cost to Council generally in accordance with the Transport code of the City Plan and include in particular:</p> <ul style="list-style-type: none"> <li>i The off-street bicycle parking facilities must be in accordance with the approved drawings.</li> <li>ii Signs and line marking to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line</li> </ul>

	<p>marking is to be provided along the route and where bicycle parking is provided.</p> <p>b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.</p>										
<b>15</b>	<p><b>Loading and unloading (excluding waste collection vehicles)</b></p> <p>a Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular:</p> <p>i All vehicles must enter and exit the site in a forward gear other than a Small Rigid Vehicle (SRV) which is permitted to undertake a reverse manoeuvre into the site.</p> <p>b The largest vehicle permitted on the site is a SRV. The dimensions of the vehicle are to be generally in accordance with AS2890.2.</p>										
<b>16</b>	<p><b>Off street ramp signal management system</b></p> <p>a Design, construct, implement and maintain a signalised ramp management system at no cost to Council prior to commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular:</p> <p>i The ramp signal management system must be installed on the location/s generally shown on the approved drawings.</p> <p>ii Vehicles entering the site must be given priority to avoid queuing to the public road.</p> <p>iii Vehicle detectors and signal lanterns must be installed at all hold locations and in any other locations required to ensure safe and efficient operation.</p> <p>b The ramp signal management system must be configured so that vehicles are only required to pass at locations where a hold line is shown on the approved drawings.</p>										
<b>17</b>	<p><b>Footpaths</b></p> <p>a Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to commencement of the use at no cost to Council:</p> <table border="1" data-bbox="365 1039 1383 1155"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>Floor Plan ground Level (as amended in red by Council)</td> <td>Plus Architecture</td> <td>August 2024</td> <td>DA100</td> <td>7</td> </tr> </tbody> </table> <p>and include in particular:</p> <p>i A minimum 1.5 metre wide path connecting the existing public footpath on Boundary Street to the development's internal pedestrian access point(s) at the property boundary.</p> <p>b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.</p>	Drawing Title	Author	Date	Drawing No.	Ver	Floor Plan ground Level (as amended in red by Council)	Plus Architecture	August 2024	DA100	7
Drawing Title	Author	Date	Drawing No.	Ver							
Floor Plan ground Level (as amended in red by Council)	Plus Architecture	August 2024	DA100	7							
<b>Engineering</b>											
<b>18</b>	<p><b>Rectification of Council's infrastructure</b></p> <p>a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council.</p> <p>b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.</p>										
<b>19</b>	<p><b>Existing infrastructure, structures and services</b></p> <p>a Remove / relocate existing infrastructure, structures and services / prior to</p>										

	<p>commencement of the use at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>i Remove redundant vehicular crossing.</li> <li>ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).</li> </ul> <p>b Construct and maintain the identified Council infrastructure at no cost to Council prior to commencement of the use at no cost to Council:</p>
<b>20</b>	<p><b>Driveways and vehicular crossings</b></p> <p>Obtain an operational works approval for the design and construction of the driveway and vehicular crossing, prior to commencement of the use at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>a Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic.</li> <li>b Not cause damage to vehicles or road infrastructure.</li> <li>c Provide effective access between the road and the property.</li> <li>d Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure.</li> <li>e Must be a minimum 1.0m separation from the wings of any gully pit. If this is not the case on site, then the vehicular crossing or the gully pit must be relocated and reconstructed to achieve the required separation.</li> </ul>
<b>21</b>	<p><b>Existing structures and services</b></p> <ul style="list-style-type: none"> <li>a Prior to commencement of works, identify all structures and services (i.e., electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e., footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council.</li> <li>b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.</li> </ul>
<b>22</b>	<p><b>Electrical reticulation</b></p> <p>Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>a Provide electricity to all proposed dwellings.</li> <li>b No additional poles and pole-mounted transformers are to be erected within public roads.</li> <li>c Meet the requirements of the electricity supplier (e.g., Energex).</li> </ul>
<b>23</b>	<p><b>Telecommunications network</b></p> <p>Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>a Provide underground telecommunications to all proposed dwellings, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice.</li> <li>b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables.</li> <li>c Meet the telecommunications industry standards (e.g., Telstra/NBN Co standards).</li> </ul>
<b>24</b>	<p><b>Gross Pollutant Traps (GPTs)</b></p>

	Install a GPT (hydrocarbon and litter separator) within the lower basement car park area, to treat water before it discharges to Council's stormwater network prior to commencement of the use. The choice of GPT is to ensure that suitable access is available for maintenance and replacement of the device.
<b>Stormwater Drainage</b>	
<b>25</b>	<p><b>Amended SQIDEP stormwater quality proprietary treatment device</b> (<i>specific condition</i>)</p> <p>Where the approved water quality proprietary treatment device is to be subsequently amended and alternate SQIDEP approved proprietary device used, an EMP is to be provided to Council for approval with a revised Stormwater Management Plan and drawings, together with a revised MUSIC model. Note that this does not apply to bioretention basin(s).</p>
<b>26</b>	<p><b>Overland flow paths and hydraulic alterations</b></p> <p>a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged.</p> <p>b The development must not:</p> <ul style="list-style-type: none"> <li>i Increase peak flow rates downstream from the site.</li> <li>ii Increase flood levels external to the site.</li> <li>iii Increase duration of inundation external to the site that could cause loss or damage.</li> </ul>
<b>27</b>	<p><b>Maintenance of stormwater quantity and proprietary treatment devices</b> (<i>specific condition</i>)</p> <p>A site-specific stormwater quantity and quality improvement devices (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional consistent with the maintenance requirements of the devices in the proposed treatment train. The MMP must be submitted to Council for approval prior to the commencement of the use. The approved MMP must be included in the Body Corporate by-laws or Community Management Plan. The MMP must address the following:</p> <ul style="list-style-type: none"> <li>a The installation costs of the proprietary devices must be paid for in full by the developer prior to commencement of use.</li> <li>b The MMP must include all associated costs related to the device (e.g., installation, inspection and replacement / maintenance, certifications, reporting, health and safety plans, training, area of land required to install the device etc.).</li> <li>c The MMP must include the lifecycle cost of the proposed devices.</li> <li>d Proof of first three years of payment must be included with the MMP.</li> </ul>
<b>Sewer and Water Works</b>	
<b>28</b>	<p><b>Sewer connection</b></p> <p>Obtain an Operational Works approval for the design and construction of a sewer connection for the proposal to the existing 300mm Council's sewer main and connect the development, prior to commencement of the use at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>a Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy.</li> <li>b The development is permitted with a single sewer connection to Council's sewerage network.</li> <li>c The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition.</li> <li>d Provide the inspection opening within the basement of the development site. The</li> </ul>

	<p>inspection opening must be in a readily accessible location to facilitate maintenance an inspection activities.</p> <p>e Remove / seal / cap redundant sewer property services.</p> <p><i>Note:</i></p> <p>f <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i></p> <p>g <i>Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.</i></p>
<b>29</b>	<p><b>Water connection</b></p> <p>Obtain an Operational Works approval for the design and construction of a water connection for the proposal and connect to Council’s water network at the existing 100mm main in Ward Street, prior to commencement of the use at no cost to Council and include in particular:</p> <p>a The proposed development is permitted to connect to Council's water network through a singular connection as outlined below:</p> <p>i This connection will supply a single master meter for potable water; and</p> <p>ii If required, a single fire meter.</p> <p>b Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.</p> <p>c Provide a flange at 300mm on the water property service (verge side).</p> <p>d Council’s ownership of the above ground on-lot water meters includes the typical meter assembly in accordance with City of Gold Coast Meter Standard Drawings bounded by the gate valves.</p> <p>e The requirements described above must be clearly identified on the Operational Works drawings.</p> <p>f Water meters must be in accordance with the Metering Technical Specifications and Council’s standard water meter drawings.</p> <p>g The water meter assembly is to be screened from public view. All screening to be outside of the water supply easement and door/s provided to ensure access to the assembly in compliance with Council’s standard water meter drawings.</p> <p>h Remove redundant water meters / connections.</p> <p><i>Note:</i></p> <p>i <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i></p> <p>j <i>Private infrastructure is from the flange installed at 300mm from property boundary on the water service to the inlet valve of Council’s above ground on-lot water meter assembly.</i></p> <p>k <i>If an AMR (Automatic Meter Reading) system is utilized for the reading of the development’s sub-meters, a master meter compatible with an AMR system must be fitted and noted as such on the Operational Works application drawings.</i></p>
<b>30</b>	<p><b>Sub-metering</b></p> <p>Provide individual sub-metering for each unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.</p>
<b>31</b>	<p><b>Fire loading</b></p> <p>a Ensure the fire loading does not exceed 15 L/s for 4 hours duration.</p>

	<p>b Provide certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.</p>
<p><b>Solid Waste Management</b></p>	
<p><b>32</b></p>	<p><b>Solid waste collection arrangement</b></p> <p>Solid waste servicing is to be undertaken in accordance with the approved Waste Management Plan and the property / building management must ensure the bins requiring servicing are presented for servicing in the bin servicing point.</p>
<p><b>33</b></p>	<p><b>Bin type, storage capacity and storage points</b></p> <p>Provide the following equipment to service the development prior to commencement of the use at no cost to Council:</p> <p>a 2 x 2000L general waste bulk bins</p> <p>b 2 x 1500L recycle bulk bins</p>
<p><b>34</b></p>	<p><b>Storage point / waste room – bulk bins</b></p> <p>Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.15 - Solid waste management at no cost to Council:</p> <p>a No steps or lips on bin-carting route.</p> <p>b Hose cock for bin washing.</p> <p>c Concrete slab graded to drainage point within the storage point.</p> <p>d Drainage point connected to sewerage network with trade waste requirements.</p> <p>e Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of waste.</p> <p>f Hardstand with a solid concrete base or acceptable equivalent.</p> <p>g Screened.</p> <p>h The storage room is to be locked and only accessible to property / building management in order to prevent residents from depositing any general / recycling directly into the bins.</p> <p>i Provided with appropriate signage directing all residents to use waste hoppers.</p>
<p><b>35</b></p>	<p><b>Servicing point – bulk bins</b></p> <p>Design the bin servicing point prior to the use commencing and in accordance with City Plan Policy SC6.15 - Solid waste management at no cost to Council:</p> <p>a Hardstand with a solid concrete base or acceptable equivalent</p> <p>b Screened</p> <p>c Positioned on a level pad within the site, level with the kerbside and adjacent to the subject site's pedestrian access / entrance along Boundary Street</p> <p>d Connected to the crossover by a concrete path so that the bin can be manoeuvred for servicing without lifting the bin over raised surfaces</p>
<p><b>36</b></p>	<p><b>Waste chute</b></p> <p>a Provide protection in the waste storage room from objects falling through the waste chute which enables a person to safely access the storage room, prior to the use commencing at all times at no cost to Council.</p> <p>b Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in case of fire</p>

- c Fitted with a chute diverter system to divert general and recycling waste to the appropriate bin

### Construction Management

#### 37 Certification of works - Planning

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

##### Planning

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Roof material reflectivity certification	Prior to issue of a Development Permit for Building Works		Building Certifier	Planning Assessment

The certification is to confirm:

The solar absorbency of the roofing material for the development is greater than 0.35 as identified within Part 8.2.2 of the City Plan - Airport environs overlay code.

#### 38 Certification of works - Geotechnical Engineering

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

##### Geotechnical Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Basement excavation retention design certification	Prior to the issue of a development permit for building works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

- i The basement excavation retention system has been adequately designed based on existing geotechnical conditions of the site.
- ii Detailed stability analyses have been carried out for the designed basement excavation retention system.
- iii The designed basement excavation retention system achieves a factor of safety of at least 1.5, the calculated retention wall movements and rotations are within acceptable limits, and the basement excavation/construction including any dewatering will not cause any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.
- iv A site-monitoring plan is in place for the entire basement excavation/construction period and for a post-construction period of at least three months in order to monitor and detect impact on the stability and integrity of the adjacent properties/structures.
- v A contingency plan is in place in case any sign of instability on the adjacent properties/structures is identified or detected during the basement excavation/construction period.

<b>Geotechnical Engineering</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Post- construction certification	Immediately after completion of the basement structure up to natural ground level	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance
<p>The certification is to confirm:</p> <ul style="list-style-type: none"> <li>i All geotechnical engineering works in relation to the basement excavation/construction were supervised.</li> <li>ii The basement excavation/construction has been satisfactorily carried out and there are no visible signs or monitored data indicating any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.</li> </ul>				
<b>39 Certification of works – Water and Waste</b>				
Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
<b>Water and Waste</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Fire loading certification	Prior to a commencement of the use	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Water and Waste
<b>Water and Waste</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
<ul style="list-style-type: none"> <li>• Waste Management compliance report;</li> <li>• Waste chute and construction</li> <li>• Waste servicing point and bin carting route;</li> <li>• Waste storage room design and construction</li> </ul>	Prior to commencement of the use	Operational Waste Management Plan Proposed Residential Development - At 239 and 241 Boundary Street, Coolangatta, Reference: 22GCW0028 dated 16/12/2023, by ttm	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste

The certification is to confirm:

- i The development has been designed and constructed in accordance with the approved Waste Management Plan and complies with City Plan Policy SC6.15 – Solid waste management.

**40 Certification of works - Health and Regulatory Services**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

**Health and Regulatory Services**

<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Acoustic compliance report	Prior to commencement of the use	Proposed Residential Development, 239-241 Boundary Street Coolangatta, Acoustic Report, prepared by 'Acoustic Works' dated 22 November 2022, Reference 2022328 R01C 239-241 Boundary Street, Coolangatta ENV.docx	Acoustic Engineer	Health and Regulatory Services

The certification is to confirm:

The development has been designed in accordance with the established noise criteria and recommendations outlined in an approved Acoustic Report.

**41 Certification of works – Transport Assessment**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

**Transport Assessment**

<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Post construction certificate	Prior to commencement of the use.	-	Transport Engineer	Transport Assessment

The certification is to confirm that the off-street ramp signal management system is configured in accordance with the Off-street ramp signal management system condition contained within this decision notice.

**42 Certification of works – Architecture Assessment**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

**Architecture and Urban Design**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Pedestrian Wind Environmental Report	Prior to the issue of a Development Permit for Building Work for works above ground level		Wind Engineering Consultant	Architecture Assessment

The certification is to confirm:

- i There are no significant adverse wind impacts to pedestrians around the building. This includes ground level, podium level, rooftop and balconies as well as adjoining public realm i.e.: footpaths, park or plaza.
- ii Mitigation strategies and recommendations from the report have been incorporated into the drawings for building approval.

**43 Certification of works - Subdivision Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

**Subdivision Engineering**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
A copy of the registered survey plan for the requested volumetric road opening	Prior to commencement of the use	-	Registered land surveyor	Development Compliance

The certification is to confirm:

All works comply with the requirements of the Volumetric Road Opening (*specific*) condition.

**Subdivision Engineering**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g., Energex)	Development Compliance

The certification is to confirm:

Electricity supply is available to the development site and all proposed dwellings.

<b>Subdivision Engineering</b>				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g., Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g., Telstra, NBN Co)	Development Compliance
<p>The certification is to confirm:</p> <p>Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g., Telstra / NBN Co standards).</p>				
<b>44</b>	<b>Certification of works – Landscape Assessment</b>			
	Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:			
	<b>Operational Works – Landscape Assessment</b>			
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment
<p>The certification must include photographs and is to confirm:</p> <p>The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the <i>Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes</i> and the Landscape Architect specifications.</p>				
<b>45</b>	<b>Certification of works – Environmental Assessment</b>			
	Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:			
	<b>Environmental Assessment</b>			
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section

Approved Acid sulfate soils management plan	<i>Within 5 days of completion of earthworks or prior to commencement of use, whichever occurs first.</i>	-	suitably qualified professional	<i>Environmental Assessment</i>
<p>The certification is to confirm:</p> <ol style="list-style-type: none"> <li>a. All works have been undertaken in accordance with the approved acid sulfate soil management plan.</li> <li>b. The certification is to also provide a copy of all the verification testing results and applied liming rates.</li> </ol>				
<p><b>46 Certification of works - Hydraulics and Water Quality</b></p>				
<p>Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:</p>				
<p><b>Hydraulics and Water Quality</b></p>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Post construction certification	Prior to commencement of the use	"Stormwater Management Plan"- 239 & 241 Boundary Street Coolangatta dated 20 November 2023, prepared by Friends Civil Engineering, Revision 2, as amended by this determination.	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
<p>The certification is to confirm:</p> <p>All stormwater devices (quantity and quality) shown in the approved stormwater management plan and associated design drawings have been installed on-site in accordance with Council's approved stormwater management plan and are functioning as designed.</p>				
<p><b>Hydraulics and Water Quality</b></p>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Agreement to remove hydrocarbons for GPT	Prior to commencement of the use	-	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
<p>The certification is to confirm:</p>				

An agreement is entered into with the appropriately licensed waste removal entity, for the removal of hydrocarbons / waste at least every 4 months.

**Hydraulics and Water Quality**

<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Long – term maintenance agreement	Prior to commencement of the use	-	The owner/ Body corporate for the development	Development compliance

The certification is to confirm:  
 An agreement has been entered into with a proprietor or an appropriate entity for the life of the development for the long-term maintenance of the stormwater quantity and propriety treatment devices for the life of the development (in minimum 10-year periods).  
 The certification is to also provide:

- i A copy of the agreement with all maintenance and replacement costs annualised.
- ii Evidence of the prepayment of the first three maintenance and replacement years costs.

**Hydraulics and Water Quality**

<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Confirmation of cartridge/filter/device media replacement	Once the use has commenced for the life of the development at the schedule specified below.	-	Registered Professional Engineer Queensland (RPEQ)	Development compliance

The certification is to confirm:  
 The certification is to confirm that the stormwater propriety treatment devices have been cleaned and maintained and are functioning as designed and the following maximum replacement schedule has been adhered to:

- Atlan Stormsacks – 3 years
- Atlan Cartridge Filters – 4 years
- Atlan Basin coarse sediment filter (coalescer) – 2 years
- Atlan Basin bioretention filter media - 10 years
- Atlan FlowGuard Filter Media Bag – 1 year
- Hume Filter cartridge replacement – 2 years
- Hume Filter vacuum sump clean and filter cartridge backwash – 1 year
- Ocean Protect Stormfilter Cartridge – 2 years
- Ocean Protect OceanGuard – 3 years
- Ocean Protect Jellyfish Cartridge – 2.5 years
- Other device approved under SQIDEP with maintenance per the MMP

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Flood storage compensation	Prior to commencement of use	"Flood Code Response" – 239 & 241 Boundary Street Coolangatta prepared by Friends Civil Engineering, Revision 2, except as amended by this determination.	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

- a All works have been carried out and completed in accordance with the approved report and no net loss of flood plain storage has occurred as a result of the building works.
- b The certification must be accompanied by calculations and as constructed data that has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

Hydraulics and Water Quality				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Flood emergency management plan (FEMP)	Prior to commencement of use	"Flood Code Response" – 239 & 241 Boundary Street Coolangatta prepared by Friends Civil Engineering, Revision 2.	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

All the requirements of the FEMP prior to commencement of use are to be undertaken and certified by a qualified natural hazard specialist engineer registered on RPEQ, in particular:

- a Where shelter-in-place is required, the shelter-in-place components must:
  - i. be located above Probable Maximum Flood (PMF)/ Probable Maximum Storm Tide (PMST) and provide a safe habitable space during an event,
  - ii. be a minimum of 9m<sup>2</sup> based on a single bedroom occupancy, with an addition of 4m<sup>2</sup> for each additional bedroom,
  - iii. contain toilet and shower facilities,
  - iv. have unobstructed egress options for emergency evacuation (balcony or deck evacuation options),
  - v. have a dedicated storage cupboard to store the necessary items,
  - vi. comply with the automatic fire detection and warning requirements of the Building Code of Australia for its normal use, and
  - vii. be engineered to withstand the flood actions (forces) generated by the PMF event.

viii. generators (if any) for backup power supply are installed and functioning as designed.

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Engineering design drawing	At the time of lodgement of any development application for operational works (works for infrastructure)		Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:  
All submitted engineering drawings accurately reflect the stormwater management devices and drainage layout contained within the approved stormwater management plan.

**47 Supervision of works**

During construction of any works the following professionals must be appointed to supervise the below described actions:

**Geotechnical Engineering**

Expertise required of the suitably qualified professional	Actions to be overseen by the professional
Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Supervise all geotechnical engineering works in relation to the proposed basement excavation/construction and ensure no adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

**48 Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of building works for the bin storage and bin servicing point

Purpose	Council contact
Discuss Council approval requirements and expectations through the construction phase	<a href="mailto:inspections@goldcoast.qld.gov.au">inspections@goldcoast.qld.gov.au</a>

**49 Hold point inspection – Solid Waste**

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines the City Plan for the following:

*Please note: Inspections for multiple items is preferred.*

Purpose	Hold Point	Council contact
Bin storage point	Within 5 business days of the bin storage point being completed.	Contributed Assets INSPECTIONS@goldcoast.qld.gov.au
Bin servicing point	Within 5 business days of the bin	Contributed Assets INSPECTIONS@goldcoast.qld.gov.au

	<p><u>Note: The pedestrian access / entrance hardstand must be completed prior to booking this inspection</u></p>	storage point being completed.							
	Bin carting route between storage points and servicing point	Within 5 business days of the bin carting route area being completed including any doorways, ramps and speed control devices.	Contributed Assets INSPECTIONS@goldcoast.qld.gov.au						
	Confirm Waste chute has been installed in the approved location and operates as designed.	Within 5 business days of the waste chute being completed.	Contributed Assets <a href="mailto:inspections@goldcoast.qld.gov.au">inspections@goldcoast.qld.gov.au</a>						
	Confirm works for the bin storage and servicing point have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.	Contributed Assets INSPECTIONS@goldcoast.qld.gov.au						
<b>50</b>	<p><b>Hold point inspection</b></p> <p>Arrange a hold point inspection to confirm construction has occurred in accordance with the approved stamped drawings, the subject of this application, for the following:</p> <table border="1"> <thead> <tr> <th>Purpose</th> <th>Hold Point</th> <th>Council contact</th> </tr> </thead> <tbody> <tr> <td> <p>Confirm that basement set downs have been constructed in accordance with the Stamped Approved drawings to facilitate the installation of landscaping works over the basement.</p> <p>Note: Council Officers must be able to physically inspect the basement set down areas to determine the approved location, size and depth has been achieved. The set down area must not be filled prior to the completion of this hold point inspection.</p> </td> <td> <p>Prior to the commencement of any private landscape works, and prior to the filling in of the approved basement set down areas with backfill or growing media</p> </td> <td> <p>Landscape Assessment 07 55828866</p> </td> </tr> </tbody> </table> <p>Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.</p>			Purpose	Hold Point	Council contact	<p>Confirm that basement set downs have been constructed in accordance with the Stamped Approved drawings to facilitate the installation of landscaping works over the basement.</p> <p>Note: Council Officers must be able to physically inspect the basement set down areas to determine the approved location, size and depth has been achieved. The set down area must not be filled prior to the completion of this hold point inspection.</p>	<p>Prior to the commencement of any private landscape works, and prior to the filling in of the approved basement set down areas with backfill or growing media</p>	<p>Landscape Assessment 07 55828866</p>
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<b>51</b>	<p><b>Construction documentation drawings – Architecture and Urban Design</b> (<i>specific condition</i>)</p> <p>a Prepare and submit for approval by the Architecture Assessment, a set of construction documentation drawings generally in accordance with the approved drawings, the subject of this approval prior to the issue of a Development Permit for Building Work for works above ground level.</p> <p>b The construction documentation drawings must be prepared by a suitably qualified professional and include in particular.</p>								

	<ul style="list-style-type: none"> <li>i Detailed floor plans, elevations and sections showing how the design intent illustrated in the approved drawings the subject of this approval will be constructed.</li> <li>ii Construction details of the tower base design and finishes, including spiral staircase.</li> <li>iii Detailed sections through the podium interface with the street and adjoining properties.</li> <li>iv Details of floor awning projections and feature screening details.</li> <li>v Details of feature soffits details.</li> <li>vi Details of the proposed roof cap.</li> <li>vii Details of elevated planter boxes.</li> </ul> <p>c The construction documentation drawings approved in accordance with this condition must form part of an approval for a Development Permit for Building Work.</p>				
<p><b>52</b></p>	<p><b>Pre-start inspection</b></p> <p>Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in the approved architectural plans for the following:</p> <table border="1" data-bbox="365 716 1382 1010"> <thead> <tr> <th data-bbox="365 716 1019 758">Purpose</th> <th data-bbox="1019 716 1382 758">Council contact</th> </tr> </thead> <tbody> <tr> <td data-bbox="365 758 1019 1010"> <p>Review and discuss building works – relating to the architectural façade, feature elements, screens, blades, materials and finishes.</p> <p>The pre-start inspection must include Council, the appointed building certifier, and where possible, an authorised representative from the architect or building designer firm, being the author of the stamped approved plans.</p> </td> <td data-bbox="1019 758 1382 1010"> <p>Architecture Assessment (07) 5581 7799 myork@goldcoast.qld.gov.au</p> </td> </tr> </tbody> </table> <p>Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.</p>	Purpose	Council contact	<p>Review and discuss building works – relating to the architectural façade, feature elements, screens, blades, materials and finishes.</p> <p>The pre-start inspection must include Council, the appointed building certifier, and where possible, an authorised representative from the architect or building designer firm, being the author of the stamped approved plans.</p>	<p>Architecture Assessment (07) 5581 7799 myork@goldcoast.qld.gov.au</p>
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<p><b>53</b></p>	<p><b>Acid sulfate soils management plan</b></p> <ul style="list-style-type: none"> <li>a Obtain a Management Plan approval for an Acid sulfate soils management plan generally in accordance with the Acid sulfate soils overlay code of the City Plan and City Plan Policy SC6.2 – Acid sulfate soils management, to implement acid sulfate soils control measures at no cost to Council, prior to any works commencing.</li> <li>b The Acid sulfate soils management plan must be prepared by a suitably qualified professional.</li> <li>c Implement the Acid sulfate soils management plan during construction works at no cost to Council.</li> </ul>				
<p><b>54</b></p>	<p><b>Vibration management plan</b></p> <ul style="list-style-type: none"> <li>a Prepare and submit for approval a Vibration management plan addressing basement construction activities in accordance with the City’s Basement Construction Vibration Guideline prior to any works commencing.</li> <li>b The Vibration management plan must be prepared by a suitably qualified professional.</li> <li>c Comply with the approved Vibration management plan and sections 4.2 and 4.5 of the Basement Construction Vibration Guideline.</li> <li>d Vibration levels must not exceed the levels in the approved Vibration management plan.</li> </ul>				

*Note:*

*Vibration monitoring may be required to be carried out at no cost to Council to determine compliance with the approved vibration management plan or the Guideline.*

**55 Construction management plan**

- a Prepare and submit for approval a Construction management plan prior to any works commencing.
- b The Construction management plan must be prepared by a suitably qualified professional and include in particular:
  - i Provide details of any gantries or overhead protective awnings proposed over the road or footpath.
  - ii Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic.
  - iii Provide details for the parking of site workers vehicles.
  - iv Provide details on the location of street lights, fire hydrants, sewer and stormwater pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works.
  - v Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve.
  - vi Location and details of public information signs with contact name/s and phone numbers.
  - vii Provide details of proposed sediment and erosion control measures including any rubble grids or shakers.
  - viii Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable.
  - ix Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.).
  - x Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours.
  - xi Provide details of any proposed temporary vehicle crossing points.
  - xii Location of buildings and structures on adjacent properties.
  - xiii Provide details of how pedestrian movement around the site will be managed during and outside work hours.
  - xiv Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works.
  - xv Provide hours of construction.
  - xvi Details on the presentation of hoarding to the street.
  - xvii Provide details for tree management.
  - xviii Demonstrate how the general public will be protected from construction activities.
  - xix Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste materials.
  - xx Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers.
  - xxi Address nuisance from dust, noise, vibration, smoke and material tracked onto

	<p>public roads as a result of hauling and filling operations and how complaints will be addressed.</p> <p>xxii Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility.</p> <p>xxiii Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways.</p> <p>c Implement the Construction management plan during all construction works at no cost to Council.</p>
<b>56</b>	<p><b>Noise management plan</b></p> <p>a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing.</p> <p>b The Noise management plan must be prepared by a suitably qualified professional and include in particular.</p> <p>i Provide details of expected noise sources.</p> <p>ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019.</p> <p>iii Identify the measures and work procedures to monitor noise emissions.</p> <p>iv Provide details of complaint response procedures.</p> <p>v Identify procedures to monitor and review the noise management plan.</p> <p>c Implement the Noise management plan prior to any works commencing at no cost to Council.</p>
<b>57</b>	<p><b>Erosion and sediment control</b></p> <p>Undertake works generally in accordance with the Healthy Waters code of the City Plan and include in particular:</p> <p>a Sediment control structures e.g., sediment fence must be placed at the base of all materials on site to mitigate sediment run-off.</p> <p>b A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.</p> <p>c All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP September 2009) prior to discharging from the site.</p> <p>d Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12– Land development guidelines, section 4.5.17.1.2-Compliance.</p>
<b>58</b>	<p><b>Sand management plan</b></p> <p>a Obtain a Management Plan approval from Council for a Sand management plan generally in accordance with the PO4 of the City Plan policy – Coastal erosion hazard overlay code prior to any works commencing.</p> <p>b The Sand management plan must be prepared by a suitably qualified professional and be approved by Council as an EMP and include in particular.</p> <p>i Outline actions to ensure excavated sand is cleaned, treated, placed, levelled and stabilised.</p>

	<ul style="list-style-type: none"> <li>ii Ensure sand is cleaned using a 20mm sieve to remove all material other than clean sand.</li> <li>iii Ensure sand is delivered and deposited to (identify relevant beach).</li> <li>c Contact Council's City Assets Branch to engage an officer (supervisor) nominated by Council. The Sand management plan must include details (e.g., name and position) of the officer who will be employed for the duration of the sand excavation and deposition at no cost to Council.</li> <li>d Prior to the commencement of sand extraction and deposition, sufficient security must be provided to Council to ensure the sand is sieved and placed on an ocean beach in accordance with Council requirements and appropriate beach protection and/or restoration measures are used.</li> <li>e The estimate total quantity of the sand must be calculated and supplied to the officer identified above to ensure a security value is included in the plan.</li> <li>f Implement the Sand management plan prior to any works commencing at no cost to Council.</li> </ul>
<p><b>59</b></p>	<p><b>Dewatering management plan</b></p> <ul style="list-style-type: none"> <li>a Obtain a Management Plan approval for a Dewatering management plan generally in accordance with the Guidelines for Dewatering Management Plan prior to any works commencing.</li> <li>b The Dewatering management plan must be prepared by a suitably qualified professional and approved by Council as an EMP and include in particular: <ul style="list-style-type: none"> <li>i Purpose for dewatering (i.e.: an explanation why dewatering is required).</li> <li>ii Dewatering technique (i.e.: wellpoint, deep well, open hole etc.).</li> <li>iii Anticipated dewatering flow rate and total dewatering duration.</li> <li>iv Controls (i.e.: settling tank, turbidity curtain etc.) and method of effluent discharge.</li> <li>v Measures and techniques to manage noise, vibration and odour issues.</li> <li>vi Measures and techniques to manage geotechnical stability issues.</li> <li>vii Contingency plan in case of emergency situation.</li> <li>viii Engineering specifications for dewatering effluent treatment (i.e., air-stripper, carbon filtration etc.) and details for an analytical monitoring program to ensure effluent will meet water quality release standards described in Tables 1 &amp; 2, where dewatering is conducted in a contaminated area.</li> <li>ix Monitoring program to ensure effluent will comply with applicable water quality release standards described in Tables 1 &amp; 2 of the guidelines.</li> <li>x Baseline assessment of the existing environment (i.e., fauna, water quality) that will receive the discharge.</li> <li>xi Include background levels of Iron and Chlorine to ensure if the development sites are having issues with turbidity, the iron levels are not excessive to cause visual amenity issues and detriment to the aquatic ecosystem.</li> <li>xii Strategy for monitoring and managing any impacts during the life and after closure of the project.</li> <li>xiii The point of discharge to the storm water system and to any waterway or water body.</li> <li>xiv Hydrogeological and hydrological assessment of the project area to estimate quantity and quality of water to be discharged.</li> <li>xv Verification the quality of discharge water will comply with the receiving water duration and frequency of the discharge.</li> </ul> </li> </ul>

	<p>xvi Seasonal variability of the receiving water quality.</p> <p>xvii Assessment of the viability of treating or recycling wastewater.</p> <p>xviii Location of all treatment pads.</p> <p>c Implement the Dewatering management plan during construction works at no cost to Council.</p>								
<b>60</b>	<p><b>Availability of approved plans, drawings and reports</b></p> <p>Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.</p>								
<b>61</b>	<p><b>Notice of works timetable</b></p> <p>Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works.</p> <p>A copy of Council's <a href="#">Notice of works timetable</a> is available on Council website.</p>								
<b>Plumbing and Drainage Act 2018</b>									
<b>62</b>	<p><b>Plumbing and drainage works</b></p> <p>Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing.</p> <p><i>Note: A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i></p>								
<b>Advice Notes</b>									
<b>A</b>	<p><b>Development infrastructure</b></p> <p>Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.</p>								
<b>B</b>	<p><b>Further development permits / compliance permits</b></p> <p>Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:</p> <table border="1" style="width: 100%;"> <tr> <td><b>City Assets</b></td> </tr> <tr> <td>- Operational works - vehicle access works</td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td><b>Landscape Assessment</b></td> </tr> <tr> <td>- Operational works - landscape works (Private works)</td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td><b>Plumbing and Drainage</b></td> </tr> <tr> <td>- Permit for plumbing and drainage work</td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td><b>Transport Assessment</b></td> </tr> <tr> <td>- Operational works - infrastructure</td> </tr> </table>	<b>City Assets</b>	- Operational works - vehicle access works	<b>Landscape Assessment</b>	- Operational works - landscape works (Private works)	<b>Plumbing and Drainage</b>	- Permit for plumbing and drainage work	<b>Transport Assessment</b>	- Operational works - infrastructure
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- Permit for plumbing and drainage work									
<b>Transport Assessment</b>									
- Operational works - infrastructure									

	<p><b>Water and Waste</b></p> <ul style="list-style-type: none"> <li>- Operational works - infrastructure</li> <li>- Connections / disconnections: Application to work on the City's Infrastructure</li> <li>- Temporary Road Closure and Works Zone Permit Application</li> </ul> <p>A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.</p> <p>Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).</p>
<b>C</b>	<p><b>Compliance with conditions</b></p> <p>Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.</p>
<b>D</b>	<p><b>Indigenous cultural heritage legislation and duty of care requirement</b></p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> ('<b>ACHA</b>') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:</p> <ul style="list-style-type: none"> <li>Is not negated by the issuing of this development approval;</li> <li>Applies on all land and water, including freehold land;</li> <li>Lies with the person or entity conducting an activity; and</li> <li>If breached, is subject to criminal offence penalties.</li> </ul> <p>Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.</p> <p>Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.</p> <p>The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.</p>
<b>E</b>	<p><b>Infrastructure charges</b></p> <p>Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.</p>
<b>F</b>	<p><b>Properly made submissions</b></p> <p>There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.</p>
<b>G</b>	<p><b>Applicant responsibilities</b></p> <p>The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</p> <p>Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for:</p> <ul style="list-style-type: none"> <li>Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration.</li> </ul>

	<p>Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity').</p> <p>Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval).</p> <p>Ensuring existing survey marks, including cadastral marks at property corners, i.e., pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>.</p> <p>Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes.</p> <p>Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991.</p> <p>Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.</p> <p>Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.</p>
<b>H</b>	<p><b>Weeds, pest animals and ants</b></p> <p>Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health.</p> <p>All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.</p>
<b>I</b>	<p><b>Fire ant control</b></p> <p>A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website <a href="http://daf.qld.gov.au">Fire Ants Portal (daf.qld.gov.au)</a>.</p>
<b>J</b>	<p><b>Gold Coast Airport approval of building and/or structure height</b></p> <p>Any building or structure (including construction crane or other temporary equipment) in the City extending to a height of 110 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd.</p>
<b>K</b>	<p><b>Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS)</b></p> <p>Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is</p>

	<p>required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS) 49.5 metres AHD.</p> <p>Application must be made to Gold Coast Airport Pty Ltd within a minimum of eight weeks' notice prior to the use of construction cranes or any other equipment that would exceed the OLS height limit.</p>
<b>L</b>	<p><b>Incorporation of Equitable Access at the Detailed Design Stage</b></p> <p>All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.</p>
<b>M</b>	<p><b>Connections to, alteration or realignment of Council infrastructure</b></p> <p>Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g., telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing.</p> <p>Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.</p>
<b>N</b>	<p><b>Works in properties other than the development land</b></p> <p>Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the “Application to work on City’s infrastructure”.</p> <p>Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners’ consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.</p>
<b>O</b>	<p><b>Council water and sewer mains to be protected during site works</b></p> <p>The developer is responsible at all times for ensuring that Council’s water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets.</p> <p>Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.</p>
<b>P</b>	<p><b>Connections and disconnections</b></p> <p>Any connection / disconnection to the existing water and sewerage networks will be at the applicant’s cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste.</p> <p>Refer to Water and Sewerage Connections Policy, available on Council’s website <a href="http://www.cityofgoldcoast.com.au">http://www.cityofgoldcoast.com.au</a></p>
<b>Q</b>	<p><b>Water meter sizing</b></p>

	<p>All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement.</p> <p>Unrestricted access to the water service (including meters) must be provided at all times.</p> <p>Refer to Water and Metering Technical Specifications, available on Council's website <a href="http://www.cityofgoldcoast.com.au">http://www.cityofgoldcoast.com.au</a></p>
<b>R</b>	<p><b>Operational Works meeting prior to lodgement</b></p> <p>Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works.</p> <p>Contact <a href="mailto:GCWDA@goldcoast.qld.gov.au">GCWDA@goldcoast.qld.gov.au</a> to arrange a meeting.</p>
<b>S</b>	<p><b>Design, Constructability and Minor change applications</b></p> <p>The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.</p>
<b>T</b>	<p><b>Stormwater</b></p> <p>A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.</p>
<b>U</b>	<p><b>Flood</b></p> <p>A property notification will be applied to the lot / subsequent lots stating there are development approval conditions applicable in relation to flooding impacts on this property. All property owner(s) must ensure compliance with these conditions.</p>
<b>V</b>	<p><b>No flood free access / egress</b></p> <p>A property notification will be applied to the lot / subsequent lots stating the property does not have flood free access / egress during 1% AEP (Annual Exceedance Probability) flood event.</p>
<b>W</b>	<p><b>Flood inundation</b></p> <p>A property notification will be applied to the lot / subsequent lots stating the property is subject to inundation during extreme flood events.</p>
<b>Property Notifications</b>	
<b>A</b>	<p><b>Stormwater</b></p> <p>There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2023/15. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>B</b>	<p><b>Flood</b></p> <p>There are development approval conditions applicable in relation to flooding impacts on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2023/15. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>C</b>	<p><b>No flood free access/egress</b></p>

	<p>Owners and intended purchasers are advised the property does not have flood free access/egress during 1% AEP (Annual Exceedance Probability) flood event. Refer to Council of the City of Gold Coast's Decision Notice MCU/2023/15. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>D</b>	<p><b>Flood inundation</b></p> <p>Owners and intending purchasers are advised that the basement and/or property is subject to inundation during extreme flood events. Refer to Council of the City of Gold Coast's Decision Notice MCU/2023/15. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>

**Statement of reasons (given under section 63(5) of the *Planning Act 2016*)**

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Details of proposed development	The proposed development is for a material change of use for Multiple dwellings (34 units).
Assessment benchmarks	<p>The following assessment benchmarks applied to the proposed development:</p> <ul style="list-style-type: none"> <li>• Strategic framework</li> <li>• High density residential zone code</li> <li>• Acid sulfate soils overlay code;</li> <li>• Airport environs overlay code;</li> <li>• Coastal erosion hazard overlay code;</li> <li>• Flood overlay code.</li> <li>• Driveways and vehicular crossings code;</li> <li>• General development provisions code;</li> <li>• Healthy waters code;</li> <li>• High-rise accommodation design code;</li> <li>• Solid waste management code; and</li> <li>• Transport code</li> </ul>
Relevant matters	<p>The proposed development was assessed against, or having regard to, the following relevant matters:</p> <ul style="list-style-type: none"> <li>• City Plan</li> </ul>

Matters raised in submissions	<p><i>Issue</i></p> <p><u>Building height (general)</u> Submitters raised general concerns with the proposed height of the building.</p> <p><u>Building height uplift provisions</u> Within a number of the submissions, submitters did not consider that the proposed development complied with the building height uplift provisions within specific outcome</p>	<p><i>How matter was dealt with</i></p> <p>While this site is mapped with a building height of 38 metres, the City Plan provides provisions within the strategic framework (Specific outcome 3.3.2.1(9)) that afford additional building height of up to 50% above the Building height overlay map when the specific criteria within the specific outcome are complied with. Officer's assessment of these provisions has determined that the proposal complies with specific outcome 3.3.2.1(9) and as such, is afforded additional building height.</p>
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3.3.2.1(9), with specific mention of the following points:

*a reinforced local identity and sense of place*

Officers have undertaken a detailed assessment of the locality with regard to building height, building appearance and land uses. This assessment has determined that the proposal will reinforce the local identity through a consistent building height while also providing an appropriate land use and building form that is typical of the surrounding locality.

*a well managed interface with relationship to and impact on nearby development, including the reasonable amenity expectations of nearby residents;*

Officer's assessment has considered that an appropriate interface has been provided for both adjoining allotments through the use of setbacks and building features.

*a varied, ordered and interesting local skyline*

The above building height assessment determined that a range of heights currently exist within the locality. The development contributes to this varied building height while also providing a building that does not exceed the highest building and has been well designed the provide for an interesting an attractive building.

*an excellent standard of appearance of the built form and street edge;*

Council's Architecture Assessment team have reviewed the proposed building and consider that it provides an excellent standard of appearance.

*deliberate and distinct built form contrast in locations where building heights change abruptly on the Building height overlay map;*

Officers do not consider that the site is within a location where the Building height overlay anticipates a deliberate built form contrast.

Loss of privacy

Submitters adjoining the development expressed concerns with the loss of privacy from the development.

The development has been oriented so the living areas and balconies address Ward Street, with the windows on this façade of the development are limited to bedroom windows. While this does not remove opportunities for overlooking, officers consider that it does reduce potential privacy impacts. Furthermore, in the

context of the High density residential zone with an anticipate 38 metre building height, officers do not consider that it would be reasonable entirely screen the façade or to remove the windows entirely.

#### Density

Submitters contended that the density for the development was appropriate for the location.

Officer's assessment of the relevant overall outcomes of the High density residential zone code determined that the density is appropriate as follows:

- While not within 400 metres, the nearest high frequency bus stop is located 550 metres away from the subject site, providing access to public transport.
- The site is located 475 metres from the Coolangatta major centre, providing a range of employment opportunities as well as amenities that include social and community infrastructure.
- Officer have confirmed with Councils Water and Waste section that there is sufficient capacity within the sewer and water networks to facilitate the development.
- The applicant provided officers with a Traffic Impact Assessment (TIA) that quantified the additional traffic impacts as a result of the proposed development. This determined that the additional traffic would not have a significant impact on the surrounding road network.
- The development provides a mix of dwelling types that include 2, 3 and 4 bedroom units. Officers consider that this mix of dwellings provides a sufficient mix of housing form.
- While the proposal exceeds the building height identified within the Building height overlay

map, officers assessment of the relevant uplift provisions within specific outcome 3.3.2.1(9) of the strategic framework have determined that the building height, appearance and form is appropriate.

#### Setbacks

Submitters considered that the Setbacks of the development is too high and did not meet the relevant provisions of the High density residential zone code.

Noting that the setbacks for the development do not comply with Acceptable outcome 1 of the High density residential zone code, officers assessment of the performance outcome considered that it is appropriate as follows:

- The side setbacks proposed allow for a sufficient separation to the adjoining properties.
- The units have been oriented to the street frontages resulting in only bedroom and bathroom windows facing the adjoining property to the east, which is considered to reduce potential privacy impacts to this neighbour.
- On the ground floor the development includes landscaped garden beds that addresses both frontages, providing an attractive interface at the street level.
- Above the street level, an attractive tower form has been provided utilising a range of features including building recesses, slab edge projections and timber battening that provide a positive contribution to the streetscape character.
- Car parking has been provided in accordance with the transport code.
- The setbacks provided allow for future tower separation.

#### Site cover

Submitters considered that the site cover of the development is too high and did not meet the

While the site cover for the development does not meet the relevant acceptable outcome, Officer's assessment of the performance outcome considered

relevant provisions of the High density residential zone code.

that it was appropriate as follows:

- The development includes a range of landscaping including larger garden beds located on the ground and first floors in addition to planters located within the facade of the tower form providing an adequate balance between the built form and landscaping.
- The building form includes large balconies and recess providing for a distinctly residential building, therefore providing a consistent residential appearance to the surrounding area.
- The dimensions of the site and the building provided for a sufficiently slender building that is accentuated through deep recesses in the building form.
- Due to the dimensions of the building, it results in a fast moving shadow that does not restrict sunlight to any of the surrounding dwellings for long periods of the day.

#### Traffic and pedestrian impacts

Submitters have raised concerns with the impact the development will have to the traffic and pedestrian safety.

With regard to Traffic, the applicant has provided a Traffic Impact Assessment (TIA) that has determined that likely traffic impacts from the development on the surrounding road network. This has been reviewed by Council's Transport Assessment team who have determined that there will be no adverse traffic impacts from the development.

With regard to pedestrian safety, the vehicle crossover has been suitably designed to provide the required pedestrian sightlines to ensure pedestrian safety is maintained.

#### Lack of car parking

Submitters have considered that the development does not provide adequate car parking.

The applicant has provided car parking in accordance with the rate specified within the Transport code of the City Plan. As such,

officers consider that sufficient car parking has been provided.

Inappropriate landscaping outcome

Submitters did not agree with the applicant that an appropriate landscaping outcome has been provided.

The applicant has provided a range of landscaping within the ground floor of the development which is able to support a range of planting and a feature tree. Furthermore, planters are provided on the façade of the development for its entire height. In the context of the high density residential zone, officers are satisfied that an appropriate landscaping outcome has been provided.

Shadowing

Submitters raised concerns with the shadow impacts of the proposed development.

The shadowing of the development achieves compliance with the relevant acceptable outcomes of the General development provisions code.

Further to this, the applicant provided a shadow analysis that has shown there are limited shadow impacts external to the site given the orientation of the site and the large road verge to the south.

Impact on the capacity of infrastructure

Submitters contended that there is not sufficient capacity within the surrounding infrastructure to cater for the additional density proposed.

Officers have been provided a number of specialist reports from the applicant and advice from Council's internal sections that demonstrate there is sufficient capacity within the surrounding infrastructure networks to cater for the proposed development.

Applicant information regarding building heights and demographics of surrounding units disingenuous

Submitters raised concerns with the accuracy of some of the information provided by the applicant particularly with the surrounding building heights and the demographics within the adjoining unit complex.

Officer's knowledge the concerns provided by submitters however consider that the building height information is accurate enough to make a valid assessment.

With regard to the tenures within the neighbouring unit complex, this has not impacted on Officer's assessment.

Amenity issues during building construction

Officers have recommended a condition that requires a construction management plan to

Residents of the area provided concerns that the construction of the development will impact on the amenity of the surrounding area.

Damage to neighbouring buildings during construction

Surrounding residents provided concerns that the development will cause construction to neighbouring dwellings during the construction works.

Impact on property values and loss of views

Submitters surrounding the development expressed concerns that the development would restrict their views and impact on the property values.

Impact on the development from Electromagnetic Energy (EME) produced from a nearby telecommunications facility

A submitter expressed concerns with potential impacts from a nearby telecommunications facility on the proposed development.

be provided prior to any works commencing to ensure that impacts to amenity to the surrounding area are minimised.

Officers seek to include conditions that reduce the risk of impacts to neighbouring properties and specially limit the type of basement construction that can be undertaken to ensure the least impact possible on neighbouring buildings.

The City Plan does not provide benchmarks that protect the view of surrounding dwellings nor the impact of property values.

The City Plan does not require an assessment of EME emissions on future developments. Furthermore, this is specifically controlled by the National Government rather than Council.

Reasons for decision

An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows:

- The proposal achieves compliance with Specific outcomes 3.3.2.1(1)&(2) as the site is within a pedestrian friendly environment providing access to high frequency public transport options.
- The proposal achieves compliance with Specific outcomes 3.3.2.1(3)&(4) as a high rise building is proposed that contains a mix of unit configurations.
- The proposal achieves compliance with Specific outcomes 3.3.2.1(8) as the subject site is not in a location where abrupt changes in building height are anticipated, and subject to meeting the provisions of 3.3.2.1(9), high rise building height is anticipated.
- The proposal complies with specific outcome 3.3.2.1(9)(a) as follows:
  - The proposal provides a consistent land use and building typology with the surrounding area.

- The existing local identity of the area is made up of a mix of building heights ranging from low rise to high rise buildings.
- The height proposed is consistent with a number of existing and approved buildings within this local area.
- The proposal complies with specific outcome 3.3.2.1(9)(b) as the development has provided a well managed interface with the adjoining dwellings and any future adjoining developments as follows:
  - On the ground floor an appropriate interface has been provided that is consistent with the expectations for the High density residential zone.
  - Above the ground floor, a varied tower form provides for an interesting and attractive façade while still maintain sufficient setbacks for future tower separation.
- The proposal complies with specific outcome 3.3.2.1(9)(c) as the building height contributes to the varied building heights within the Rainbow Bay area.
- The proposal complies with specific outcome 3.3.2.1(9)(d) as the development reflects high quality architectural design.
- The proposal complies with specific outcome 3.3.2.1(9)(e) as the development will provide an increased housing supply with a mix of housing types.
- The proposal complies with specific outcome 3.3.2.1(9)(f) as the development will not impact on any elements of the local character or scenic amenity as the development will not adversely impact the City's viewpoints of Landscape character areas (as identified on Strategic framework map 4 – greenspace network).
- The proposal complies with specific outcome 3.3.2.1(9)(g) as the subject site is not within an area where the Building height overlay map anticipates abrupt changes; and
- The proposal complies with specific outcome 3.3.2.1(9)(h) as the maximum building height of the development is below the relevant overlays that may impact on the safe and efficient operations of the Gold Coast Airport.
- The proposal complies with 3.8.3.1(1) as the development has suitably reflects the desired future appearance of the area under the City Plan and reinforces the character of the area.

Matters prescribed by a regulation

Not applicable