Our reference: MCU/2025/53
Your reference: 3631

Decision notice — approval (with conditions)
(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 11 July 2025

Applicant details

Applicant name:	Mary Anne Development Pty Ltd
Applicant contact details:	C/- Urban Planning Services Pty Ltd PO Box 2091 SURFERS PARADISE QLD 4217

Application details

Application number:	MCU/2025/53
Approval sought:	Material change of use (Code assessment)
Details of proposed development:	Multiple dwelling and Short-term accommodation (56 units)

Location details

Street address:	19 Anne Avenue, BROADBEACH QLD 4218
Real property description:	Lot 0-8 BUP1114

Decision

Date of decision	9 July 2025
Decision details:	Under Delegated Authority, the Manager Major Assessment of the City development Branch of Council has resolved to approve the development application in full, with conditions.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval	Development permit for a Material change of use (Code assessment)

Conditions

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

Further development permits

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

- Operational works – vegetation clearing
- Operational works – landscape works (Private works)
- Operational works – infrastructure
- Permit for plumbing and drainage work
- 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

Not applicable—No part of the application required public notification.

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	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. 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 *Planning Act 2016*, to a development tribunal. 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. 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 *Planning Act 2016.* A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

For further information please contact Conor Pizzolato, Planner on 07 5582 8237 or via email cpizzolato@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Eli Stevenson
A/Coordinator Development Assessment (Central)
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(5) of *Planning Act 2016*)

Attach:
Stamped approved plans and drawings
Infrastructure charges notice for the approved development
Appeal rights extracts

Development Conditions imposed by Council as Assessment Manager

General

1 Timing

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.

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.

2 Approved drawings

Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

Drawing Title	Author	Date	Drawing No.	Ver
Materiality – The Podium	BDA Architecture	-	Page 64	-
Materiality – The Tower	BDA Architecture	-	Page 65	-
The Podium - Contextual Response – Floor Plan	BDA Architecture	-	Page 33	-
The Podium - Contextual Response – Edge Section 1	BDA Architecture	-	Page 34	-
The Podium - Contextual Response – Edge Section 2	BDA Architecture	-	Page 35	-
Basement Level 2	BDA Architecture	23/06/2025	DA2.109	C
Basement Level 1	BDA Architecture	23/06/2025	DA2.110	C
Level 1 - Ground	BDA Architecture	23/06/2025	DA2.101	C
Mezzanine Ground	BDA Architecture	23/06/2025	DA2.102	C
Level 2	BDA Architecture	23/06/2025	DA2.103	C
Level 3	BDA Architecture	23/06/2025	DA2.104	C
Level 4 – Recreation	BDA Architecture	23/06/2025	DA2.105	C
Tower Typical Level 5-31	BDA Architecture	23/06/2025	DA2.106	C
Level 32	BDA Architecture	23/06/2025	DA2.107	C
Roof Terrace	BDA Architecture	23/06/2025	DA2.108	C
North & South Elevations	BDA Architecture	23/06/2025	DA3.101	C
East & West Elevations	BDA Architecture	23/06/2025	DA3.102	C
Section A & B	BDA Architecture	23/06/2025	DA4.101	C
Apartment Types A & B	BDA Architecture	23/06/2025	DA5.101	C

Apartment Type C	BDA Architecture	23/06/2025	DA5.102	C
Apartment Type D	BDA Architecture	23/06/2025	DA5.103	C
North Podium Elevation	BDA Architecture	23/06/2025	101	-

The conditions of this approval are to be read in conjunction with the attached 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.

3 Approved Plans

Undertake and maintain the development generally in accordance with the following plans:

Plan Title	Author	Date	Plan Reference No.	Ver
Proposed Residential Development 19-21 Anne Avenue Broadbeach ACOUSTIC REPORT	Acoustic Works	21 February 2025	2025001 R01B 19-21 Anne Avenue, Broadbeach ENV.docx	R01B
"Site Based Stormwater Management Plan – 19-21 Anne Avenue, Broadbeach, Mary Anne Developments"	Arcadis	18 February 2025	GA0002	01
Waste Management Plan	MRA	21 February 2025	MRA24-249	V.2

Property

4 Private infrastructure

Installation, ownership, operation and maintenance of all private infrastructure within the subject premises is to vest at all times with the legal authority ensuring it is functional for its intended purpose.

5 Restrictions regarding Council sewer and water supply infrastructure

a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure.

b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO).

d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.

Amenity

6 Hours of operation and loading and unloading

Ensure communal open space (swimming pool) activities on level 4 (Recreation) are between the hours of 7:00 am to 10:00pm.

7 Screening of visually offensive components

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:

a Refuse storage and servicing areas

b Service equipment

c Mechanical ventilation
d Refrigeration units
e Storage areas for machinery, materials, vehicles or the like.

Environmental and Landscaping

8 Vegetation clearing

Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any works at no cost to Council and include in particular:

a The approved MCU drawing.
b Drawings identifying which vegetation is proposed to be removed and which vegetation is proposed to be retained.

9 Landscaping works

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 the commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Statement	LDG	23 June 2025	L2411501 Pages 1-38	-

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 Unless otherwise specified in these conditions, tree species must be a minimum bag size of 100L at the time of planting.
iii Palm species must be a minimum 3 metres in height at the time of planting.
iv Unless otherwise specified in these conditions, shrub species must be a minimum 200mm pot size at the time of planting.
v Screening shrubs must be able to achieve a minimum height of 3 metres at maturity and must be a minimum 300mm pot size at the time of planting.
vi 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.
vii Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting.
viii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed 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 Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations.
xi Incorporate feature tree plantings at a minimum 200L bag size within the level 4 planters to the front and rear façade.
xii An automatic irrigation system must be provided to all planter boxes.
xiii Install large feature shrubs at a minimum 45L bag size within the frontage planters at the ground floor level.
xiv Incorporate screening shrubs at 1 metre centres within the raised planters along the common boundaries at the ground floor level (excluding the bio-retention area).

	xv Include a maintenance management plan relating to the trellis systems. The maintenance management plan must: • Provide detailed information on how these vegetative systems will be safely accessed for maintenance. • Stipulate a maintenance schedule for these systems. • Provide details on the minimum standards to which these systems must be maintained. • Describe actions to be taken if the system does not function as intended. xvi Include cross-sections of each of the three (3) planters and connection to the stainless-steel trellis system to the frontage podium façade on the mezzanine floor and level 2. xvii Incorporate dense climber/cascade planting specimens within the nominated podium planters along a building façade. xviii The locations and cross section of all proposed bio-retention systems as required by the sites approved Stormwater Management Plan and identify: • Proposed filter media depths and surface treatments. xix Include frontage fencing as shown on the approved stamped drawings, the subject of this application. xx All road reserve turf must be repaired and replaced if damaged. xxi Install a street tree of the species *Araucaria columnaris* (Cook Pine) at a minimum 200L bag size within the public road reserve fronting the subject site on Anne Avenue generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan policy – Land development guidelines. xxii Ensure any services and redirected underground powerline do not impact the new street tree planting. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
10	**Maintenance of planter boxes** *(specific condition)* Ensure the Community Management Statement states ongoing maintenance of all landscaping and planter boxes 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.
Transport	
11	**Off street vehicle and car parking facilities** 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: 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. ii Residential visitor spaces must be freely accessible. iii All spaces are drained, sealed and line marked, with the exception of the MRV standing area. iv 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). v Clearly identified signage and directional markings including: • Signage within the site directing entering motorists to visitor parking locations. • Signage and line marking indicating ‘visitor parking’ for visitor spaces. • Delineation and signage indicating ‘vehicle turn around’ for the turning bay. • Signage within the site directing entering delivery drivers to the location of the servicing (standing) area. • Signage on the eastern side of the western driveway in the vicinity of the MRV

	standing area indicating 'Temporary truck parking area for removalists and deliveries'. b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. c The off-street parking facilities must only be used for vehicle parking.
12	**Off street bicycle parking and end of trip facilities** 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: i The off-street bicycle parking facilities must be in accordance with the approved drawings. 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 marking is to be provided along the route and where bicycle parking is provided. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
13	**Loading and unloading (excluding waste collection vehicles)** 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: i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. ii A vehicle, or vehicles, waiting to be loaded or unloaded, must stand entirely within the site. iii All vehicles must enter and exit the site in a forward gear other than a Medium Rigid Vehicle which is permitted to undertake a reverse manoeuvre into the site. iv The largest vehicle permitted on the site is an 8.8m Medium Rigid Vehicle (MRV). The dimensions of the vehicle are to be generally in accordance with AS2890.2.
14	**Off street ramp signal management system** 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: i The ramp signal management system must be installed at the location/s generally shown on the approved drawings. ii Vehicle detectors must be installed to detect vehicles entering the site, and prior to all ramps, for each direction of travel. iii Vehicles entering the site must be given priority to avoid queuing onto the public road. To be clear, signal lanterns controlling vehicle movements for vehicles exiting the parking facilities (whether from parking spaces or hold points) shall be set to 'red' at all times and shall only change to 'green' in the event that no vehicles are waiting to enter the facilities. iv The system must be installed/configured such that residents and Short-term accommodation guests are required to trigger an 'exit sequence' prior to exiting car parking spaces. v Exit sequences must be triggered via a remote device (rather than a manual system, such as a push button). vi Signal lanterns must be visible from all hold line locations and from all resident / Short-term accommodation guest car parking spaces. vii 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.
Engineering	
15	**Electrical reticulation**

	a Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: i Provide electricity to all proposed dwellings. ii No additional poles and pole-mounted transformers are to be erected within public roads. iii Meet the requirements of the electricity supplier (e.g. Energex).
16	**Telecommunications network** a Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: i 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. ii 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. iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
17	**Rectification of Council's infrastructure** 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. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
18	**Existing infrastructure, structures and services** a Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: i Remove redundant vehicle crossing/s. ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath). iii Remove/seal/cap any redundant sewer property service.
19	**Vehicle crossings** a Obtain an operational works / licence approval as necessary for the design and construction of the vehicle crossing, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: i Constructed and positioned to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicle traffic. ii Designed not cause damage to vehicles or road infrastructure. iii Designed generally in accordance with RSD-102 heavy duty VXO. iv Providing effective access between the road and the property. v Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
20	**Construction of vehicle crossing** Design and construct the vehicle crossing generally in accordance with the Driveways and vehicle crossing code of the City Plan.
21	**Gross Pollutant Traps (GPTs)** Install a GPT (hydrocarbon and litter separator) lowest level of basement carpark 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.
22	**Footpaths**

	a Obtain an operational works approval for the design and construction of all footpaths listed below, prior to commencement of the use, at no cost to Council: i A new, 2 metre wide footpath on Anne Avenue for the full frontage of the site. ii A minimum 1.5 metre wide pathway, within the verge of Anne Avenue, connecting the new public footpath on Anne Avenue to the development's internal pedestrian access point(s), at the property boundary. 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.
23	**Existing structures and services** 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. b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
Stormwater Drainage	
24	**Overland flow paths and hydraulic alterations** a The development must not cause loss or damage as a result of: i Increase peak flow rates downstream from the site; ii Increase flood levels external to the site; and iii Increase duration of inundation external to the site.
25	**Bioretention basin maintenance management plan** *(specific condition)* a Prepare and implement a bioretention basin maintenance management plan (MMP) in accordance with approved stormwater management plan prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer of Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.12 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan b The MMP must include, but not necessarily be limited to, the following key information: i Design intent and description of the device(s). ii The location and specific dimensions of the device(s). iii Approved / designed water quality objectives. iv Water quality monitoring procedures. v Monitoring frequency. vi Specifications and procedures for device(s) maintenance. vii Plant and equipment access details for maintenance activities. viii Maintenance activity schedule defining frequency, area (m^2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e. lists of approved and acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Measures to be undertaken when water ponding > 3 hours after storm with filter media clogged or subsoil pipes blocked.

	xiii Approximate lifecycle maintenance costs. xiv The legal entity to maintain a record of all maintenance (including plant replacement) undertaken on the bioretention basin and make it available to Council upon request. xv Undertake inspection and certification of effective operation by RPEQ in accordance with the maintenance management plan.
Sewer and Water Works	
26	**Sewer connection** a Obtain an Operational Works approval for the design and construction of a sewer for the proposal and connect to Council's sewer network, prior to commencement of the use at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The development is permitted with a single sewer connection to Council's sewerage network. iii The size of the sewer property service connection must be in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. v Provide the inspection opening (IO) 300mm from the property boundary (verge side). vi Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 300mm clear of the property sewer connection. vii Remove / seal / cap redundant sewer property services. *Notes:* *i An "Application Work on the City's infrastructure" form is required for the above works.* *ii 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.*
27	**Water connection** a 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 150mm main fronting the site, prior to commencement of the use at no cost to Council and include in particular: b The proposed development is permitted to connect to Council's water network through a singular connection as outlined below: i This connection will supply a single master meter for potable water; and ii If required, a single fire meter c Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. d Provide a flange at 300mm on the water property service (verge side). e Council's ownership of the above ground on-lot water meters includes the typical meter assembly in accordance with the SEQ Large Water Meter Arrangement drawing set bounded by the first isolation valve. f The requirements described above must be clearly identified on the Operational Works drawings. g Water meters must be in accordance with Council's Metering Technical Specifications & standard drawings and SEQ Large Water Meter Arrangements drawings.

	h The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. i Remove redundant water meters / connections. *Notes:* *i Refer to the 'Fire Loading' condition of this development permit.* *ii An "Application Work on the City's infrastructure" form is required for the above works.* *iii 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.* *iv Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.* *v Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.*
28	**Sub-metering** 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.
29	**Fire loading** Ensure the fire loading does not exceed 15L/s for 4 hours. *Explanatory Notes:* *a Compliance with this condition required 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.* *b This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above.* *c The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.* d *If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc.* e *If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.*
Solid Waste Management	
30	**Bin type, storage capacity and storage points** a Provide the following equipment to service the development prior to commencement of the use at no cost to Council: i 2 x 2000L general waste bulk bins and 1 x 2000L recycle bulk bin
31	**Storage point / waste room – Bulk bins** a Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.16 - Solid waste management at no cost to Council:

	i No steps or lips on bin-carting route. ii Hose cock for bin washing. iii Concrete slab graded to drainage point within the storage point. iv Drainage point connected to sewerage network with trade waste requirements. v Adequate artificial lighting vi Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of waste vii 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.
32	**Servicing point – Bulk bins** a Construct the bin servicing point prior to use commencing and in accordance with City Plan policy SC6.16 – Solid waste management, including: i Hardstand with a solid concrete base or acceptable equivalent ii Screened iii Positioned on a level pad within the site, level with the kerbside and adjacent to the subject site's driveway iv Connected to the crossover by a concrete path so that the bin can be manoeuvred for servicing without lifting the bin over raised surfaces
33	**Waste chute** 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. 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 c Fitted with a chute divertor system to divert general and recycling waste to the appropriate bin
Construction Management	
34	**Acid sulfate soils management plan** 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. b The Acid sulfate soils management plan must be prepared by a suitably qualified professional. c Implement the Acid sulfate soils management plan during construction works at no cost to Council.
35	**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 public roads as a result of hauling and filling operations and how complaints will be addressed. xxii Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility. 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. c Implement the Construction management plan during all construction works at no cost to Council. d Signage is to be attached to the front hoarding/fence adjacent to the street, providing contact names and details for who to contact if there are concerns from neighbouring property owners, relating to construction activities. e A copy of the approved Construction Management Plan must be provided to immediate adjoining properties prior to the commencement of construction.
36	**Dewatering management plan** a Obtain and implement an Environmental Management Plan approval from Council for a Dewatering management plan generally in accordance with the Guidelines for Dewatering Management Plan prior to any works commencing, at no cost to Council.

	b The Dewatering management plan must be prepared by a suitably qualitied professional and include in particular: i Purpose for dewatering (i.e.: an explanation why dewatering is required). ii Dewatering technique (i.e.: wellpoint, deep well, open hole etc.). iii Anticipated dewatering flow rate and total dewatering duration. iv Controls (i.e.: settling tank, turbidity curtain etc.) and method of effluent discharge. v Measures and techniques to manage noise, vibration and odour issues. vi Measures and techniques to manage geotechnical stability issues. vii Contingency plan in case of emergency situation. 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 & 2, where dewatering is conducted in a contaminated area. ix Monitoring program to ensure effluent will comply with applicable water quality release standards described in Tables 1 & 2 of the guidelines. x Baseline assessment of the existing environment (i.e. fauna, water quality) that will receive the discharge. 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. xii Strategy for monitoring and managing any impacts during the life and after closure of the project. xiii The point of discharge to the storm water system and to any waterway or water body. xiv Hydrogeological and hydrological assessment of the project area to estimate quantity and quality of water to be discharged. xv Verification the quality of discharge water will comply with the receiving water duration and frequency of the discharge. xvi Seasonal variability of the receiving water quality. xvii Assessment of the viability of treating or recycling wastewater. xviii Location of all treatment pads.
37	**Dust management plan** a Prepare and submit for approval a Dust management plan generally in accordance with the relevant policy of the City Plan prior to any works commencing. b The Dust management plan must be prepared by a suitably qualified professional and include in particular: i Provide details of sources of dust and particulate emissions. ii Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019. iii Identify the procedures to be adopted for monitoring and reporting air emissions. iv Provide details of complaint response procedures that will be adopted. v Identify the procedures to be adopted for revision and review of the dust management plan. vi Implement the Dust management plan during all construction works at no cost to Council.
38	**Erosion and sediment control** Undertake works generally in accordance with the Healthy Waters code of the City Plan and include in particular:

	a Sediment control structures e.g. sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. 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. 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. d Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, Section 4.5.17.1.2 – Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.
39	**Noise management plan** a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing. b The Noise management plan must be prepared by a suitably qualified professional and include in particular: i Provide details of expected noise sources. 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. iii Identify the measures and work procedures to monitor noise emissions. iv Provide details of complaint response procedures. v Identify procedures to monitor and review the noise management plan. vi Implement the Noise management plan prior to any works commencing at no cost to Council.
40	**Sand management plan** a Obtain and implement an Environmental 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, at no cost to Council. b The Sand management plan must be prepared by a suitably qualified professional and include in particular. i Outline actions to ensure excavated sand is cleaned, treated, placed, levelled and stabilised. ii Ensure sand is cleaned using a 20mm sieve to remove all material other than clean sand. iii Ensure sand is delivered and deposited to (identify relevant beach). c Contact Council's Infrastructure Gold Coast 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. 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. 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.
41	**Vibration management plan** 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.

b The Vibration management plan must be prepared by a suitably qualified professional.

c Comply with the approved Vibration management plan and sections 4.2 and 4.5 of the Basement Construction Vibration Guideline.

d Vibration levels must not exceed the levels in the approved Vibration management plan.

e A copy of the approved Vibration Management Plan must be provided to immediate adjoining properties prior to the commencement of construction.

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.

42 **Availability of approved plans, drawings and reports**

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.

43 **Notice of works timetable**

Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works.

A copy of Council's Notice of works timetable is available on Council website.

44 **Certification of works – Architecture Assessment**

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

Environmental Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Pedestrian Wind Environmental Report (based on a wind tunnel model)	Prior to the issue of a Development Permit for Building Work for works above ground level	-	Wind Engineering Consultant	City Design – Architecture Assessment Architecture@goldcoast.qld.gov.au

The certification is to confirm:

a 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.

b Mitigation strategies and recommendations from the report have been incorporated into the drawings for building approval.

45 **Certification of works – Environmental Assessment**

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

Environmental Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Approved Acid sulfate soils management plan	Within 5 days of completion of earthworks or prior to commencement of use, whichever occurs first.	-	*Suitably qualified professional*	*Environmental Assessment*

The certification is to confirm:

a All works have been undertaken in accordance with the approved acid sulfate soil management plan.

b The certification is to also provide a copy of all the verification testing results and applied liming rates.

46 **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

Certified document	Certification date	Plan	Expert discipline	Requesting Council Section
Acoustic compliance report	Prior to commencement of the use	Proposed Residential Development 19-21 Anne Avenue Broadbeach ACOUSTIC REPORT; Prepared by: Acoustic Works; Dated: 21 February 2025; Ref: 2025001 R01B 19-21 Anne Avenue, Broadbeach ENV.docx; Ref: R01B	Acoustic Engineer	Health and Regulatory Services

The certification is to confirm:

a The development has been designed and constructed in accordance with the recommendations outlined in the approved amended Acoustic Report. The certification must include on-site assessment of all mechanical plant and equipment in operation and confirm compliance with the relevant criteria identified within the approved report.

47 **Certification of works - Hydraulics and Water Quality**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed

below, confirming as follows:

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction certification	Prior to commencement of the use	"Site Based Stormwater Management Plan – 19-21 Anne Avenue, Broadbeach, Mary Anne Developments" dated 18 February 2025, prepared by Arcadis (Reference GA0002-01)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

a All stormwater devices (quantity and quality) have been installed on-site in accordance with Council's approved stormwater management plan and drawings and are functioning as designed.

b Bio-retention systems have been constructed in accordance with *Water by Design - Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands* and any associated hydraulic conductivity tests have been completed.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Agreement to remove hydrocarbons for GPT	Prior to commencement of the use	-	-	Hydraulics and Water Quality

The certification is to confirm:

a An agreement is entered into with the appropriately licensed waste removal entity, for the removal of hydrocarbons / waste.

48 **Certification of works – Landscape Assessment**

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

Operational Works – Landscape Assessment				
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

The certification must include photographs and is to confirm:

a The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the *Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes* and the Landscape Architect specifications.

49 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**
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
The certification is to confirm: a Electricity supply is available to all proposed dwellings.				

Subdivision Engineering				
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
The certification is to confirm: a Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				

50 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				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council**

				Section
Certified Traffic Engineering letter	Prior to commencement of use	-	Traffic Engineering	Transport Assessment

The certification is to confirm:

a A signalised ramp management system has been installed and is operational on-site, consistent with the 'Off street ramp signal management system' condition.

51 Certification of works - Water and Waste

Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:

Certified document	Certification date	Expert discipline	Requesting Council Section
Fire loading certification	Prior to commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste

52 Certification of works – Solid Waste Management

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

Water and Waste				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
• Waste Management compliance report; • Waste servicing point and bin carting route; • Waste storage room design and construction	Prior to commencement of the use	Waste Management Plan by MRA dated 21 February 2025 Ref. No. MRA24-249 Version V.2	Suitably Qualified Professional	Water and Waste
Waste chute and construction;	Prior to commencement of the use	Approved Drawings	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed	Water and Waste

			Building Certifier	

The certification is to confirm:

a The development has been designed and constructed in accordance with the approved Waste Management Plan and complies with City Plan Policy SC6.16 – Solid waste management.

b The waste chute complies with the manufacturer's specifications and City Plan Policy SC6.16 – Solid waste management.

53 Pre-start inspection – Water and Waste

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	inspections@goldcoast.qld.gov.au

54 Hold point inspection – Solid Waste

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines the City Plan for the following:

Please note: Inspections for multiple items is preferred.

	Purpose	Hold Point	Council contact
A	Bin storage point	Within 5 business days of the bin storage point being completed.	Contributed Assets inspections@goldcoast.qld.gov.au
B	Bin servicing point Note: The VXO must be completed prior to booking this inspection	Within 5 business days of the bin servicing point being completed.	Contributed Assets inspections@goldcoast.qld.gov.au
C	Bin carting route between storage point and servicing point	Within 5 business days of the entire bin carting route area being completed - including any doorways, ramps and speed control devices. The VXO must also be completed.	Contributed Assets inspections@goldcoast.qld.gov.au
D	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 inspections@goldcoast.qld.gov.au
E	Confirm works for the bin storage, servicing point and associated vehicle access 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

Plumbing and Drainage Act 2018

55 Plumbing and drainage works

	Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. *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).*
Advice Notes	
A	**Development infrastructure** 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.
B	**Further development permits / compliance permits** 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: **Arboriculture** - Operational works - vegetation clearing **Landscape Assessment** - Operational works - landscape works (Private works) **Plumbing and Drainage** - Permit for plumbing and drainage work **Transport Assessment** - Operational works – infrastructure **Contributed Assets** Connections / disconnections: Application to work on the City's Infrastructure Temporary Road Closure and Works Zone Permit Application **Development Assessment** Operational Works - infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. 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).
C	**Compliance with conditions** 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.
D	**Indigenous cultural heritage legislation and duty of care requirement**

	The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') 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: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. 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.
E	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. 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: a 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 commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c 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). d 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 *Survey and Mapping Infrastructure Act 2003.* e 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. f 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. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h 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.
G	**Access from/works in State-controlled road** All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
H	**Weeds, pest animals and ants** 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. 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.
I	**Fire ant control** 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 *Biosecurity Act 2014* 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 Fire Ants Portal (daf.qld.gov.au).
J	**Gold Coast Airport approval of building and/or structure height** 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.
K	**Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS)** Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS) 110 metres AHD. 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.
L	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
M	**Basement construction** a There are civil liability and building code obligations relating to the excavation and construction of basements. It is the responsibility of the parties involved with the issuing of a building approval and management of construction works, to ensure that the basement construction methodology (including any temporary shoring and/or retaining methods) does not result in adverse impacts to the integrity or stability of any neighbouring or adjacent property or structure. b Building approval details are required by the City to action complaints in a timely manner. The Building Act 1975 section 86 requires the private certifier, within 5 business days of issuing approval, to provide a copy of the application and approval documents, including all plans, drawings, and specifications to the City. For a basement construction, these must also show the temporary shoring works.

N	**Connections to, alteration or realignment of Council infrastructure** 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. 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.
O	**Stormwater** 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	**Works in properties other than the development land** 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". 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.
Q	**Council water, sewer and stormwater infrastructure to be protected during site works** The developer is responsible at all times for ensuring that Council's water, sewer and stormwater 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, sewer and stormwater assets. Where Council water, sewer and stormwater 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 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.
R	**Works in Transport and Main Roads (TMR) Corridor** Approval from the Department of Transport and Main Roads (TMR) is required for any works proposed to be undertaken within a TMR road corridor. Any works within a TMR road corridor must comply with all TMR design requirements (Technical Note 163) and certification by a Registered Professional Engineer of Queensland (RPEQ). *Note: Changes made to the drawings may necessitate the submission of a Minor or Other Change development application, in accordance with the Planning Act 2016.*
S	**Connections and disconnections** 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 Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au

T	**Water meter sizing** All water meters 50mm in diameter or larger must be installed aboveground and on lot. Unrestricted access to the water service (including meters) must be provided at all times. Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code
U	**Separate service connection points** Should a volumetric subdivision be pursued, separate water supply services will need to be designed and constructed to each of the different uses (e.g. commercial / residential), or to each of the volumetric lots created, so as to ensure that all lots within the site have separate service connection points. Internal services will need to be managed through the Building Management Statement. Each volumetric lot requires a potable water meter and the ultimate development is permitted with a single fire meter. Any subsequent volumetric ROL application must be approved by Council prior to water meters being approved based on the ROL proposal. The ROL application must include amended architectural drawings (using the latest overarching development permit, ie: MCU drawings) to demonstrate all water required water meters (40mm and larger) fit into the layout of the development.
V	**Operational Works meeting prior to lodgement** Council encourages contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
W	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Council is 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 *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
Property Notifications	
A	**Stormwater** 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/2025/53. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Statement of reasons (given under section 63(4) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for a Development permit for a Material change of use (Code assessment) for a Multiple dwelling and Short-term accommodation (56 units)
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • High density residential zone code • Acid sulfate soils overlay code • Airport environs overlay code • Coastal erosion hazard overlay code • Light rail urban renewal area overlay code • General development provisions code • Healthy waters code • High-rise accommodation code • Driveways and vehicular crossings code • Solid waste management code • Transport code • Vegetation management code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	Not applicable – Code assessment
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 delivers a high intensity development outcome that is anticipated in the Light rail urban renewal overlay area, the High density residential zone and 'HX' building height designation in the Building height overlay; • The development provides setbacks to the podium and tower form that maintain sufficient separation from adjacent properties to promote a sense of openness and align with neighbourhood character. The setbacks also promote ventilation and access to sunlight and daylight; • The development's orientation and site cover are managed to achieve balance between built form and green areas and minimise the impact of shadows on surrounding properties; • The site is located in an area capable of supporting an increased residential density, with access to public transport, employment concentrations and social and community facilities; • The building achieves a high standard of appearance through the use of deep recesses, slab projections, variation in materials and a complementary colour palette that enhance visual amenity and the pedestrian experience; • The development provides adequate greenery at the frontage and podium levels to ensure a high standard of

	visual amenity is experienced by neighbours and from Anne Avenue; • The ground floor and podium levels are built to a human scale with a clearly defined pedestrian entrance and frontage landscaping to activate the streetscape; • The Wastewater Assessment prepared by OSKA Consulting Group, Ref. OSK6774-0002-A dated 23 October 2024, concludes that there is sufficient capacity in the existing infrastructure and future scenarios to accommodate the development; • The “Site Based Stormwater Management Plan” prepared by Arcadis dated 18 February 2025, demonstrates that the development adequately manages stormwater to protect surrounding ecological values; • The “Waste Management Plan,” prepared by MRA environmental dated 21 February 2025, details how the development will appropriately manage on-site waste; and • The “Acoustic Report,” prepared by Acoustic Works dated 21 February 2025, makes recommendations on how noise produced by the development will remain within the appropriate criteria levels.
Matters prescribed by a regulation	Not applicable