

Our reference: MCU/2025/115
Your reference: P0056926

Decision notice— approval (with conditions)

(Amended decision notice given under section 63(2) of the *Planning Act 2016*)

The amendment is due to an administrative error in the description of the proposed land use.

Date of decision notice: 12 August 2025

Applicant details

Applicant name: Hirsch Broadbeach Pty Ltd
Applicant contact details: Adriana Biaggini
Urbis Ltd, Level 2, 64 Marine Parade
Southport, QLD

Application details

Application number: MCU/2025/115
Approval sought: Development permit for making a Material change of use (Code assessment)
Details of proposed development: Multiple dwelling and Short term accommodation (100 units)

Location details

Street address: 7&9 Surf Parade, BROADBEACH QLD 4218
Real property description: Lot 0 BUP3459, Lot 1 BUP3459, Lot 2 BUP3459, Lot 3 BUP3459, Lot 4 BUP3459, Lot 5 BUP3459, Lot 6 BUP3459, Lot 0 BUP2545, Lot 1 BUP2545, Lot 2 BUP2545, Lot 3 BUP2545, Lot 4 BUP2545, Lot 5 BUP2545, Lot 6 BUP2545

Decision

Date of decision: 6 August 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: Material change of use (Code assessment) for Multiple dwelling and Short term accommodation (100 units)

Conditions

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

The conditions and/or advice that have been imposed/ provided by referral agency(s) are attached.

Further development permits

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

- Operational works - landscape works (Private works)
- Permit for plumbing and drainage work
- Operational works – infrastructure (Transport)
- Connections / disconnections: Application to work on the City's Infrastructure
- Temporary Road Closure and Works Zone Permit Application
- Operational Works – infrastructure (Water & Waste)

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	<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">• 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. <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</p>
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	<p>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>
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For further information please contact Michael Jones, Senior Planner on p: 07 5582 8090 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Nathan Griffey
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(4) of *Planning Act 2016*)

Attach:

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

Conditions imposed by Council as Assessment Manager

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:																																																																																																												
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	<p>And ensure:</p> <p>a That basement set downs are constructed as per the stamped approved drawings to allow for the installation of landscape planting (including tree planting) over the basement.</p> <p>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.</p>																			
3	<p>Approved Plans</p> <p>Undertake and maintain the development generally in accordance with the following plans:</p> <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Conceptual Stormwater Management Plan Proposed Residential Development 7-9 Surf Parade, Broadbeach, Lot CP on BUP2545 & Lot CP on BUP3459</td><td>OSKA Consulting Group</td><td>3 April 2025</td><td>OSK6957-0002</td><td>A</td></tr><tr><td>Waste Management Plan</td><td>Rhodium Environmental</td><td>10/07/2025</td><td>RH2501-45</td><td>B</td></tr></table>					Plan Title	Author	Date	Plan Reference No.	Ver	Conceptual Stormwater Management Plan Proposed Residential Development 7-9 Surf Parade, Broadbeach, Lot CP on BUP2545 & Lot CP on BUP3459	OSKA Consulting Group	3 April 2025	OSK6957-0002	A	Waste Management Plan	Rhodium Environmental	10/07/2025	RH2501-45	B
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4	<p>Acoustic Plan</p> <p>a Design and construct the development in accordance with the following acoustic plan.</p> <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Proposed Residential Development 7-9 Surf Parade Broadbeach ACOUSTIC REPORT</td><td>Acoustic Works</td><td>10 July 2025</td><td>2025056 R01H 7-9 Surf Parade, Broadbeach ENV.docx</td><td>R01H</td></tr></table>					Plan Title	Author	Date	Plan Reference No.	Ver	Proposed Residential Development 7-9 Surf Parade Broadbeach ACOUSTIC REPORT	Acoustic Works	10 July 2025	2025056 R01H 7-9 Surf Parade, Broadbeach ENV.docx	R01H					
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5	<p>Private infrastructure</p> <p>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.</p>																			
6	<p>Lots to be amalgamated</p> <p>Amalgamate lots 0-6 on BUP3459, 0-6 on BUP2545 into one lot and register the plan of amalgamation prior to commencement of the use.</p>																			
7	<p>Restrictions regarding Council sewer and water supply infrastructure</p> <p>a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure.</p>																			

	<ul style="list-style-type: none">b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 300mm 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											
8	Screening of visually offensive components <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">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.										
9	Hours of operation and loading and unloading <ul style="list-style-type: none">a Ensure communal open space activities located on level 4 are between the hours of 7:00 am to 10:00 pm.										
Environmental and Landscaping											
10	Landscaping works <ul style="list-style-type: none">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: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>7-9 Surf Parade, Broadbeach Landscape Concept Report</td><td>Urbis</td><td>20.06.2025</td><td>Page 01 to 31</td><td>B</td></tr></table> <p>and include in particular:</p> <ul style="list-style-type: none">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 The deep soil area within the frontage adjacent the booster cabinet must include one large shrub with a minimum bag size of 200L at the time of planting.iii The raised planter on level 2 facing the street must include one large shrub with a minimum bag size of 200L at the time of planting.iv Tree species must be a minimum bag size of 100L at the time of planting and must maintain a minimum of 3m separation from building line.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 and must be a minimum 300mm pot size at the time of planting.viii A row of screening shrubs must be provided along the side and rear boundaries.	Drawing Title	Author	Date	Drawing No.	Ver	7-9 Surf Parade, Broadbeach Landscape Concept Report	Urbis	20.06.2025	Page 01 to 31	B
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- ix 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.
 - x Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting.
 - xi 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.
 - xii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.
 - xiii 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.
 - xiv 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.
 - xv An automatic irrigation system must be provided to all planter boxes.
 - xvi Include a maintenance management plan relating to the planter box / trellis / climbing plant / green roof / green wall 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.
 - xvii Include frontage fencing as shown on the approved stamped drawings, the subject of this application.
 - xviii 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 down locations and extents.
 - Provide cross sections through the basement set downs demonstrating the available soil depth.
 - Ensure that cross sections and detailed landscape drawings clearly demonstrate that there has been no basement wall/capping beam installed or located between the planting area within the basement set down and the adjacent road verge to allow for outward root growth into the public verge.
 - xix All road reserve turf must be repaired and replaced if damaged.
 - xx Retain or replace one existing street tree within the public road reserve of the species *Acmena hemilampra* generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines.
- b Construct and maintain the private landscaping identified above at no cost to Council at all times.

Landscape Assessment (Private works)				
Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan - Section A	Urbis	-	18	-

And ensure:

- c That basement set downs are constructed as per the stamped approved drawings to allow for the installation of landscape planting (including tree planting) over the basement.

11	Maintenance of planter boxes (<i>specific condition</i>) 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	
12	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: <ul style="list-style-type: none"> 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 Detectors in visitor spaces V9 and V10; and linked dynamic signage in the ground level visitor parking area which informs drivers if visitor spaces V9 and V10 are vacant/occupied. iv All spaces are drained, sealed and line marked. v Clearly identified signage and directional markings including: <ul style="list-style-type: none"> – Signage within the site directing entering motorists to visitor parking locations. – Signage and line marking indicating 'visitor parking' for visitor spaces. – Signage and line marking indicating 'small car only' for small spaces. – Delineation and signage indicating 'vehicle turn around' for the turnaround bay. – Signage on the western side of the Australia Avenue 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.
13	Off street bicycle parking facilities a Design and construct off street bicycle parking facilities at no cost to Council, generally in accordance with the Transport code of the City Plan and include in particular: <ul style="list-style-type: none"> 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.
14	Loading and unloading (excluding waste collection vehicles) Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: <ul style="list-style-type: none"> a Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. b A vehicle, or vehicle waiting to be loaded or unloaded, must stand entirely within the site. c All vehicles must enter and exit the site in a forward gear other than Medium Rigid Vehicle which is permitted to undertake a reverse manoeuvre into the site. d The largest vehicle permitted on the site is a Medium Rigid Vehicle. The dimensions of the vehicle are to be generally in accordance with AS2890.2.

15	Off street ramp signal management system 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: <ul style="list-style-type: none"> a The ramp signal management system must be installed on the location/s generally shown on the approved drawings. b Vehicles entering the site must be given priority to avoid queuing to the public road. c Vehicle detectors and signal lanterns must be installed at all hold locations and in any other locations required to ensure safe and efficient operation. d Visitors accessing spaces V9 and V10 must be able to trigger an exit sequence via a push button in the visitor parking area. Signage must be provided directing visitors to activate the system (i.e. push the button) prior to exiting. e 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. f Separate signal systems shall be provided for basement levels and podium levels.
Engineering	
16	Gross Pollutant Traps (GPT's) Install a GPT (hydrocarbon and litter separator) at the lowest level of basement, 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.
17	Rectification of Council's infrastructure <ul style="list-style-type: none"> 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	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: <ul style="list-style-type: none"> a Provide electricity to all proposed dwellings. b No additional poles and pole-mounted transformers are to be erected within public roads. c Meet the requirements of the electricity supplier (e.g., Energex).
19	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: <ul style="list-style-type: none"> 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. 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. c Meet the telecommunications industry standards (e.g., Telstra/NBN Co standards).
20	Rectification of Council's infrastructure

	<ul style="list-style-type: none"> 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.
21	<p>Existing infrastructure, structures and services</p> <p>Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council:</p> <ul style="list-style-type: none"> a Remove redundant vehicle crossing/s. b Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath). c Remove/seal/cap any redundant sewer property service.
22	<p>Vehicle crossings</p> <p>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:</p> <ul style="list-style-type: none"> a Constructed and positioned to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicle traffic. b Designed generally in accordance with IPWEA RSD-102. c Designed not cause damage to vehicles or road infrastructure. d Providing effective access between the road and the property. e Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure. f Maintain a minimum 5.4m spacing between the proposed crossovers.
23	<p>Footpaths</p> <ul style="list-style-type: none"> 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, and include in particular: <ul style="list-style-type: none"> i New 1.5 metre wide footpath on Surf Parade for the full frontage of the site. ii A 1.5 metre wide path connecting the new public footpath to the development's internal pedestrian access point 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 requirements, section 9 - Specifications and section 10 – Standard drawings
24	<p>Construction of vehicle crossing</p> <p>Design and construct the vehicle crossing generally in accordance with the Driveways and vehicle crossing code of the City Plan.</p>
25	<p>Existing structures and services</p> <ul style="list-style-type: none"> 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.

	<ul style="list-style-type: none"> b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
26	<p>Existing infrastructure, structures and services (<i>OPW , VXO specific condition</i>)</p> <ul style="list-style-type: none"> a Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: <ul style="list-style-type: none"> 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.
Stormwater Drainage	
27	<p>Stormwater Infrastructure Construction</p> <ul style="list-style-type: none"> a Obtain an operational works approval for the design and construction of City owned stormwater assets and for the connection of a stormwater drainage system to a lawful point of discharge for the site prior to commencement of the use at no cost to Council; and include in particular: <ul style="list-style-type: none"> i Connection must be to an approved City structure and not consist of saddle style connections. b Construct and maintain the City owned stormwater drainage 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 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 - Specifications and Section 10 - Standard drawings. c Construct and maintain the privately owned stormwater drainage system at no cost to Council at all times, prior to commencement of the use.
28	<p>Overland flow paths and hydraulic alterations</p> <p>The development must not cause loss or damage as a result of:</p> <ul style="list-style-type: none"> a Increase peak flow rates downstream from the site; b Increase flood levels external to the site; and c Increase duration of inundation external to the site.
29	<p>Maintenance of stormwater proprietary treatment devices (<i>specific condition</i>)</p> <p>Prepare and implement a site-specific stormwater quality improvement devices (SQID) maintenance management plan (MMP) in accordance with approved stormwater management plan prior to the commencement of use. The MMP must be prepared by a suitably qualified professional consistent with the maintenance requirements of the proposed devices. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan. The MMP must address the following:</p> <ul style="list-style-type: none"> a The MMP must require the legal entity to maintain a record of all maintenance undertaken on the devices and make available to Council upon request. b The MMP must include an estimate of all ongoing associated lifecycle costs related to the device (e.g., cleaning, inspection, maintenance, replacement, access, certifications, reporting, health and safety plans, training, etc.).
Sewer and Water Works	
30	<p>Sewer connection</p> <p>Obtain an Operational Works approval for the design and construction of a sewer connection for the site and connect to Council's sewer network at the existing 300mm main in Surf</p>

	<p>Parade, prior to commencement of the use at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> a Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. b The development is permitted with a single sewer connection to Council's sewerage network. 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 d 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. e Provide the inspection opening (IO) 300mm from the property boundary (verge side). f Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 300mm clear of the property sewer connection. g Remove / seal / cap redundant sewer property services. <p>Notes:</p> <ul style="list-style-type: none"> a <i>An "Application Work on the City's infrastructure" form is required for the above works.</i> b <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>
31	<p>Water connection</p> <p>Obtain an Operational Works approval for the design and construction of a water connection for the site and connect to Council's water network at the existing 150mm main in Surf Parade, prior to commencement of the use at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> a The proposed development is permitted to connect to Council's water network through a singular connection as outlined below: <ul style="list-style-type: none"> i. This connection will supply a single master meter for potable water; and ii. If required, a single fire meter. b Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. c Provide a flange at 300mm on the water property service (verge side). d 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. e The requirements described above must be clearly identified on the Operational Works drawings. f Water meters must be in accordance with Council's Metering Technical Specifications & standard drawings and SEQ Large Water Meter Arrangements drawings. g 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. h Remove redundant water meters / connections. <p>Notes:</p> <ul style="list-style-type: none"> a <i>Refer to the 'Fire Loading' condition of this development permit.</i> b <i>An "Application Work on the City's infrastructure" form is required for the above works.</i>

	<p>c <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>
32	<p>Sub-metering</p> <p>Provide individual sub-metering for each lot / unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.</p>
33	<p>Fire loading</p> <p>Ensure the fire loading does not exceed 15L/s for 4 hours.</p> <p><i>Explanatory Notes:</i></p> <p>a <i>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.</i></p> <p>b <i>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.</i></p> <p>c <i>The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.</i></p> <p>d <i>If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc.</i></p> <p>e <i>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.</i></p>
Solid Waste Management	
34	<p>Bin type, storage capacity and storage points</p> <p>Provide the following equipment to service the development prior to commencement of the use at no cost to Council:</p> <ul style="list-style-type: none"> • 2 x 1500L general waste bulk bins and 2 x 1500L recycle bulk bin • Mechanical aid (bin tug or similar) capable of moving a fully loaded 1500L bulk bin between the storage point and servicing point.
35	<p>Storage point / waste room – Bulk bins</p> <p>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:</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 Adequate artificial lighting.</p> <p>f Fly and vermin proofed, well-ventilated and solely used for the storage of waste.</p> <p>g 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>

36	<p>Servicing point – Bulk bins</p> <p>Construct the bin servicing point prior to use commencing and in accordance with City Plan policy SC6.16 – Solid waste management, including:</p> <ul style="list-style-type: none"> a Hardstand with a solid concrete base or acceptable equivalent b Screened c Positioned on a level pad within the site, level with the kerbside and adjacent to the subject site's driveway 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
37	<p>Waste chute</p> <ul style="list-style-type: none"> • 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. • 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 • Fitted with a chute divertor system to divert general and recycling waste to the appropriate bin
Construction Management	
38	<p>Vibration management plan</p> <ul style="list-style-type: none"> 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. <p><i>Note:</i></p> <p><i>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.</i></p>
39	<p>Construction management plan</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

	<p>the site. Include details of any proposed service protection measures to be installed during works.</p> <ul style="list-style-type: none"> 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. <p>c Implement the Construction management plan during all construction works at no cost to Council.</p> <p>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.</p> <p>e A copy of the approved Construction Management Plan must be provided to immediate adjoining properties prior to the commencement of construction.</p>
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40	Transport of soil/fill/excavated material <p>During the transportation of soil and other fill/excavated material:</p> <ul style="list-style-type: none"> a All trucks hauling soil, or fill/excavated material must have their loads secure and covered. b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.
41	Noise management plan <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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 2008. 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. c Implement the Noise management plan prior to any works commencing at no cost to Council.
42	Dust management plan <ul style="list-style-type: none"> a Prepare and submit for approval a Dust management plan generally in accordance with 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. <ul style="list-style-type: none"> 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 2008. 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. c Implement the Dust management plan during all construction works at no cost to Council.
43	Acid sulfate soils management plan <ul style="list-style-type: none"> 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

	<p>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.</p> <p>b The Acid sulfate soils management plan must be prepared by a suitably qualified professional.</p> <p>c Implement the Acid sulfate soils management plan during construction works at no cost to Council.</p>															
44	<p>Certification of works - Environmental Assessment</p> <p>Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p> <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Acid sulfate soils management plan</td><td><i>Within 5 days of completion of earthworks or prior to commencement of use, whichever occurs first.</i></td><td>-</td><td>suitably qualified professional</td><td></td></tr></table> <p>The certification is to confirm:</p> <p>a All works have been undertaken in accordance with the approved acid sulfate soil management plan.</p> <p>b The certification is to also provide a copy of all the verification testing results and applied liming rates.</p>	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	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	
Environmental Assessment																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
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													
45	<p>Certification of works – Environmental Health</p> <p>Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:</p> <table><tr><th colspan="5">Environmental Health</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Acoustic compliance report</td><td>Prior to building approval</td><td>Proposed Residential Development 7-9 Surf Parade Broadbeach ACOUSTIC REPORT; Prepared by: Acoustic Works; Dated: 31 March 2025; Ref: 2025056 R01C 7-9 Surf Parade, Broadbeach</td><td>Acoustic Engineer</td><td>Environmental Health</td></tr></table>	Environmental Health					Certified document	Certification date	Plan/	Expert discipline	Requesting Council Section	Acoustic compliance report	Prior to building approval	Proposed Residential Development 7-9 Surf Parade Broadbeach ACOUSTIC REPORT; Prepared by: Acoustic Works; Dated: 31 March 2025; Ref: 2025056 R01C 7-9 Surf Parade, Broadbeach	Acoustic Engineer	Environmental Health
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The certification is to confirm:

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

46 Certification of works – Transport

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 signalised ramp management system has been installed and is operational on-site, consistent with the 'Off street ramp signal management system' condition.
- A dynamic signage and detector system has been installed which informs entering visitors of the availability of visitor spaces V9 and V10 in basement level 1.

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	"Conceptual Stormwater Management Plan - Proposed Residential Development 7-9 Surf Parade, Broadbeach, Lot CP on BUP2545 & Lot CP on BUP3459" prepared by OSKA Consulting Group dated 03 April 2025 (OSK6957-0002-A)"	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

- 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.																							
<table><tr><th colspan="5">Hydraulics and Water Quality</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Agreement to remove hydrocarbons for GPT</td><td>Prior to commencement of the use</td><td></td><td></td><td>Hydraulics and Water Quality</td></tr><tr><td colspan="5">The certification is to confirm: a An agreement is entered into with the appropriately licensed waste removal entity, for the removal of hydrocarbons / waste.</td></tr></table>					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.				
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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	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 Plan Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance.																							
49	Sand management plan a Obtain 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. 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 Infrastructure Gold Coast 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. 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.																							

	<p>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.</p> <p>f Implement the Sand management plan prior to any works commencing at no cost to Council.</p>
50	<p>Dewatering management plan</p> <p>a Obtain 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.</p> <p>b The Dewatering management plan must be prepared by a suitably qualified professional and include in particular:</p> <ul style="list-style-type: none"> 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. <p>c Implement the Dewatering management plan during construction works at no cost to Council.</p>

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
<ul style="list-style-type: none">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 RHODIUM ENVIRONMENTAL, by 09.07.2025, Ref. RH2501-45, Ver. B	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 Building Certifier	Water and Waste
Grade of Bin Carting Route is in accordance with the	Prior to commencement of the use	Waste Management Plan, by RHODIUM ENVIRONMENTAL, by 09.07.2025,	Registered Professional Engineer of	Water and Waste

	approved Waste Management Plans		Ref. RH2501-45, Ver. B	Queensland (RPEQ)	
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. c The grade of the bin carting route is constructed in accordance with the approved Waste Management Plan					
53	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			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: <i>Please note: Inspections for multiple items is preferred.</i>				
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 <u>Note: The VXO must be completed prior to booking this inspection</u>		Within 5 business days of the bin servicing point being completed.		Contributed Assets inspections@goldcoast.qld.gov.au	
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	
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	
Confirm works for the bin storage, have been undertaken in accordance with the		Within 5 business days of bin servicing point and vehicle access being completed.		Contributed Assets inspections@goldcoast.qld.gov.au	

	approved MCU drawings.										
	<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 5582 8866</p>								
<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>											
55	<p>Certification of works – Architecture Assessment</p> <p>Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p> <table><tr><th>Certified document</th><th>Certification date</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td><p>Pedestrian Wind Environmental Report</p><p>(based on a wind tunnel model)</p></td><td><p>Prior to the issue of a Development Permit for Building Work for works above ground level</p></td><td><p>Wing Engineering Consultant</p></td><td><p>City Design – Architecture Assessment</p><p>Architecture@goldcoast.qld.gov.au</p></td></tr></table> <p>The certification is to confirm:</p> <ul style="list-style-type: none">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.			Certified document	Certification date	Expert discipline	Requesting Council Section	<p>Pedestrian Wind Environmental Report</p> <p>(based on a wind tunnel model)</p>	<p>Prior to the issue of a Development Permit for Building Work for works above ground level</p>	<p>Wing Engineering Consultant</p>	<p>City Design – Architecture Assessment</p> <p>Architecture@goldcoast.qld.gov.au</p>
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56	<p>Certification of works – Environmental Health</p> <p>Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:</p> <table><tr><td>Health and Regulatory Services</td></tr></table>			Health and Regulatory Services							
Health and Regulatory Services											

	Certified document	Certification date	Plan	Expert discipline	Requesting Council Section
	Acoustic compliance report	Prior to building approval	Proposed Residential Development 7-9 Surf Parade, Broadbeach – Acoustic Report; Prepared by: Acoustic Works; Dated: 10 July 2025; Ref: 2025056 R01H	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 an approved 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.					

57

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:

a

The basement excavation retention system has been adequately designed based on existing geotechnical conditions of the site.

b

Detailed stability analyses have been carried out for the designed basement excavation retention system.

c

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.

d

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

	<div>monitor and detect impact on the stability and integrity of the adjacent properties/structures.</div> <div>e 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.</div>																								
	<table><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Post-construction certification</td><td>Immediately after completion of the basement structure up to natural ground level</td><td>-</td><td>Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering</td><td>Development Compliance</td></tr><tr><td colspan="5"><div>The certification is to confirm:</div><div>f All geotechnical engineering works in relation to the basement excavation/construction were supervised.</div><div>g 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.</div></td></tr></table>					Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	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	<div>The certification is to confirm:</div> <div>f All geotechnical engineering works in relation to the basement excavation/construction were supervised.</div> <div>g 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.</div>				
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58	<div>Supervision of works</div> <div>During construction of any works the following professionals must be appointed to supervise the below described actions:</div> <table><tr><th colspan="2">Geotechnical Engineering</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering</td><td>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.</td></tr></table>					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.														
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59	<div>Certification of works - Subdivision Engineering</div> <div>Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</div> <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Certificate for electricity supply</td><td>Prior to commencement of the use</td><td>-</td><td>An authorised supplier (e.g.,</td><td>Development Compliance</td></tr></table>					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.,	Development Compliance					
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.,	Development Compliance																					

			Energex)	
The certification is to confirm: a Electricity supply is available to the development site and 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).				
60 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 <i>Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes</i> and the Landscape Architect specifications.				
61 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.										
62	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.										
Plumbing and Drainage Act 2018											
63	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>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>										
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: <table border="1"><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table> <table border="1"><tr><td>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table> <table border="1"><tr><td>Transport Impact Assessment</td></tr><tr><td>- Operational works – infrastructure</td></tr></table> <table border="1"><tr><td>Water and Waste – Contributed Assets</td></tr><tr><td>- Connections / disconnections: Application to work on the City's Infrastructure</td></tr><tr><td>- Temporary Road Closure and Works Zone Permit Application</td></tr></table> <table border="1"><tr><td>Water and Waste – Development assessment</td></tr></table>	Landscape Assessment	- Operational works - landscape works (Private works)	Plumbing and Drainage	- Permit for plumbing and drainage work	Transport Impact Assessment	- Operational works – infrastructure	Water and Waste – Contributed Assets	- Connections / disconnections: Application to work on the City's Infrastructure	- Temporary Road Closure and Works Zone Permit Application	Water and Waste – Development assessment
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- Operational works – infrastructure											
Water and Waste – Contributed Assets											
- Connections / disconnections: Application to work on the City's Infrastructure											
- Temporary Road Closure and Works Zone Permit Application											
Water and Waste – Development assessment											

	<p>- Operational Works - infrastructure</p> <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>
C	<p>Compliance with conditions</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>
D	<p>Indigenous cultural heritage legislation and duty of care requirement</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> ('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:</p> <ul style="list-style-type: none"> 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. <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>
E	<p>Infrastructure charges</p> <p>Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.</p>
F	<p>Applicant responsibilities</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 limiting this obligation, the applicant is responsible for:</p> <ul style="list-style-type: none"> 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 commenced 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 <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>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).</p> <p>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 <i>Survey and Mapping Infrastructure Act 2003</i>.</p> <p>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.</p> <p>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.</p> <p>g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.</p> <p>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.</p>
G	<p>Weeds, pest animals and ants</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>
H	<p>Fire ant control</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 Fire Ants Portal (daf.qld.gov.au).</p>
I	<p>Gold Coast Airport approval of building and/or structure height</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>
J	<p>Incorporation of Equitable Access at the Detailed Design Stage</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>

K	<p>Works in properties other than the development land</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>
L	<p>Development infrastructure</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>
M	<p>Council water and sewer mains to be protected during site works</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>
N	<p>Connections and disconnections</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 Contributed Assets.</p> <p>Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au</p>
O	<p>No open trenching of the road pavement for water connections across / in roadways</p> <p>Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval.</p> <p>Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au</p>
P	<p>Water meter sizing</p> <p>All water meters 50mm in diameter or larger must be installed aboveground and on lot.</p> <p>Unrestricted access to the water service (including meters) must be provided at all times.</p> <p>Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code</p>

Q	<p>Separate service connection points</p> <p>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.</p> <p>Each volumetric lot requires a potable water meter and the ultimate development is permitted with a single fire meter.</p> <p>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, i.e., MCU drawings) to demonstrate all water required water meters (40mm and larger) fit into the layout of the development</p>
R	<p>Connections to, alteration or realignment of Council infrastructure</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>
S	<p>Operational Works meeting prior to lodgement</p> <p>Council encourages contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works.</p> <p>Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.</p>
T	<p>Design, Constructability and Minor change applications</p> <p>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 <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.</p>
U	<p>Stormwater</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>
V	<p>Advertising Devices</p> <p>No advertising device(s) is to be erected on the premises without the necessary approval under Council's Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016.</p> <p>The applicant should contact Council's Customer Contact Centre on (07) 56675987 to discuss licensing requirements.</p>
Property Notifications	

A	Stormwater
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	<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/2024/437. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline</p>
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Statement of reasons (given under section 63(5) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for a Multiple dwelling and Short term accommodation (100 units).
Assessment benchmarks	<p>The following assessment benchmarks applied to the proposed development:</p> <ul style="list-style-type: none">• High density residential zone code• Acid sulfate soils overlay code• Airport environs overlay code• Coastal erosion hazard overlay code• Light rail urban renewal overlay code• Regional infrastructure overlay code• Driveways and vehicular crossings code• General development provisions overlay code• High-rise accommodation code• Healthy waters code• Transport code• Solid waste management code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	No applicable – Code assessment
Reasons for decision	<p>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:</p> <ul style="list-style-type: none">• The proposed 30 storey high rise development aligns with the high density character of the area and is representative of the land use anticipated within the High density residential zone.• The distinctive architectural design responds to the uniqueness of the site and surrounding locale providing a high quality form which maintains appropriate setbacks and separation to adjacent developments• The development includes a mixture of communal open space and private open space which is sufficiently sized to accommodate future residents and visitors.• The proposed car parking provision is compliant with the requirements of Acceptable outcome AO1 and AO2 of the Transport code.• Landscaping embellishments which include a mix of shrubs accent plants and cascading ground covers appropriately screen and soften elements of the built form whilst positively contributing to the streetscape character of the locale.• The development will provide an appropriate waste management system that will comply with City Plan Policy.• The development appropriately manages stormwater to meet Council water quality and quantity objectives.