Our reference: MCU/2025/155
Your reference: 3675

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

Date of decision notice: 3 September 2025

Applicant details

Applicant name:	Monaco Property Group Pty Ltd
Applicant contact details:	C/- Urban Planning Services Pty Ltd PO BOX 2091 SURFERS PARADISE QLD 4217

Application details

Application number:	MCU/2025/155
Approval sought:	Development permit for making a Material change of use (Impact assessment)
Details of proposed development:	Multiple dwelling (45 units)

Location details

Street address:	122 Marine Parade, MIAMI QLD 4220
Real property description:	Lot 122 SP284713

Decision

Date of decision	28 August 2025
Decision details:	Under Delegated Authority, the Manger 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 (Impact assessment) for Multiple dwelling (45 units)

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:

- Buildign approval
- Permit for plumbing and drainage work
- Operational works – vehicle crossover works
- Operational works – landscape works (Private works)

- Operational works – landscape works (Public works)
- Operational works – infrastructure
- Connections / disconnections: Application to work on the City's Infrastructure
- Referral Agency Assessment

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

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

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

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

Approved plans and drawings

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

Appeal rights

Applicant	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.
Submitter (properly made)	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the decision to give a development approval; or • the decision to give an approval for a change application; or • a provision of a development approval; or

	• a failure to include a provision in the development approval. An appeal may be made to the extent that the decision or matter relates to, as applicable: • any part of the development application or change application that required impact assessment; or • a variation request. 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. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the *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.
Submitter (not properly made)	You do not have appeal rights in relation to this decision.

For further information please contact Jusmeet Atwal, Senior Planner on p: 07 5582 8365 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
List of principal submitters for properly made submissions
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:

Drawing Title	Author	Date	Drawing No.	Ver
Colours & Finishes – Marine Parade	BDA / Koichi Takada Architects	-	Sheet 43	-
Colours & Finishes – Nagel Avenue	BDA / Koichi Takada Architects	-	Sheet 44	-
Colours & Finishes – Fraser Avenue	BDA / Koichi Takada Architects	-	Sheet 45	-
Basement Floor Plan	BDA / Koichi Takada Architects	18/06/2025	DA2.101	B
Ground Floor / Level 1	BDA / Koichi Takada Architects	18/06/2025	DA2.102	B
Level 2 Plan	BDA / Koichi Takada Architects	18/06/2025	DA2.103	B
Level 3 Plan	BDA / Koichi Takada Architects	18/06/2025	DA2.104	B
Level 4 Plan	BDA / Koichi Takada Architects	18/06/2025	DA2.105	B
Level 5 Plan	BDA / Koichi Takada Architects	18/06/2025	DA2.106	B
Rooftop Recreation Level	BDA / Koichi Takada Architects	18/06/2025	DA2.107	B
Roof Plan	BDA / Koichi Takada Architects	18/06/2025	DA2.108	B
North Elevation	BDA / Koichi Takada Architects	18/06/2025	DA3.101	B

East Elevation	BDA / Koichi Takada Architects	18/06/2025	DA3.102	B
South Elevation	BDA / Koichi Takada Architects	18/06/2025	DA3.103	B
West Elevation	BDA / Koichi Takada Architects	18/06/2025	DA3.104	B
Section A	BDA / Koichi Takada Architects	18/06/2025	DA4.101	B
Section B	BDA / Koichi Takada Architects	18/06/2025	DA4.102	B
Detail Section A	BDA / Koichi Takada Architects	18/06/2025	DA4.103	B
Detail Section B	BDA / Koichi Takada Architects	18/06/2025	DA4.104	B
Detail Section U-U	BDA / Koichi Takada Architects	18/06/2025	DA4.105	B
Detail Section V-V	BDA / Koichi Takada Architects	18/06/2025	DA4.106	B
Detail Section W-W	BDA / Koichi Takada Architects	18/06/2025	DA4.107	B
Detail Section X-X	BDA / Koichi Takada Architects	18/06/2025	DA4.108	B
Detail Section Y-Y	BDA / Koichi Takada Architects	18/06/2025	DA4.109	B
Detail Section Z-Z	BDA / Koichi Takada Architects	18/06/2025	DA4.110	B
Central Planter North	BDA / Koichi Takada Architects	18/06/2025	DA5.101	B
Central Planter South	BDA / Koichi Takada Architects	18/06/2025	DA5.102	B
Typical Screen Detail	BDA / Koichi Takada Architects	18/06/2025	DA10.101	B

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

Preliminary Geotechnical Report: Proposed Residential Development, 122 Marine Parade, Mermaid Beach	Pacific Geotech PTY LTD	24/04/2025	PG-12869	4
Proposed Residential Development, 122 Marine Parade Miami, Acoustic Report	Acoustic Works	19/06/2025	2025024 R01H 122 Marine Parade, Miami ENV.docx	R01H
Waste Management Plan 122 Marine Pde Miami Qld 4220	MRA Environmental	18/06/2025	MRA24-227	V.4
Site Based Stormwater Management Plan	Arcadis Australia Pacific Pty Limited	13/06/2025	30264961-3	Rev-02

4 **Studies and / or multi-purpose rooms**

Studies and/or multi-purpose rooms must not be converted into bedrooms at any time.

Property

5 **Requirement to register easements – Sewerage**

a Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.

i "Sewerage" easement minimum 3m wide over all existing or proposed gravity sewerage infrastructure within the development site

b The terms of the easement must include:

i Standard terms document 707918364 must be referenced on Form 9 – easement document.

ii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.

c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.

d Ensure sewer infrastructure is positioned in the centre of the easement.

e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.

6 **Restrictions regarding Council easements and sewer and water supply infrastructure**

	a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement. b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO), with the exception of maintenance structures which must have unobstructed vertical clearance. e Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
7	**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.
Amenity	
8	**Loading and unloading** Conduct loading and unloading activities between the hours of 7 am to 6 pm only.
9	**Waste collection** Conduct waste collection between the hours of 7am to 6pm only.
10	**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	
11	**Landscaping works on private land** a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Landscape Intent statement and drawings listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Statement – Nalu – 122 Marine Parade, Miami,	LDGLA	19/06/2025	LA2411301 - Pages 1 to 63	-

4220 QLD				
Detail Section A	BDA / Koichi Takada Architects	18/06/2025	DA4.103	B
Detail Section B	BDA / Koichi Takada Architects	18/06/2025	DA4.104	B
Detail Section U-U	BDA / Koichi Takada Architects	18/06/2025	DA4.105	B
Detail Section V-V	BDA / Koichi Takada Architects	18/06/2025	DA4.106	B
Detail Section W-W	BDA / Koichi Takada Architects	18/06/2025	DA4.107	B
Detail Section X-X	BDA / Koichi Takada Architects	18/06/2025	DA4.108	B
Detail Section Y-Y	BDA / Koichi Takada Architects	18/06/2025	DA4.109	B
Detail Section Z-Z	BDA / Koichi Takada Architects	18/06/2025	DA4.110	B
Central Planter North	BDA / Koichi Takada Architects	18/06/2025	DA5.101	B
Central Planter South	BDA / Koichi Takada Architects	18/06/2025	DA5.102	B

and include in particular:

i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species.

ii Tree species must be a minimum bag size of 100L at the time of planting.

iii Ensure all tree planting locations achieve a minimum 3m separation from building/roofline and are planted at least 0.5m away from the property boundary or nearest hard surface.

iv A minimum of four (4) feature palms, with a 3m clear trunk height at the time of planting, accompanied by understorey shrubs and groundcovers must be planted within the frontage setback area adjacent Marine Parade as identified on the Landscape Intent Statement listed above.

v Ensure two (2) *Pandanus* species proposed within the either corner of the frontage setback area adjacent to Marine Parade achieve a minimum 3m separation from the building/roofline and are planted at least 0.5m away from the nearest retaining walls located within the frontage setback area.

vi The footings from the frontage fencing must be designed to not impact the tree planting.

vii Unless otherwise specified in these conditions, palm species must be a minimum 3

	metres in height at the time of planting. viii Unless otherwise specified in these conditions, shrub species must be a minimum 200mm pot size at the time of planting. ix Unless otherwise specified in these conditions, screening shrubs must be able to achieve a minimum height of 3 metres at maturity, be planted at 1m centres and must be a minimum 300mm pot size at the time of planting. x 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. xi Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting. xii 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. xiii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. xiv Planter boxes where trees/palms are to be planted must possess a minimum surface area of 6m²; where unable to achieve such, install small trees/palms or large shrubs in minimum 100L bag sizes. Tree/palm species must be chosen which are suitable for root zones growing in confined planting locations. xv 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. xvi An automatic irrigation system must be provided to all planter boxes. xvii Include a maintenance management plan relating to the trellis / climbing plant / green roof / green wall systems. The maintenance management plan must: • Provide detailed information on how these vegetative systems will be safely assessed 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. xviii Include frontage fencing as shown on the approved stamped drawings, the subject of this application. xix 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.

xx All road reserve turf must be repaired and replaced if damaged.

b Construct and maintain the private landscaping identified above at no cost to Council at all times.

12 **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.

13 **Landscaping works within public open spaces**

a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Statement – Nalu – 122 Marine Parade, Miami, 4220 QLD	LDG Landscape Architecture	19 June 2025	LA2411301 - Pages 1 to 63	-

and include in particular:

i Street trees located in accordance with City Plan Policy SC6.11.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.12.16 – Landscape works – Road Reserves.

ii All street trees planted must be a minimum 100L bag size.

iii Within Lot 2 on WD810476 and Lot 3 on WD81047, install a minimum of 5 x Pandanus species.

iv Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.

v Unless otherwise specified in these conditions, shrub species must be a minimum 200mm pot size at the time of planting.

vi Access infrastructure ie: gates, bollards and fencing to be in accordance with SC6.11.10 – Land development guidelines Standard drawings

vii Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical ie: acoustic fencing.

viii Cross sectional elevations of the public/private interface at a minimum of 4 different locations.

ix An entry statement for the development is not permitted within Lot 2 on WD810476 and Lot 3 on WD810476. Any entry statement must be located wholly within private property.

x Where trees are located near side boundaries or underground services, root containment systems must be utilised.

xi Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.

xii Trees must be a minimum 2 metre distance laterally from the inlet gullies.

xiii Fencing within Lot 2 on WD810476 and Lot 3 on WD810476 is not permitted.

xiv Detail on the irrigation for the landscaped areas, irrigation must be located and maintained within the private lot and not within public land.

xv Include a 2m wide pedestrian footpath, in accordance with City Plan Policy SC6.11.10 – Land development guidelines, in Lot 3 on WD810476. *Note- the detail of the footpath is to be approved through an Operational work – works for infrastructure application.*

xvi All built structures and planting associated with an entry statement must be located within private property.

xvii Provide annual maintenance costings for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods.

xviii As per the remainder of the conditions of this approval, enter into a Maintenance management agreement with Council's Community Facilities and Open Space Planning and Asset Management department for all landscape works within the maintenance agreement area located within Lot 2 on WD810476 and Lot 3 on WD810476 prior to the lodgement of the OPW landscape application.

xix Groundcover plantings are to be setback their mature width size to ensure no spill over onto footpath.

b Construct and maintain the public open space identified above until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.

c All works must be completed and approved by the City prior to commencement of the use in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.

14 Maintenance management agreement

a Enter into a Maintenance management agreement with Council's Community Facilities and Open Space Planning and Asset Management department for all landscape works located within Lot 2 on WD810476 and Lot 3 on WD810476, identified on the drawing listed below, at no cost to Council, prior to the lodgement of the OPW Landscape application:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Statement – Nalu – 122 Marine Parade, Miami, 4220 QLD	LDG Landscape Architecture	19 June 2025	LA2411301 - Pages 1 to 63	-

b The maintenance of the landscape works within the maintenance agreement area must commence once "Off-maintenance" has been accepted by Council.

c The maintenance identified in the maintenance agreement is to vest at all times with the developments Body Corporate/owner.

Note: Contact the Infrastructure and Inspections Officer within the Community Facilities and Open Space Planning and Asset Management department on 1300 GOLD COAST (1300 465 326) or mail@goldcoast.qld.gov.au to co-ordinate drafting the maintenance agreement.

15	**Works/access within public open space land** Obtain a permit from Council, prior to the commencement of any works, to access, occupy or traverse the land being Lot 2 on WD810476 and Lot 3 on WD810476 in accordance with the following: *Park Usage Policy – Temporary Park Occupation and Traverse for Construction Purposes* pursuant to *Local Law No. 9 (Parks and Reserves) 2008.* *Note: Refer to Temporary access to a park / Permit for the Placement of Infrastructure within a Council Controlled Park/reserve on Council's website for further information* https://www.goldcoast.qld.gov.au *or contact Licences & Permits - City Standards Planning & Regulation on* OpenSpaceAssets@goldcoast.qld.gov.au for *more information on the required permit.*
Transport	
16	**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 All spaces are drained, sealed and line marked. iii 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 turnaround bay. 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.
17	**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.
18	**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:

	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. 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.
19	**Intercom system** a Design, construct and maintain an intercom system at no cost to Council. b Install the intercom system prior to commencement of the use. c The intercom system must link to each dwelling to allow the security gate to be opened from within each dwelling.
Engineering	
20	**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: 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).
21	**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: 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).
22	**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.
23	**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). b Remove/seal/cap any redundant sewer property service.
24	**Vehicle crossing- Fraser Avenue** Obtain an operational works approval for the design and construction of the vehicle crossing and relocation of the v grate pit, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: 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 Providing sufficient separation from the compensatory pit.
25	**Construction of vehicle crossing** Design and construct the vehicle crossing generally in accordance with the Driveways and vehicle crossing code of the City Plan.
26	**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, and include in particular: i A new 1.5 metre wide footpath on Marine Parade for the full frontage of the site. ii A 1.5 metre wide path connecting the new public footpath on Marine Parade to the development's internal pedestrian access point(s) to the communal areas (maximum of 2 connecting pathways). 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.
27	**Gross Pollutant Traps (GPTs)** Install a GPT (hydrocarbon and litter separator) at the 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.
Stormwater Drainage	
28	**Overland flow paths and hydraulic alterations** The development must not cause loss or damage as a result of: 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	**Maintenance of stormwater proprietary treatment devices** *(specific condition)* 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: 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	**Sewer connection - reuse existing sewer connection** a Obtain approval from Council to reuse the existing sewer property connection and connect the site to Council's sewer network, prior to a commencement of the use at no cost to Council and include in particular: i Be in accordance with the Water and Sewerage Connections Policy ii A closed circuit television (CCTV) and condition report. iii An "Application to Work on the City's infrastructure" form. iv Should the material of the existing sewer property connection be asbestos cement, vitrified clay, concrete or masonry, the connection must be relined by use of a "cured in place pipe" (CIPP) relining methodology. v 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. vi Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. vii Remove / seal / cap redundant sewer property services b Alternatively, installing a new property connection and capping the existing connection is an acceptable outcome – Approval from Council is required for these works *Note:* *An "Application Work on the City's infrastructure" form is required for the above works.*
31	**Water connection** 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 100mm main in Fraser Avenue, prior to commencement of the use at no cost to Council and include in particular: a 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 b Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. c Conduits are required to be installed to service the proposed development via trenchless technology (open cutting of the road is not permitted) to connect to Councils potable water supply network. d Water meters must be in accordance with Council's Metering Technical Specifications & standard drawings and SEQ Large Water Meter Arrangements drawings. e 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. f Remove redundant water meters / connections. *Notes:* *a Refer to the 'Fire Loading' condition of this development permit.* *b An "Application Work on the City's infrastructure" form is required for the above works.* *c 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.* *d 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.*
32	**Sub-metering** 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.
33	**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	
34	**Bin type, storage capacity and storage points** Provide the following equipment to service the development prior to commencement of the use at no cost to Council: • 4 x 1100L general waste bulk bins and 4 x 1100L recycle bulk bins • Mechanical aid (bin lift) capable of moving a fully loaded 1100L bulk bin between the storage point and servicing point.
35	**Solid waste collection arrangement** Solid waste servicing is to be undertaken in accordance with the approved Waste Management Plan including waste will be collected by a rear loading refuse collection vehicle at no cost to Council.
36	**Waste room – Bulk bins** 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: a No steps or lips on bin-carting route. b Hose cock for bin washing. c Concrete slab graded to drainage point within the storage point. d Drainage point connected to sewerage network with trade waste requirements. e Adequate artificial lighting f Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of waste 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.
37	**Servicing point – Bulk bins** Construct the bin servicing point prior to use commencing and in accordance with City Plan policy SC6.16 – Solid waste management, including: a Hardstand with a solid concrete base or acceptable equivalent b Screened c Positioned on a level pad within the site. d Connected to the internal driveway so that the bin can be manoeuvred for servicing without lifting the bin over raised surfaces.

38	**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	
39	**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 basement construction 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. *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.*
40	**Construction management plan** a Prepare and submit for approval a Construction management plan prior to any works commencing (excluding demolition). 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.

41	**Transport of soil/fill/excavated material** During the transportation of soil and other fill/excavated material: 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.
42	**Noise management plan** a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing (excluding demolition). 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 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.
43	**Dust management plan** a Prepare and submit for approval a Dust management plan generally in accordance with the City Plan prior to any works commencing (excluding demolition). 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 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.

44 **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
Acid sulfate soils management plan	Within 3-months 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.

45 **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.

46 **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:

b Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).

47 **Certification of works - Geotechnical Engineering**

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

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction earthworks certification	Prior to commencement of use	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

a All advice, landslide risk mitigation measures and recommendations of the geotechnical report titled 'Preliminary Geotechnical Report: Proposed Residential Development, 122 Marine Parade, Mermaid Beach' have been complied with and implemented on site, and;

b The development achieves a landslide risk rating of 'low' or better and each lot is suitable for its intended purpose, and;

c the stability of the earthworks cut and/or fill batters, and any earth retaining structures have been constructed to achieve a long term factor of safety of at least 1.5 against geotechnical instability

48 **Supervision of works**

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

Geotechnical Engineering	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Registered Engineer of Queensland (RPEQ), specialising in geotechnical engineering	Supervise all geotechnical engineering works to ensure both short and long term stability of the works during the entire construction period of all bulk earthworks, including cutting, filling and retaining walls.

49 **Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC.6.12 – Land development guidelines, section 6.7.3.1.1 for the following:

Purpose	**Council contact**
Ensure soil stabilisation and batter improvements including topsoil, mulch and jute-matting is undertaken	Contributed Assets07 5582 9034

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.

50 **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	Prior to commencement	-	Suitably qualified	Landscape Assessment

	planter box construction	of landscape works		person	

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.

51 Certification of works – Environmental Health

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

Environmental Health				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Acoustic compliance report	Prior to commencement of the use	Proposed Residential Development, 122 Marine Parade Miami, Acoustic Report, prepared by 'Acoustic Works', dated 19 June 2025, reference 2025024 R01H 122 Marine Parade, Miami ENV.docx	Acoustic Engineer	Environmental Health

The certification is to confirm:

a The development has been designed in accordance with the established noise criteria and re*commendations outlined in an approved Acoustic Report.*

b *The certification* must include onsite assessment of all mechanical plant and equipment in operation and confirm compliance with the relevant criteria identified within the approved report.

52 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

53 **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 122 Marine Pde Miami Qld 4220, by MRA ENVIRONMENTAL, dated 18 June 2025, MRA24-227, V.4	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
• Design and construction of areas subject to waste collection vehicle	Prior to commencement of the use	Rear-Loader RCV Swept Path Entry, Sheet 3; Rear-Loader RCV Swept Path Exit, Sheet 4;	Registered Professional Engineer of Queensland (RPEQ)	Water and Waste

	manoeuvres have been completed to withstand the loading of the waste collection vehicle		Side-Loader RCV Swept Path Turnaround, Sheet 5, by BITZIOS CONSULTING, dated 18.06.2025, Project No. P6870, issue 001		

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 RPEQ has approved a hardstand design and inspected the areas subject to waste collection vehicle loading throughout the construction process, including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections

d Internal road, driveway and manoeuvring areas subject to waste collection vehicle (WCV) loading are designed and constructed to withstand the fully loaded vehicle weight of the nominated WCV (WCV details can be found in City Plan Policy SC6.16 – Solid waste management) and have been inspected by the certifying RPEQ.

54 **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

55 **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

56 **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, prepared by Arcadis Australia Pacific Pty Limited, dated - 13/06/25, rev – 02.	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.

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:

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

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Coastal erosion and wave resistant footings	Prior to commencement of the use		Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

c All footings are designed and constructed to be resistant to coastal erosion and comply with the Coastal erosion hazard (ocean front land) overlay code of City Plan.

d All footings are designed and constructed to be resistant to wave attack to comply with the Coastal erosion hazard (ocean front land) overlay code of the City Plan.

57 **Erosion and sediment control**

a Undertake works generally in accordance with the Healthy waters code of the City Plan and State Planning Policy and include in particular:

b Ensure all reasonable and practicable measure are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (refer to SPP Appendix 2 Table A).

c Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off.

d 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.

	e 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. f 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.
58	**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 (excluding demolition), 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.
59	**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 (excluding demolition), 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.
60	**Construction documentation drawings – City Design- Architecture Assessment** *(specific condition)*Prepare and submit for approval by City DesignArchitecture Assessment, a set of construction documentation drawings generally in accordance with the approved drawings, the subject of this approval prior to the issue of a Development Permit for Building Work for works above ground level. The construction documentation drawings must be prepared by a suitably qualified professional and include in particular. i Detailed floor plans, elevations and sections showing how the design intent illustrated in the approved drawings the subject of this approval will be constructed. ii Construction details of the podium façade feature curved and profiled slab edges, frameless curved glass balustrade and textured soffits. iii Construction details of the façade integrated planters. iv Construction details of the façade aluminium feature screens. v Construction details of the façade integrated pools and pool edges. vi Construction details of the rooftop open pergolas. vii Final construction materials, finishes and colour schedule, including the fluted tiles, crazy paving, travertine tiles, cobblestone paving, bronze glazing, white coloured concrete, and tinted glazing. For any screens please include screening size, type and spacing. b The construction documentation drawings approved in accordance with this condition

must form part of an approval for a Development Permit for Building Work.

c Submit the above to the City Design– Architecture Assessment at Architecture@goldcoast.qld.gov.au

61 **Pre-start meeting – Architecture Assessment**

Arrange a pre-start meeting prior to the commencement of works to complete the requirements identified in the approved architectural plans for the following:

Purpose	Council contact
Review and discuss building works – relating to the architectural façade, feature elements, screens, blades, materials and finishes. The pre-start inspection must include Council City Design – Architecture Assessment, the appointed building certifier, and where possible, an authorised representative from the architect or building designer firm, being the author of the stamped approved plans.	City Design – Architecture Assessment Architecture@goldcoast.qld.gov.au

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.

62 **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.

63 **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

64 **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: **OPW Engineering** - Operational works - vehicle access works **Landscape Assessment** - Operational works - landscape works (Private works) **Open Space Assessment** - Operational works - landscape works (Public works) **Plumbing and Drainage** - Permit for plumbing and drainage work **Transport Impact Assessment** - Operational works – infrastructure **Contributed Assets** - Connections / disconnections: Application to work on the City's Infrastructure **Development Assessment** - Referral Agency 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	**Gold Coast Light Rail – Stage 3** The proposed works/activities are situated in the Light Rail Stage 3 affected area and as such may impact on activities being conducted by or on behalf of GoldLinQ in designing and carrying out light rail Project Works and Activities. At different times during construction of the GCLR Stage 3, areas under the possession of GoldLinQ may be controlled by the following: • GoldLinQ's Stage 3 "Principal Contractor" under the *Work Health and Safety Act 2011*; and / or • KDR Gold Coast Pty Ltd, GoldLinQ's Operations and Maintenance Contractor. The proposed works/activities must not interfere with the activities conducted by or on behalf of GoldLinQ for carrying out the GCLR Stage 3 Works and Activities. This may mean that the activities authorised under this approval may not be carried out at certain times during the currency of this approval. Any works undertaken in these areas must be undertaken in accordance with the reasonable directions of GoldLinQ and / or the Principal Contractor. Please note that you may have separate obligations under the *Transport Infrastructure Act 1994*.
E	**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.
F	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
G	There were properly made submissions about the application. The name and address of

	the principal submitter for each properly made submission is attached to the decision notice.
H	**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.
I	**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.

J	**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.
K	**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).
L	**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.
M	**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.
N	**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 basement construction, these must also show the temporary shoring works.
O	**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.
P	**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
Q	**No open trenching of the road pavement for water connections across / in roadways** 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. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
R	**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
S	**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.
T	**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.
U	**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.
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/2025/155. 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(5) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for Multiple dwelling (45 units).
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • Medium density residential zone code • Acid sulfate soils overlay code • Airport environs overlay code • Coastal erosion hazard overlay code • Environmental significance overlay doe • Landslide hazard overlay code • Driveways and vehicle crossings code • General development provisions code • Healthy waters code • Multiple accommodation code • Transport code • Solid waste management code • Vegetation management code
Relevant matters	Not applicable.

Matters raised in submissions

Issue	*How matter was dealt with*
The existing building has three access points. The proposed development has only one (1) access point to Fraser Avenue. This will increase congestion for residents of Fraser Avenue. Additional access points should be explored.	Fraser Avenue and surrounding intersections have capacity to accommodate additional traffic with no upgrades required. Nagel Avenue reduces to single lane when vehicles are parked on-street; therefore, access from Nagel Avenue is not preferred. Marine Parade carries a high volume of traffic; therefore, access from Marine Parade is not preferred.
Fraser Avenue is a narrow street with parking allowed on only one side.	Two-way vehicle movement is maintained on Fraser Avenue as demonstrated with the submission of swept paths with no loss of on-street parking.
The development will reduce available parking for residents and visitors of properties in the vicinity.	The development provides an oversupply of resident and visitor car parking. The development is not expected add to existing on-street parking demand.

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 development makes efficient use of the site as envisaged by the City Plan within an established, well connected Urban neighbourhood to deliver a mix of housing.
- The proposed scale is compatible with the local area as it represents a built form outcome that in consistent with older and newer development which are above the mapped height.
- Overall, the development presents a lack of impact in respect to the amenity expectation of adjoining residents, the visual streetscape cadence, road network and infrastructure.
- The proposed building height is reflective of the existing and intended character of the local area, maintaining varied building heights within this locality which reinforces the local identity.
- The proposal provides a well-managed interface to surrounding properties, as well as the public realm, maintaining appropriate setbacks and site cover to ensure the resultant built form does not appear bulky or dominant and maintains neighbouring amenity.
- The Multiple dwelling has been treated with high quality materials and landscaping treatments to enhance the visual appearance of the proposal and positively contribute to the character of the area.
- The development will cater for all off-street car parking demand in accordance with the Transport code.
- The development caters for on-site servicing and waste collection.
- The stormwater management plan demonstrates the proposal will meet Council stormwater quality and quantity objectives.

Compliance with assessment benchmarks

The proposed development did not comply with some of the assessment benchmarks listed above; however, despite this it was still approved for the reasons listed below.

Assessment benchmark	*Reasons for the approval despite non-compliance with benchmark*
Element 3.3.2 (10) – Urban neighbourhoods: Increases in building height, beyond 50% above the Building height overlay map, are not anticipated in urban neighbourhoods.	The circumstances affording the site are relevant in providing the context on why the height proposed is appropriate in this instance. Such combined circumstances inform how this development outcome is exceptional and achieves a beneficial planning outcome that outweighs the non-compliance with the City Plan. Reference is made the circumstances listed above.

Matters prescribed by a regulation	Not applicable