

Our reference: COM/2025/157
Your reference 2024-12-722

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

Date of decision notice: 18 November 2025

Applicant details

Applicant name: Southern Cross Property Holdings Pty Ltd
Applicant contact details: Southern Cross Property Holdings Pty Ltd
C/- Enhance Urban Planning
PO BOX 7143
SOUTHPORT PARK QLD 4215

Application details

Application number: COM/2025/157
Approval sought: Development permit for a Material change of use (Impact assessment) and Operational works (Code assessment)
Details of proposed development: Multiple dwellings (7 units) and Vegetation clearing

Location details

Street address: 60 Dutton Street, COOLANGATTA QLD 4225
Real property description: Lot 2 RP86756

Decision

Date of decision 11 November 2025
Decision details: Under Delegated Authority, the Manager Planning 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 Combined Development permit for a Material change of use and Operational works

Conditions

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

Further development permits

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

- Operational works – landscape works (private works)
- Permit for plumbing and drainage works

- Operational works – infrastructure
- Connections / disconnections: Application to work on the City's infrastructure
- Temporary road closure and works zone permit application

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

Properly made submissions

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

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

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

In accordance with Section 85 of the *Planning Act 2016*, the Operational works component of this approval has a currency period of two 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 <i>Planning Act 2016</i>, 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 <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. 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.
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 <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. 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.
--	--

For further information please contact Luke Caldwell, Planner on p: 07 5582 9357 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Adam Brown
Coordinator Planning South
For the Chief Executive Officer
 Council of the City of Gold Coast

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

Attach:
 Stamped approved plans and drawings
 Infrastructure charges notice for the approved development
 List of principal submitters for properly made submissions
 Appeal rights extracts

Part A: Material change of use component – Multiple dwellings																																																																																									
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: <table border="1"> <thead> <tr> <th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr> </thead> <tbody> <tr><td>Site Plan</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA10.01.1</td><td>-</td></tr> <tr><td>Level 2 Site Plan</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA10.01.2</td><td>-</td></tr> <tr><td>Levels 3 Site Plan</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA10.01.3</td><td>-</td></tr> <tr><td>Levels 4 – 6 Site Plan</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA10.01.4</td><td>-</td></tr> <tr><td>Levels 7 Site Plan</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA10.01.5</td><td>-</td></tr> <tr><td>Levels 8 Site Plan</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA10.01.6</td><td>-</td></tr> <tr><td>Roof – Site Plan</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA10.01.7</td><td>-</td></tr> <tr><td>West Elevation</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA20.01</td><td>-</td></tr> <tr><td>North Elevation</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA20.02</td><td>-</td></tr> <tr><td>East Elevation</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA20.03</td><td>-</td></tr> <tr><td>South Elevation</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA20.04</td><td>-</td></tr> <tr><td>Colour Palette</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA20.06</td><td>-</td></tr> <tr><td>Colour Palette</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA20.07</td><td>-</td></tr> <tr><td>Colour Palette</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA20.08</td><td>-</td></tr> <tr><td>Section A</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA30.01</td><td>-</td></tr> <tr><td>Section B</td><td>Lightwave Architecture</td><td>02/10/2025</td><td>DA30.02</td><td>-</td></tr> </tbody> </table> 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.				Drawing Title	Author	Date	Drawing No.	Ver	Site Plan	Lightwave Architecture	02/10/2025	DA10.01.1	-	Level 2 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.2	-	Levels 3 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.3	-	Levels 4 – 6 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.4	-	Levels 7 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.5	-	Levels 8 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.6	-	Roof – Site Plan	Lightwave Architecture	02/10/2025	DA10.01.7	-	West Elevation	Lightwave Architecture	02/10/2025	DA20.01	-	North Elevation	Lightwave Architecture	02/10/2025	DA20.02	-	East Elevation	Lightwave Architecture	02/10/2025	DA20.03	-	South Elevation	Lightwave Architecture	02/10/2025	DA20.04	-	Colour Palette	Lightwave Architecture	02/10/2025	DA20.06	-	Colour Palette	Lightwave Architecture	02/10/2025	DA20.07	-	Colour Palette	Lightwave Architecture	02/10/2025	DA20.08	-	Section A	Lightwave Architecture	02/10/2025	DA30.01	-	Section B	Lightwave Architecture	02/10/2025	DA30.02	-
Drawing Title	Author	Date	Drawing No.	Ver																																																																																					
Site Plan	Lightwave Architecture	02/10/2025	DA10.01.1	-																																																																																					
Level 2 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.2	-																																																																																					
Levels 3 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.3	-																																																																																					
Levels 4 – 6 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.4	-																																																																																					
Levels 7 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.5	-																																																																																					
Levels 8 Site Plan	Lightwave Architecture	02/10/2025	DA10.01.6	-																																																																																					
Roof – Site Plan	Lightwave Architecture	02/10/2025	DA10.01.7	-																																																																																					
West Elevation	Lightwave Architecture	02/10/2025	DA20.01	-																																																																																					
North Elevation	Lightwave Architecture	02/10/2025	DA20.02	-																																																																																					
East Elevation	Lightwave Architecture	02/10/2025	DA20.03	-																																																																																					
South Elevation	Lightwave Architecture	02/10/2025	DA20.04	-																																																																																					
Colour Palette	Lightwave Architecture	02/10/2025	DA20.06	-																																																																																					
Colour Palette	Lightwave Architecture	02/10/2025	DA20.07	-																																																																																					
Colour Palette	Lightwave Architecture	02/10/2025	DA20.08	-																																																																																					
Section A	Lightwave Architecture	02/10/2025	DA30.01	-																																																																																					
Section B	Lightwave Architecture	02/10/2025	DA30.02	-																																																																																					
3	Approved Plans Undertake and maintain the development generally in accordance with the following plans: <table border="1"> <thead> <tr> <th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>Waste Management Plan</td><td>GELEON</td><td>21 May 2025</td><td>50952-RP02-A</td><td>A</td></tr> </tbody> </table>				Plan Title	Author	Date	Plan Reference No.	Ver	Waste Management Plan	GELEON	21 May 2025	50952-RP02-A	A																																																																											
Plan Title	Author	Date	Plan Reference No.	Ver																																																																																					
Waste Management Plan	GELEON	21 May 2025	50952-RP02-A	A																																																																																					

	Stormwater Management Plan, 60 Dutton Street, Coolangatta	Michael Bale and Associates	4 August 2025	R001-G24095	03										
	Acoustic Report – Proposed Residential development 60 Dutton Street Coolangatta	Acoustic Works	21 May 2025	2025002 R01B	R01B										
	and ensure that: i. All roof and surface water are directed to the water quality device through gravity or pumping excluding the bypass catchment as per the approved stormwater management plan.														
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 Council easement/s Register an easement in gross for stormwater drainage in favour of Council at the location marked on the drawings listed below: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Services Layout Plan</td><td>Michael Bale and Associates</td><td>4 August 2025</td><td>G24095-DA03</td><td>02</td></tr></table> a The terms of the easement must include: i The form 9 must state the purpose as “drainage” ii The responsibilities of the Grantee for ongoing maintenance. iii Standard terms document 707918364 must be referenced on Form 9 – easement document. iv Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement. b Registration of the easement must occur prior to commencement of the use. c Ensure infrastructure is positioned within the easement at least 1 meter way from the outer edge of the easement. d 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 on the non-compliance with this condition.					Drawing Title	Author	Date	Drawing No.	Ver	Services Layout Plan	Michael Bale and Associates	4 August 2025	G24095-DA03	02
Drawing Title	Author	Date	Drawing No.	Ver											
Services Layout Plan	Michael Bale and Associates	4 August 2025	G24095-DA03	02											
6	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.														
7	Requirement to register easements –Sewer and Water Supply 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.														

	- b "Sewerage" easement minimum 3m wide over all existing gravity sewerage infrastructure within the development site - c "Sewerage" easement minimum 1m wide from the front property boundary to connect to the sewerage easement noted above. This easement is to facilitate access to the infrastructure - d Register the easement(s) as indicated on Services Layout Plan, #G24095-DA03, Revision 02 dated 04.08.2025 prepared by Michael Bale and Associates. - e 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. - f 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. - g 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.
8	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 No private infrastructure is permitted over or within any Council public easement. (Note: Private infrastructure may cross easement perpendicularly but not be laid parallel within the easement). - c Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. - d Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - e 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. - f Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
Amenity	
9	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.

10

Nuisance

Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions. Specifically:

a

Position and direct all lighting so as not to exceed beyond the boundary or the like. Take care to ensure light spill and reflection are covered where appropriate.

b

Provide and maintain shields to any ceiling lighting within the carpark area within 5 metres of the podium edge to ensure no negative amenity impacts from light spill to the adjoining development or public areas including the park.

Environmental and Landscaping

11

Landscaping works

a

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

Drawing Title	Author	Date	Drawing No.	Ver
Statement of Landscape Intent 60 Dutton St, Coolangatta	Shepherd Urban Landscape Architecture	2025-07-30	2450 Page 01 to 16	D

and include in particular:

i

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

ii

Unless otherwise specified within these conditions, tree species must be a minimum bag size of 100L at the time of planting and must be positioned 3m away from any structure or building lines.

iii

The deep soil area within the frontage adjacent the booster cabinet must include one evergreen canopy tree with a minimum bag size of 200L at the time of planting.

iv

Install two (2) small canopy trees along the rear garden beds.

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 in the nominated garden areas,

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

An automatic irrigation system must be provided to all planter boxes.

xiv

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. xv Include frontage fencing as shown on the approved stamped drawings, the subject of this application. xvi All road reserve turf must be repaired and replaced if damaged. xvii Install street trees within the public road reserve fronting the subject site on Dutton Street 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.
12	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	
13	Off street vehicle and car parking facilities a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: - i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles, parking spaces and service areas) must be in accordance with the approved drawings. - ii Residential visitor spaces must be freely accessible. - iii All spaces are drained and sealed. Visitor parking spaces must be clearly delineated and may be constructed of permeable paving. - iv Clearly identified signage and directional markings including: – Signage and line marking indicating ‘visitor parking’ for visitor spaces. 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.
14	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.
15	Off street mechanical car stackers Design, construct, implement and maintain mechanical car stacker systems at no cost to Council prior to commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: - i Car stacker systems are to be installed in the location/s generally shown on the approved drawings. - ii Car stacker systems must be an independent type, so a vehicle can ingress and

	egress independently to any other vehicle. - iii Each car stacker must provide one (1) space suitable for a B99 vehicle and one (1) space suitable for a B85 or larger vehicle, designed in accordance with AS2890.1:2004.” - iv Car stacker systems must only be accessible and made available for use to residents. - v Information must be displayed in a prominent location adjacent to the car stackers detailing the operation and maintenance procedures. - vi Users must be inducted on how to safely operate the car stackers. - vii The clearance height within the stacker system must be displayed at the entrance to the stacker system.
Engineering	
16	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.
17	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: - i Provide electricity to the subject building/s. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g. Energex).
18	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: - i Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
19	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.
20	Existing infrastructure, structures and services - a Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: - i Remove redundant vehicle crossing/s. - ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath). - iii Remove/seal/cap any redundant sewer property service.
21	Vehicle crossing Obtain an operational works or licence approval as necessary for the design and construction of the vehicle crossing, prior to commencement of the use at no cost to Council and ensure

	the vehicle crossing is: - i Constructed and positioned to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicle traffic. - ii Designed generally in accordance with <i>Institute of Public Works Engineering Australasia (IPWEA) standard drawing RSD-100 and RSD-101.</i>) - iii Designed not cause damage to vehicles or road infrastructure. - iv Providing effective access between the road and the property. - v Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
22	Construction of vehicle crossing Design and construct the vehicle crossing generally in accordance with the Driveways and vehicle crossing code of the City Plan.
23	Existing structures and services - a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. - b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
24	Footpaths - a Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to commencement of the use at no cost to Council and include in particular: - i A new 1.5 metre wide path along the full frontage of the site to Dutton Street. - 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
Stormwater Drainage	
25	Stormwater Infrastructure Construction - a Obtain an Operational Works approval for the design, construction of City owned stormwater assets and for the connection of a stormwater drainage system to a lawful point of discharge for the site and connect the development, prior to commencement of the use at no cost to Council; and include in particular: - 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.
26	Overland flow paths and hydraulic alterations - a The development must not cause loss or damage as a result of: - i Increase peak flow rates downstream from the site; - ii Increase flood levels external to the site; and

	iii Increase duration of inundation external to the site.
27	Maintenance of stormwater quantity and proprietary treatment devices (<i>specific condition</i>) Prepare and implement a site-specific stormwater quantity (detention tank) and 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: - i 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. - ii 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	
28	Sewer connection Design, construct and connect the proposal to Council's sewer network at the existing 225mm main at the rear of 60 Dutton Street, prior to commencement of the use at no cost to Council and include in particular: - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The development is permitted with a single sewer connection to Council's sewerage network. - iii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. - iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vi Remove / seal / cap redundant sewer property services. <i>Notes:</i> - i An "Application Work on the City's infrastructure" form is required for the above works. - ii Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.12 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
29	Water connection Design, construct and connect to Council's water network at the existing 100mm main in Dutton Street, prior to commencement of the use at no cost to Council and include in particular: - i The proposed development is permitted to connect to Council's water network through a singular connection as outlined below: - A This connection will supply a single master meter for potable water; and - B If required, a single fire meter.

	- ii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - iii 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. - iv Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings - v 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. - vi Remove redundant water meters / connections. Notes: - i <i>Refer to the 'Fire Loading' condition of this development permit.</i> - ii <i>An "Application Work on the City's infrastructure" form is required for the above works.</i> - iii <i>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.</i> - iv <i>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.</i>
30	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.
31	Fire loading Ensure the fire loading does not exceed 15 L/s for 4 Hrs Explanatory Notes: i. <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> ii. <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> iii. <i>The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.</i> iv. <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> v. <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>
Solid Waste Management	
32	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: • Common Bins: 3x360L general waste wheelie bins and 2x360L recycling wheelie bins to service the ultimate development
33	Storage point – Wheelie bins Design the bin storage point prior to use commencing and in accordance with City Plan policy SC.16 – Solid waste management at no cost to Council: - Grassed area for washing of bins (near the bin storage point) - No steps or lips on bin-carting route (between the storage point and collection point)
Construction Management	
34	Construction management plan - Prepare and submit for approval a Construction management plan prior to any works commencing. - The Construction management plan must be prepared by a suitably qualified professional and include in particular: - Provide details of any gantries or overhead protective awnings proposed over the road or footpath. - Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic. - Provide details for the parking of site workers vehicles. - 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. - 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. - Location and details of public information signs with contact name/s and phone numbers. - Provide details of proposed sediment and erosion control measures including any rubble grids or shakers. - 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. - 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.). - Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours. - Provide details of any proposed temporary vehicle crossing points. - Location of buildings and structures on adjacent properties. - Provide details of how pedestrian movement around the site will be managed during and outside work hours. - 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. - Provide hours of construction. - Details on the presentation of hoarding to the street. - Provide details for tree management. - Demonstrate how the general public will be protected from construction activities. - 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. A copy of the approved Construction Management Plan must be provided to immediate adjoining properties prior to the commencement of construction.
35	Noise management plan - a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing. - b The Noise management plan must be prepared by a suitably qualified professional and include in particular. - i Provide details of expected noise sources. - ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019. - iii Identify the measures and work procedures to monitor noise emissions. - iv Provide details of complaint response procedures. - v Identify procedures to monitor and review the noise management plan. - c Implement the Noise management plan prior to any works commencing at no cost to Council.
36	Dust management plan - a Prepare and submit for approval a Dust management plan prior to any works commencing. - b The Dust management plan must be prepared by a suitably qualified professional and include in particular. - i Provide details of sources of dust and particulate emissions. - ii Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019. - iii Identify the procedures to be adopted for monitoring and reporting air emissions. - iv Provide details of complaint response procedures that will be adopted. - v Identify the procedures to be adopted for revision and review of the dust management plan. - c Implement the Dust management plan during all construction works at no cost to Council.
37	Erosion and sediment control

	a Undertake works generally in accordance with the Healthy Waters code of the City Plan and include in particular: - i Sediment control structures e.g. sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. - ii 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. - iii 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. - iv 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 including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.															
38	Certification of works - Civil Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Civil 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>Prior to commencement of the use</td><td>“Stormwater Management Plan, 60 Dutton Street, Coolangatta, Ref: R001-G24095, Revision 03”, dated 4 August 2025, prepared by Michael Bale and Associates</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Hydraulics & Water Quality</td></tr></table> The certification is to confirm: i 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.	Civil Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Post construction certification	Prior to commencement of the use	“Stormwater Management Plan, 60 Dutton Street, Coolangatta, Ref: R001-G24095, Revision 03”, dated 4 August 2025, prepared by Michael Bale and Associates	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
Civil Engineering																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Post construction certification	Prior to commencement of the use	“Stormwater Management Plan, 60 Dutton Street, Coolangatta, Ref: R001-G24095, Revision 03”, dated 4 August 2025, prepared by Michael Bale and Associates	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality												
39	Certification of works - Civil Engineering experts from the discipline listed below, confirming as follows: <table><tr><th>Certified document</th><th>Certification date</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Certified document	Certification date	Expert discipline	Requesting Council Section											
Certified document	Certification date	Expert discipline	Requesting Council Section													

	Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering	
40	Certification of works – Civil Engineering (Solid Waste Management) Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
Civil Engineering					
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	- Waste Management compliance report; - Waste storage room design and construction;	Prior to commencement of the use	Waste Management Plan by GELEON reference 50952-RP02-A dated 21 May 2025	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering
The certification is to confirm: i The development has been designed and constructed in accordance with the approved Waste Management Plan and complies with City Plan Policy SC6.16 – Solid waste management.					
41	Certification of works - Civil Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
Civil Engineering					
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
The certification is to confirm: Electricity supply is available to the proposed dwelling in accordance with the electrical reticulation condition.					
Civil 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: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).					
42	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, 60 Dutton Street Coolangatta, Acoustic Report, prepared by 'Acoustic Works', dated 21 May 2025, reference 2025002 R01B 60 Dutton Street Coolangatta ENV	Acoustic Engineer	Environmental Health
The certification is to confirm: The development has been designed and constructed in accordance with the recommendations outlined in the 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.					
43	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: 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.				
44	Construction documentation drawings – City Design - Architecture Assessment (specific condition) Prepare and submit for approval by City Design a – Architecture Assessment, a set of construction documentation drawings generally in accordance with the approved drawings, the subject of this approval prior to the issue of a Development Permit for Building Work for works above ground level. b 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 entry structures and podium details including textured finishes, screening, blades and containerised planting. iii Construction details of feature glazing, feature slab edges, balustrades, soffit finishes, screening and containerised planting. iv Final construction materials, finishes and colour schedule. c The construction documentation drawings approved in accordance with this condition must form part of an approval for a Development Permit for Building Work. Submit the above to the City Design – Architecture Assessment at Architecture@goldcoast.qld.gov.au			
45	Pre-start meeting 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.				
46	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's Civil Engineering team and Council approval requirements and expectations through the construction phase		inspections@goldcoast.qld.gov.au
47	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
A	Bin storage point	Within 5 business days of the bin storage point being completed.	Contributed Assets inspections@goldcoast.qld.gov.au
B	Confirm works for the bin storage 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
48	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.		
49	Notice of works timetable Provide a Notice of works timetable for Commencement of work/Commencement of use/Retrospective development approval 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			
50	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:

Landscape Assessment
- Operational works - landscape works (Private 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
Temporary Road Closure and Works Zone Permit Application
Development Assessment
Operational Works - infrastructure

A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.

Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).

C

Compliance with conditions

Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.

D

Indigenous cultural heritage legislation and duty of care requirement

The *Aboriginal Cultural Heritage Act 2003* ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

a

Is not negated by the issuing of this development approval;

b

Applies on all land and water, including freehold land;

c

Lies with the person or entity conducting an activity; and

d

If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.

Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.

The applicant should contact DSDSATSIP’s Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.

E

Infrastructure charges

Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.

F

Properly made submissions

	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.
G	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 limiting 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 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'). - 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 <i>Survey and Mapping Infrastructure Act 2003</i>. - 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.
H	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
I	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <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) .
J	Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS) Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS) 49.5 metres AHD. Application must be made to Gold Coast Airport Pty Ltd within a minimum of eight weeks' notice prior to the use of construction cranes or any other equipment that would exceed the OLS height limit.
K	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
L	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, sewerage 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 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.
M	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 Council's Civil Engineering team. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
N	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
O	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement.

	Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
P	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.
Q	Operational Works meeting prior to lodgement Council encourages pre-lodgement meetings to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. This will serve to streamline any future Operational Works application and can minimise construction issues. To arrange a meeting please visit: https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/Development-application-pre-lodgement-advice
R	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.
S	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 <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
T	Encroachment of works If any operational works, the subject of this approval encroaches on adjoining land, Goodwin Park, a letter from the adjoining owner The State of Queensland must be submitted to Council consenting to the carrying out of these works.
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 (COM/2025/157). A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Part B: Operational Works component – Vegetation clearing														
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.													
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings: <table border="1" data-bbox="362 506 1395 636"> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> <tr> <td>Stamped Approved Tree Clearing Plan – <i>The Trees</i></td> <td>TPZ Arborist</td> <td>18 February 2025</td> <td>Page 4</td> <td>-</td> </tr> </table> 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.				Drawing Title	Author	Date	Drawing No.	Ver	Stamped Approved Tree Clearing Plan – <i>The Trees</i>	TPZ Arborist	18 February 2025	Page 4	-
Drawing Title	Author	Date	Drawing No.	Ver										
Stamped Approved Tree Clearing Plan – <i>The Trees</i>	TPZ Arborist	18 February 2025	Page 4	-										
3	Approved Plans Undertake and maintain the development generally in accordance with the following plans: <table border="1" data-bbox="362 842 1395 984"> <tr> <th>Plan Title</th> <th>Author</th> <th>Date</th> <th>Plan Reference No.</th> <th>Ver</th> </tr> <tr> <td>Preliminary Arborist Report</td> <td>TPZ Arborist</td> <td>18 February 2025</td> <td>-</td> <td>-</td> </tr> </table>				Plan Title	Author	Date	Plan Reference No.	Ver	Preliminary Arborist Report	TPZ Arborist	18 February 2025	-	-
Plan Title	Author	Date	Plan Reference No.	Ver										
Preliminary Arborist Report	TPZ Arborist	18 February 2025	-	-										
Construction Management														
4	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table border="1" data-bbox="362 1165 1395 1386"> <tr> <th colspan="2">Environmental Assessment</th> </tr> <tr> <th>Expertise required of the suitably qualified professional</th> <th>Actions to be overseen by the professional</th> </tr> <tr> <td>Minimum AQF Level 3 Arborist</td> <td>Implementation of all tree removal and pruning works</td> </tr> </table>				Environmental Assessment		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	Minimum AQF Level 3 Arborist	Implementation of all tree removal and pruning works				
Environmental Assessment														
Expertise required of the suitably qualified professional	Actions to be overseen by the professional													
Minimum AQF Level 3 Arborist	Implementation of all tree removal and pruning works													
5	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.													
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	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.
C	Indigenous cultural heritage legislation and duty of care requirement 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: - 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.
D	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 limiting 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 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'). - 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 <i>Survey and Mapping Infrastructure Act 2003</i>. - 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.
E	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.
F	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 <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).

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

Details of proposed development The proposed development is for Multiple dwellings (7 units) and Vegetation clearing.

Assessment benchmarks The following assessment benchmarks applied to the proposed development:

- Strategic Framework
- Medium density residential zone code
- Acid sulfate soils overlay code
- Airport environs overlay code
- Environmental significance overlay code
- Driveways and vehicular crossings code
- General development provisions code
- Healthy waters code
- Multiple accommodation code
- Solid waste management code
- Transport code
- Vegetation management code

Relevant matters Not applicable

Matters raised in submissions	Issue	How matter was dealt with
	Building height	Submissions were received regarding building height. Throughout assessment the proposal has reduced the overall height from 33.15m to 27.75m. This has decreased the overall intensity of the proposal significantly. In accordance with the reduction in height, setback provisions, site cover, materiality and landscaping have all improved to achieve an appropriate development outcome for the subject site. Officers consider the increase to building height above the Code 23m height requirement to be in accordance with the 50% uplift provisions prescribed in the Strategic Framework, where a potential 34.5m height can be sought. Additional provisions in the Strategic Framework intend for dramatic changes in built form and height to occur in certain locations, the proposal is consistent with this intention with consideration to be built form parameters afforded. The proposals' building height has demonstrated compliance with Specific outcome 3.3.2.1(9) of the Strategic Framework, ensuring the development reinforces local identity and sense of place, provides a well-managed interface to adjoining residents and achieves in excellent standard of appearance, in accordance with the additional benchmarks of the Uplift test criteria.

Setbacks and amenity impacts	Submissions were received regarding setback provisions and potential amenity impacts. Officers consider the setback provisions to be appropriate for the proposed development and amenity impacts have been effectively mitigated in the building design. Currently, the site adjoins a two storey Dwelling house to the side southern elevation and a single storey Dwelling house to side northern elevation. The proposal effectively considers adjacent amenity and avoids privacy conflicts for neighbouring residents. Privacy screening elements in the form of aluminium louvre blading has been included on both side elevations for the first floor interfaces, this reduces privacy conflicts for neighbouring residents. Sufficient landscaping is also included along the first floor side interfaces to further assist in amenity protection. The solid wall along the fence line with additional landscaping will screen the parking and services areas. An arbour has been included to mitigate potential light spill impacts of the under croft. Sufficient separation (3m for the predominant wall plane) is achieved for the remainder of the tower form. Further recesses to the setbacks is included for the upper storey which remains above the Code assessable 23m height designation. Setback provisions are appropriate for both Dutton Street frontage interface. The established setbacks have been adequately improved throughout assessment of the application and officers are satisfied a well-managed interface is achieved in accordance with Specific outcome 3.3.2.1(9)(c) and potential privacy impacts have been addressed.
Non-compliance with uplift provisions of the Strategic Framework	Submissions were received regarding non-compliance with uplift provisions of the Strategic Framework. As per Section 5.3.1 of Officer's report, it is considered that the proposed development is consistent with the relevant assessment benchmarks of the Strategic Framework, specifically the uplift provisions prescribed in the Urban neighbourhoods Element for increases to build height. The proposed development has been amended throughout assessment to further ensure compliance with Specific outcome 3.3.2.1(9), specifically it has been demonstrated that the proposal reinforces local identity and sense of place, provides a well managed interface and results in an excellent standard of appearance, as such the increase above the Code height designation is warranted. Officers consider the proposal to maintain compliance with relevant provisions of the Strategic Framework.

Conflicts to neighbourhood character	Submissions were received regarding conflicts to neighbourhood character. Officers acknowledge this is the first application of this nature for the street, seeking the uplift provisions sought in the Strategic Framework for increases to building height above the Code height (23m) designation. Notwithstanding officers consider the proposed development to provide an appropriate development outcome that reflects the transitioning nature of the Medium density residential zone. Importantly, the proposal reinforces local identity and sense of place in accordance with Specific outcome 3.3.3.2.1(9)(b) of the Strategic Framework. It is acknowledged that the current character predominantly consists of 1 – 3 storey dwellings, however the built form development and building parameters afforded for the site demonstrate development of increased scale and intensity is anticipated for the local area. The proposed development is consistent with these City Plan assessment benchmarks. The building design provides a high quality architectural outcome with appropriate landscaping included at frontage and elevated into the design. These components will further improve visual amenity and neighbourhood character. The proposal is consistent with the development character intended by the City Plan and is an appropriate outcome for the local context.
Waste management	Submissions were received regarding waste management. The applicant has provided a waste management report which outlines the waste strategy to service the development. The proposed wheelie bin arrangement is sufficient to cater for the development. The ground floor under croft incorporates a storage room for the waste facilities, located centrally for the site. The site has sufficient frontage to cater for the kerbside waste collection. Officers are supporting of the waste management strategy.

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:

- A Multiple dwelling land use is an anticipated development outcome in the Medium density residential zone.
- The proposed development complies with Specific outcome 3.3.2.1(8) of the Strategic Framework which intends for abrupt changes in building height occur. The proposal provides a medium rise building height in an area consisting of low rise building height.

- The proposed development meets Specific outcome 3.3.2.1(9) through the following:
 - The development supports the reinforced local identity of the transitioning nature of Coolangatta and more specifically the defined Goodwin Park Precinct.
 - A well managed interface is achieved through appropriate setbacks, site cover, privacy screening and additional design elements.
 - An excellent standard of appearance is achieved through high quality architectural elements, a varied colour and material palette, sufficient landscaping and an activated frontage.
 - The additional units will contribute to housing choice and affordability options for Coolangatta.
 - The proposal contributes to a varied, ordered and interesting skyline.
 - The development will not impact upon elements of local character or scenic amenity.
- The proposed development does not exceed 50% above the designation building height for the subject site. A 27.75m height is achieved where the maximum 50% height uplift available is 34.5m.
- The subject site and surrounding context affords an increased density outcome. This is further supported by close proximity to the Coolangatta Major Centre.
- The proposed development provides car parking above the AO requirement for residential spaces prescribed by the Transport code. A compliant number of visitor spaces is provided.
- The site does not contain protected vegetation that is considered locally significant or to contribute to local amenity.

Matters prescribed by a regulation

Not applicable