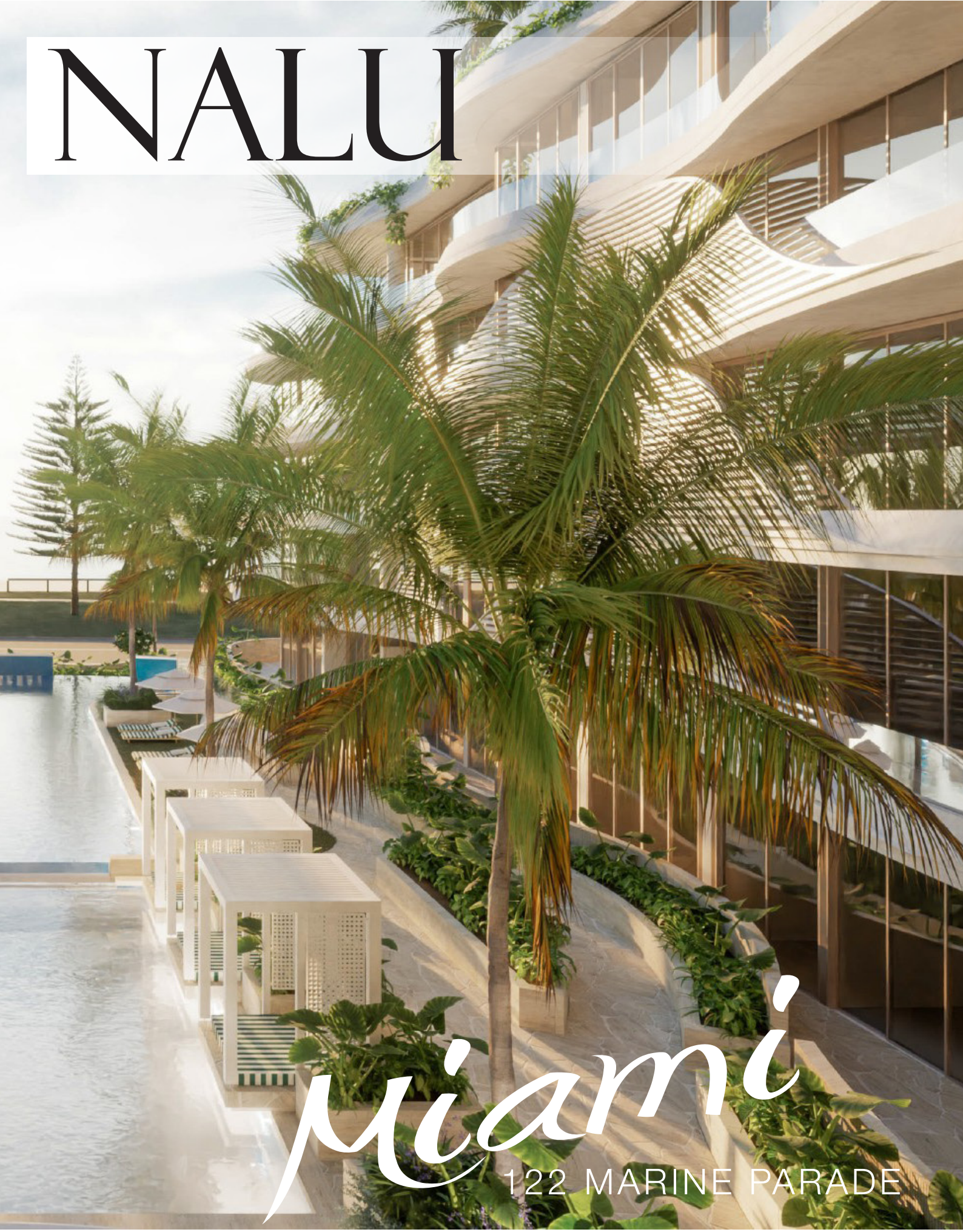
NALU



Miami

122 MARINE PARADE

UPS
URBAN PLANNING SERVICES

MINOR CHANGE APPLICATION TO MCU/2025/155 | NOVEMBER 2025

SECTION 1: SUPPORTING INFORMATION



ABN 29 430 237 320

Our Reference: 3675
CCGC Reference: MCU/2025/155

24 November 2025

Gold Coast City Council
Attention: Jusmeet Atwal
City Development
PO Box 5042
GCMC QLD 9729

BY ELECTRONIC LODGEMENT

Dear Jusmeet,

REQUEST TO CHANGE AN EXISTING DEVELOPMENT APPROVAL – PROPOSED CHANGE (MINOR CHANGE) TO DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR MULTIPLE DWELLINGS (45 UNITS)

Urban Planning Services Pty Ltd has been engaged by 122 Marine Parade Pty Ltd (the '**Applicant**') in the submission of this Request to Change (Minor Change) an Existing Development Approval pursuant to s.78 of the Planning Act 2016 (the '**PA**') in relation to a Development Permit for a Material Change of Use (Council's Reference MCU/2025/155) for Multiple Dwellings (45 units), granted by Council's Decision Notice 3 September 2025 (the '**Existing Development Approval**') for the site located at 122 Marine Parade, Miami, properly described as Lot 122 on SP284713 (the '**subject site**').

Since the granting of the Existing Development Approval the Applicant has been undertaking detailed design review of the approved development for the purpose of moving onto construction stage. Through this review process a number of changes have been identified to provide improvements to the residential apartments and the outdoor living spaces. The proposed changes are briefly summarised as follows.

- Changes to the internal layout of the basement parking and storage spaces, to provide an increase in residential car parking spaces from 136 spaces as approved to 150 spaces as proposed.
- Minor changes to the arrangement of communal facilities at Ground Floor Level including relocation of the residents lounge to a newly enclosed space to the western side of the central open space courtyard, minor changes to the swimming pool shape and form and related minor changes to landscape design.
- Minor change to external wall alignment at rear of Levels 2 and 3 to improve internal layout for third bedrooms within Apartment Types D and D1.
- Minor changes to internal floor plan layout of apartments to suit interior design detailed input.
- Amalgamation of two approved apartments within the central western area of the floorplate at Level 4 to create one single larger apartment (previously two Apartments Type 3, now Apartment Type K).
- Deletion of screens to eastern most apartments at front façade and two side screens in both the northern and southern wings of the building.

- Deletion of screens to eastern most apartments at front façade and two side screens in both the northern and southern wings of the building.
- Minor changes to arrangement of swimming pools and private outdoor terrace spaces at the private roof terrace level to suit detailed design input.
- Relocation of rooftop mechanical plant to central location in northern and southern wings following detailed design input.

Further detailed summary and review of the scope of proposed changes is provided within our Report accompanying this correspondence.

A copy of Council's Decision Notice issuing the Existing Development Approval dated 3 September 2025 is located at **Section 1, Attachment 2**. A copy of the Stamped Approved Drawings is provided at **Section 2, Attachment 8**.

In support of this Change Application, revisions and addendums have been prepared to specialist reports relating to the approved development and these are provided as outlined in the schedule of documents below.

Review of the Conditions of the Existing Development Approval is set out within our Town Planning Report appended to this correspondence, identifying proposed changes to Conditions 2, 3, 11, 13, 14 and 53.

Our review of the proposed changes has determined that the scope of proposed change is minor in the context of the overall approved form of the development, noting that minor amendments primarily affect internal floor plan layout changes, including a reduction in the number of apartments through amalgamation of two approved apartments, and minor changes to improve the function of both communal and private open space function and amenity. The minor changes have evolved mainly through detailed design input on structure, services and interior design. The overall form, appearance and character of the approved development and the key design principles which supported the granting of the Existing Development Approval, have been preserved with these minor changes in place.

Accordingly, this application represents a written notice pursuant to s.78 of the PA requesting that the assessment manager make changes to the Decision Notice, as set out in this application, by issuing a notice of the decision reflecting the changes pursuant to s.83 of the PA.

Our Report, accompanying this correspondence, sets out further details in relation to the existing Development Approval and the proposed changes. In particular, this report provides the following information in support of the Applicant's request:

- A summary of the physical characteristics of the site and its surrounding environment;
- A summary of the planning approval history relating to the site;
- Consideration of proposed changes against relevant Planning Scheme parameters;
- Consideration of the proposed changes against relevant legislative requirements and statutory tests of the *Planning Act 2016 (the 'PA')*; and
- Identification of those conditions included in the current decision notice that require amendment in respect of the proposed change.

Our analysis has determined that with the proposed changes in place, the development remains consistent with the key relevant considerations applying to the Council's assessment of the original development application and the overall intent of the Existing Development Approval.

The proposed changes result in an appropriate outcome for the site, preserve the principles of the development as already accepted by Council, accord with the relevant statutory tests for a 'Minor Change' and, thereby, approval of the requested change is warranted.

In accordance with the requirements of s.79 of the PA, this application is accompanied by DA Form 5 duly completed and located at **Section 1, Attachment 1**. Payment of the applicable fee for this Request will be made upon receipt of a Notice to Pay. We note that the applicable fee for this Change Application equates to $7,017.40, representing 20% of the current fee for Multiple dwellings (45 units) in accordance with Item 11763 of Council's Register of Fees and Charges 2025-26.

It is also noted that the Applicant for this request is the owner of the land, and in accordance with s.79(2) of the PA, as the Applicant is also the landowner, this Request is not required to be accompanied by the land owner's written consent.

Should you wish to discuss any matters relating to this application in further detail, please contact our Leanne Croft on 0402 119 027 or by email to lcroft@urbanps.com.au.

Yours Faithfully



Michael Falk
Director
Mobile 0433 075 088

Attachment	Document
SECTION 1: Supporting Documents	
1	DA Form 5 – Duly Completed
2	Copy of the Existing Development Approval (MCU/2025/155) dated 3 September 2025
3	Traffic and Parking Report prepared by Bitzios Consulting
4	Waste Management Plan prepared by MRA Environmental
5	Acoustic Advice Letter prepared by Acoustic Works
6	Back-up Generator Advice prepared by EMF Griffiths
7	Civil Engineering Advice provided by Arcadis
SECTION 2: Drawings	
8	Copy of Stamped Approved Drawings (MCU/2025/155)
9	Architectural Design Report prepared by BDA Architecture and Koichi Takada Architects
10	Landscape Intent Statement prepared by LDG Landscape Architecture

1 Site and Development Parameters

A summary of the site and development parameters are outlined in **Table 1** below.

Table 1: Site and Development Parameters

TITLE DETAILS (RPD)	Lot 122 on SP284713
ADDRESS	122 Marine Parade, Miami
ROAD FRONTAGES	Marine Parade: 80.523 metres
SITE AREA	7,284sqm
OWNER	122 Marine Parade Pty Ltd (A.C.N. 676 669 257)
APPLICANT	122 Marine Parade Pty Ltd c/- Urban Planning Services Pty Ltd PO Box 2091 SURFERS PARADISE QLD 4217
TYPE OF APPROVAL SOUGHT	Change (Minor) to Existing Development Approval
PROPOSED LAND USE	Multiple Dwellings
ZONE	Medium Density Residential Zone
OVERLAY MAPPING	Acid Sulfate Soils (Land at or below 5mAHD) Airport Environs – Obstacle Limitation Surface (Outer Horizontal Surface Height: 154.5m AHD) Airport Environs – PANS-OPS (Horizontal Plane 246.24m AHD) Airport Environs – Wildlife Hazard Buffer Zones (Distance to 13km from airport) Building Height (3-storeys (15m)) Coastal Erosion Hazard (Part Area between 40-75m west of seawall and Part Area between 0-500m west of seawall) Dwelling House Environmental Significance (Vegetation management: Matters of Local Environmental Significance - Medium priority vegetation) Landslide Hazard (Landslide hazard: Moderate) Residential Density (RD6 – 1 bed / 33 sqm)
LOCAL AUTHORITY	Council of the City of Gold Coast
REFERRAL AGENCY	None Triggered

2 Site and Environment

2.1 Allotment Address and Description

The subject site is a rectangular shaped allotment, comprising street frontage to Marine Parade at the eastern site boundary, with frontages also to Fraser Avenue where it terminates adjacent to the northern site boundary and Nagel Avenue where it terminates adjacent to the southern site boundary.

The street address of the subject site is 122 Marine Parade, Miami, and it is properly described as Lot 122 on SP284713.

The subject site incorporates an area of 7,284sqm, with a width of approximately 80m and a depth of approximately 90m. The substantial dimensions of the subject site are unique in this coastal beachfront context in Miami, representing a significant opportunity to bring forward a distinctive redevelopment of the site to provide much needed new housing in this well serviced urban neighbourhood of the City.

Our search has identified that no easements or other relevant land-use restrictions or encumbrances are known to affect the title of the property. However, infrastructure services are found within the rear, western, setback area of the subject site and this is explored further in the subsequent sections of this Report.

An aerial view of the subject site is presented in **Figure 1** below, with the site identified by red outline.



Figure 1: *Aerial View of the Subject Site*

3 Planning Approval History

A review of Council's PD-online service reveals the recent relevant development approval relating to the site was granted on 3 September 2025 under Councils Reference MCU/2025/155, granting Development Approval for a Development Permit for a Material Change of Use (Impact Assessment) for Multiple Dwellings (45 units), hereafter referred to as the Existing Development Approval.

This Change Application (Minor Change) seeks to make minor changes to the Existing Development Approval described above.

4 Description of Minor Change

This Change Application seeks to make minor changes to the development approved under Council's reference MCU/2025/155, summarised as follows.

- Basement Level
  - Removal of resident storage enclosures along the northern and north-eastern edges of the basement and adjacent to the northern and southern wing central lift cores and replacement with additional residential car parking spaces, increasing residential car parking provision from 136 spaces as approved to 150 spaces as proposed.
  - Minor change to size of water pump room / water filter adjacent to the fire pump room and fire escape stairs at northern edge of basement.
  - Minor reconfiguring of 16 resident bicycle parking spaces in north-western corner of basement.
- Ground Level (Level 1)
  - Relocation of residents lounge from main lobby to enclosed central position under the oculus to afford enhanced views through the central communal open space toward Marine Parade and the public beachfront beyond. Related changes provide skylights over this now enclosed space.
  - Minor re-arrangement of communal facilities, including spa and gym facilities.
  - Barbecue facilities and outdoor dining space provided adjacent to golf simulator and with raised planters defining the edge to the barbecue area.
  - Minor changes to shape of central swimming pool and arrangement of pool entry gates.
  - Minor changes to water meter and fire booster cabinet enclosures, adjoining northern site boundary, following further detailed design input.
  - Minor changes to pedestrian access points from Marine Parade to accommodate pwd access ramps.
  - Incorporation of a back-up generator within enclosed back-of-house area adjacent to service vehicle dock.
  - Replacement of travertine finish to external wall within the service vehicle dock with white coloured concrete – colour CCS Snow to mitigate potential concerns of damage to the material by removalist or other activity within the space.
  - Minor related landscape design updates throughout.
- Levels 2 and 3
  - Minor adjustment of internal floor area for Apartment Types D and D1 to provide improved internal floor plan area for third bedroom, extending the floor plan area over part of currently approved balcony edge in this location at the western edge of the building.
  - Minor internal layout changes to apartment floor plans to suit interior design detailed input.
- Level 4
  - Amalgamation of two approved apartments within the central western area of the floorplate to create one single larger apartment (previously two Apartments Type 3, now Apartment Type K).
  - Deletion of screens to eastern most apartments at front façade and two side screens in both the northern and southern wings of the building.
  - Minor internal floor plan layouts for apartments to suit interior design detailed input, including position of lifts to private rooftop terraces.
- Level 5
  - Two additional columns following structural engineering advice in relation to pools above in eastern terrace areas.
  - Minor internal floor plan layouts for apartments to suit interior design detailed input, including position of lifts to private rooftop terraces.

- Roof Terraces
  - Minor changes to arrangement of swimming pools and private outdoor terrace spaces to suit detailed design input.
  - Relocation of mechanical plant to central location in northern and southern wings following detailed design input. The mechanical plant enclosures are open to the sky but visually screened and enclosed to architecturally blend with the built form.
  - Change to outer planter edge, converted to pebble finish for improved maintenance outcomes as agreed with Council's Senior Landscape Planner via correspondence dated 26 September 2025.
- Facades
  - Minor change to deletion of screen elements at Level 4 as described above.

The scope of proposed changes outlined above is minor in the context of the overall development approval, primarily involving internal floor plan layout changes and minor changes to improve the function of both communal and private open space function and amenity. The minor changes have evolved mainly through detailed design input on structure, services and interior design.

The proposals overall result in a reduction in the number of apartments, by one apartment, whilst provision of residential car parking spaces has been increased, through relocation of storage spaces within the basement to an enclosure beneath the central pool at Ground Level above, where capacity has been identified for this purpose.

The overall form, appearance and character of the approved development and the key design principles which supported the granting of the Existing Development Approval, have been preserved with these minor changes in place.

4.1 Summary of Key Development Parameters

To illustrate the minor nature of the proposed changes, a comparative summary is provided in **Table 2** below identifying the currently approved versus proposed key parameters of the development.

Table 2: Summary Comparison of Key Development Parameters

	Approved	Proposed
Overall Height	22.46m	22.46m
Site Cover	Ground / Level 1: 56.9% Level 2 – 4: 56.9% Level 5: 50.5% Roof Terrace: 10.4%	Ground / Level 1: 58.4% Level 2 – 4: 56.9% Level 5: 50.5% Roof Terrace: 10.4%
No. Apartments	45	44 (-1)
Car Parking	Residents: 136 Visitors: 8	Residents: 150 Visitors: 8

The minor nature of the proposed changes is further confirmed by review of the Proposed Architectural Drawings located at **Section 2, Attachment 9**, and by comparison to the presently stamped approved drawings which are provided at **Section 2, Attachment 8**. In this respect it is noted that the minor variation in site cover at Ground Floor Level (Level 1) relates to the proposed relocation of the enclosed residents lounge within the central courtyard area to the west of the swimming pool, where an outdoor area with roof cover / shade structure is shown in the currently stamped approved drawings.

With regard to the incorporation of a back-up generator to support the premises in times of power outages in the grid, advice has been provided by EMF Griffiths, located at **Section 1, Attachment 6**, advising that:

- the size of the generator unit is 650 kVA;
- this size of unit does not burn more than 500kg of fuel per hour; and
- the above ground fuel storage tank located within the generator skids will not be more than 1000L of storage.

This information confirms that the incorporation of the back-up generator does not trigger environmentally relevant activities ('**ERA**') having regard to ERA 15, fuel burning, and does not qualify as a notifiable activity having regard to the limits around petroleum product or oil storage.

In relation to minor changes to the arrangement of general waste and recycling storage within this Change Application, we also note that a revised Waste Management Plan has been prepared by MRA Environmental and is provided at **Section 1, Attachment 4**.

Proposed changes to the on-site car parking provision have also been reviewed by Bitzios Consulting with traffic and parking assessment advice provided in relation to the proposed changes at **Section 2, Attachment 3**. The advice concludes that the there are no significant traffic or transport impacts associated with the proposed changes to the approved development.

5 Changes to Decision Notice

The changes proposed by this Change Application result in changes to Conditions 2, 3, 11, 13, 14 and 53 of the Existing Development Approval.

Proposed changes to the identified conditions under the Existing Development Approval are outlined below with the proposed amendment to the conditions shown in red underline and/or ~~strikeout~~ text.

5.1 Condition 2 – Approved Drawings

Amendment to Condition 2 is proposed to reflect the revised Architectural Drawings prepared by BDA Architecture and Koichi Takada Architects, depicting the proposed changes to the approved development. The proposed Architectural Drawings are provided at **Section 2, Attachment 9**. Condition 2 is set out below, with proposed changes identified by red underline text.

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 87*	-
Colours & Finishes – Nagel Avenue	*BDA / Koichi Takada Architects*	-	*Sheet 88*	-
Colours & Finishes – Fraser Avenue	*BDA / Koichi Takada Architects*	-	*Sheet 89*	-
Basement Floor Plan	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA2.101*	*E*
Ground Floor / Level 1	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA2.102*	*E*
Level 2 Plan	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA2.103*	*E*
Level 3 Plan	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA2.104*	*E*
Level 4 Plan	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA2.105*	*E*
Level 5 Plan	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA2.106*	*E*
Rooftop Recreation Level	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA2.107*	*E*
Roof Plan	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA2.108*	*E*
North Elevation	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA3.101*	*E*
East Elevation	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA3.102*	*E*
South Elevation	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA3.103*	*E*
West Elevation	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA3.104*	*E*
Section A	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.101*	*E*
Section B	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.102*	*E*
Detail Section A	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.103*	*E*

Detail Section B	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.104*	*E*
Detail Section U-U	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.105*	*E*
Detail Section V-V	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.106*	*E*
Detail Section W-W	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.107*	*E*
Detail Section X-X	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.108*	*E*
Detail Section Y-Y	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.109*	*E*
Detail Section Z-Z	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.110*	*E*
Central Planter North	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA5.101*	*E*
Central Planter South	*BDA / Koichi Takada Architects*	*21/11/2205*	*DA5.102*	*E*
Typical Screen Detail	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA10.101*	*E*

The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

5.2 Condition 3 – Approved Plans

Changes are proposed to Condition 4 to reflect the revised Waste Management Plan prepared by MRA Environmental, located at **Section 1, Attachment 4,** are set out as follows with changes identified by red underline text.

We note that this Change Application is accompanied by advice from Acoustic Works and Arcadis confirming the proposed changes do not alter the approved Acoustic Report or Site Based Stormwater Management Plan referenced in Condition 3.

3 Approved Plans

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

Approved 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 Maimi Qld 4220	*MRA Environmental*	*21/11/2025*	*MRA24-227*	*V.5*
Site Based Stormwater Management Plan	*Arcadis Australia Pacific Pty Limited*	*13/06/2025*	*30264961-3*	*Rev-02*

5.3 Condition 11 – Landscaping Works on Private Land

Changes are proposed to Condition 11 to reflect the revised Landscape Intent Statement prepared by LDG Landscape Architecture, located at **Section 2, Attachment 10** and the revised Architectural Drawings provided at **Section 2, Attachment 9**. Proposed changes to Condition 11 are as follows with changes shown in red underline text.

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, 4220 QLD	*LDGLA*	*21/11/2025*	*LA2411301 – Pages 1 to 55*	*-*
Detail Section A	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.103*	*E*
Detail Section B	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.104*	*E*
Detail Section U-U	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.105*	*E*
Detail Section V-V	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.106*	*E*
Detail Section W-W	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.107*	*E*
Detail Section X-X	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.108*	*E*
Detail Section Y-Y	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.109*	*E*
Detail Section Z-Z	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA4.110*	*E*
Central Planter North	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA5.101*	*E*
Central Planter South	*BDA / Koichi Takada Architects*	*21/11/2025*	*DA5.102*	*E*

and include in particular:

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

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

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.

5.4 Condition 13 – Landscaping works within public open spaces

Changes are proposed to Condition 13 to reflect the revised Landscape Intent Statement prepared by LDG Landscape Architecture, located at **Section 2, Attachment 10.** Proposed changes to Condition 13 are as follows.

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*	*21 November 2025*	*LA2411301 – Pages 1 to 55*	*-*

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 the commencement of the use in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.

5.5 Condition 14 – Maintenance management agreement

Condition 14 relates to the requirement to enter into a maintenance management agreement with Council in relation to open space embellishments referenced in Condition 13 above. Changes are proposed to Condition 14 to reflect the revised Landscape Intent Statement prepared by LDG Landscape Architects located at **Section 2, Attachment 10**. Proposed changes to Condition 14 are as follows with changes shown in red underline text.

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*	*21 November 2025*	*LA2411301 – Pages 1 to 55*	*-*

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.

5.6 Condition 53 – Certification of works – Solid Waste Management

Condition 53 relates to the certification of works related to the approved waste management plan referenced at Condition 3. Changes are proposed to Condition 53 to reflect the revised Waste Management Plan prepared by MRA Environmental located at **Section 1, Attachment 4**. Proposed changes to Condition 53 are as follows with changes identified in red underline text.

14 Certification of works – Solid Waste Management

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

Certified document	***Certification date***	***Plan/Drawing***	***Expert Discipline***	***Requesting Council Section***
• *Waste management compliance report* • *Waste servicing point and carting route* • *Waste storage room design and construction*	*Prior to commencement of the use*	*WASTE MANAGEMENT PLAN 122 Marine Parade Miami Qld 4220, by MRA ENVIRONMENTAL, dated 21 November 2025, MRA24-227, V.5*	*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 manoeuvres have been completed to withstand the loading of the 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;* *Side-Loader RCV Swept Path Turnaround, Sheet 5, by BITZIOS CONSULTING, dated 18.06.2025, Project No. 6870, issue 001*	*Registered Professional Engineer of Queensland (RPEQ)*	*Water and Waste*

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.*

6 Assessment of Proposed Changes

Sections 77 to 83 of the PA relate to what is termed a 'Change Application'.

There are two (2) types of change applications, a 'minor change' and an 'other change'. A 'minor change' is defined in Schedule 2 of PA as:

*'**minor change**' means a change that-*

b) for a development approval-

i. would not result in substantially different development; and

ii. if a development application for the development, including the change, were made when the change application is made would not cause -

(A) the inclusion of prohibited development in the application; or

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

(C) referral to extra referral agencies, other than to the chief executive; or

(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or

(E) public notification if public notification was not required for the development application.

The term 'substantially different development' is not a defined term under the PA. An Assessment Manager or Responsible Entity must determine if the proposed change would result in a substantially different development for a change made to a development approval after the appeal period.

In determining whether the proposed change would result in a 'substantially different development', the Assessment Manager or Referral Agency must consider the individual circumstances of the development, in the context of the change proposed.

To assist Assessment Managers and Responsible Entities, the Department of State Development, Infrastructure, Local Government and Planning have issued Development Assessment Rules, the current version of which is Version 3.0 effective from 18 July 2025 (the '**DAR**').

Schedule 1 of the DAR provides a test on how to determine if an amended development is a 'substantially different development' or not.

If the changes to the approved development are not determined to be 'substantially different development', then a significant part of the criteria included within the definition of 'minor change' at Schedule 2 of the PA has been satisfied.

Table 3 below outlines the test and provides comments based on the compliance of the amended plans with the 'substantially different development' considerations prescribed at Schedule 1 of the DAR.

Table 3: *Substantially Different Development*

Parameter	Notes	Compliance
Involves a new use	There is no new land use proposed.	**COMPLIES**
Results in the application applying to a new parcel of land.	There is no new parcel of land.	**COMPLIES**
Dramatically changes the built form in terms of scale, bulk and appearance.	No changes are proposed to the built form in terms of the overall scale or bulk of the development. Only very minor changes to the appearance are proposed in respect of external screening elements at Level 4, the enclosure of the relocated residents lounge at Ground Level and minor changes to the arrangement of enclosed access, plant and equipment enclosures and outdoor facilities at the roof terrace level. Proposed changes primarily relate to internal floor plan layouts within apartments and internal changes within the basement level. The proposed changes could not reasonably be described as 'dramatic'.	**COMPLIES**
Changes the ability of the proposed development to operate as intended.	The proposed changes do not change the ability of the proposed development to operate as intended. The development will remain a residential development.	**COMPLIES**
Removes a component that is integral to the operation of the development.	The proposed changes do not remove any component that is integral to the operation of the development.	**COMPLIES**
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes do not impact the traffic flow and the transport network. Assessment by Bitzios Consulting, located at **Section 1, Attachment 3**, concludes that there are no significant traffic or transport impacts associated with the proposed change that would preclude its approval.	**COMPLIES**
Introduces new impacts or increases the severity of known impacts.	No significant impacts were identified through the assessment and determination of the Existing Development Approval, and the proposed changes do not introduce new impacts or increase the severity of known impacts.	**COMPLIES**
Removes an incentive or offset component that would have balanced a negative impact of the development.	The proposed changes do not remove any incentive or offset component relating to the approved development.	**COMPLIES**
Impacts on infrastructure provisions.	The proposed changes do not impact upon on infrastructure provision, noting that the proposals result in a reduction in the overall number of apartments by one unit.	**COMPLIES**

As demonstrated in **Table 3** above, the proposed changes to the Existing Development Approval satisfy the 'substantially different development' considerations of the DAR.

Schedule 2 of the PA provides other relevant considerations for determining whether a Change Application is a Minor Change. These are addressed in **Table 4** below.

Table 4: *Minor Change Definition*

Parameter	Notes	Compliance
Schedule 2 Minor Change (b)(i) A change that would not result in a 'substantially different development'.	Our review of the 'substantially different development' considerations is set out within **Table 3** above, confirming that the proposed changes do not result in 'substantially different development'.	**COMPLIES**
Schedule 2 Minor Change (b)(ii)(A) A change would not cause the inclusion of prohibited development in the application.	The proposed changes do not involve the inclusion of prohibited development.	**COMPLIES**
Schedule 2 Minor Change (b)(ii)(B) A change that would not cause requirement for referral to a referral agency, other than the chief executive, if there were no referral agencies for the development application.	No referral triggers arise in respect of the proposed changes.	**COMPLIES**
Schedule 2 Minor Change (b)(ii)(C) A change that would not require referral to extra referral agencies, other than to the chief executive.	The proposed changes do not require referral to extra referral agencies.	**COMPLIES**
Schedule 2 Minor Change (b)(ii)(D) A change that would not require a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made.	The proposed changes do not require a referral agency.	**COMPLIES**
Schedule 2 Minor Change (b)(ii)(E) A change that would not require public notification if public notification was not required for the development application.	The original development application was publicly notified.	**NOT APPLICABLE**

As demonstrated in **Table 4** above, the proposed changes are consistent with the definition of a 'minor change' as prescribed under Schedule 2 of the PA.

6.1 S.78 Making change application

Section 78A of the PA sets out who is the Responsible Entity for a Change Application. As the originating Development Application was decided by Council as the assessment manager, Section 78A(1)(b) applies and the Change Application is required to be lodged with and assessed by the Council as the Responsible Entity.

6.2 S79 Requirements for change applications

Section 79(1)(a) of the PA requires that the Change Application must be made in the approved form. Accordingly, this application is accompanied by the Planning Act Form 5, duly completed. Please refer to **Attachment 1**.

Section 79(1)(b)(i) of the PA requires that the Change Application must be accompanied by the required fee. Payment of the applicable fee will be paid upon receipt of a Notice to Pay.

Section 79(1)(b)(ii) of the PA requires that an application for a Minor Change must be accompanied by a copy of any pre-request response notice for the application. No pre-request response applies to this application.

Section 79(2) of the PA requires that the Change Application must be accompanied by written consent of the owner of the premises the subject of the application to the extent that (a) the applicant is not the owner, and (b) that the application is for material change of use or reconfiguring a lot, or for works on premises that are below high-water mark and outside a canal, and (c) the premises are not excluded premises.

In the case of this Change Application, being made in relation to a material change of use of premises that are not excluded premises, the Applicant is the land owner. As such, land owners' consent is not required to accompany the application.

6.3 S80 Notifying affected entities of minor change application

Section 80(1) of the PA requires that anyone who proposes to make a 'Change Application' for a minor change must give notice of the proposal and the details of the change to each affected entity.

Section 80(1)(a) of the PA states that an affected entity is, if the responsible entity would be the assessment manager, a referral agency for the development application other than the chief executive. The originating Development Application did not involve referral to any entity. Therefore, there are no affected entities to notify.

6.4 Matters for Consideration

Section 81 of the PA sets out matters that the responsible entity must consider in assessing a Change Application. The matters for consideration prescribed by section 81 are addressed as follows.

6.5 The information included with the Application

Section 81(2)(a) of the PA requires consideration of the information included with the application. The information provided with this application includes the analysis of the scope of the proposed changes to the approved development as set out within this Report and the accompanying technical assessment reports.

This assessment provides the key considerations relevant to the proposed minor change to the Existing Development Approval, leading to the conclusion that the proposed change represents a minor change to the Existing Development Approval and that approval is justified.

6.6 Any Properly Made Submissions about the Development Application

Section 81(2)(b) of the PA requires consideration of any properly made submissions about the development application or another change application that was approved. The originating development application was subject to public notification. Matters raised in properly made submissions were taken into consideration by the Council in determining to grant the Existing Development Approval. The minor nature of the proposed changes to the approved development under this Change Application do not compromise the Council's assessment and determination of the development in respect of matters raised by submitters.

6.7 Any Pre-Request Response Notice

Section 81(2)(c) of the PA requires consideration of any pre-request response relating to the Change Application. As set out in this Report above, no referral to an 'affected entity' is required in respect of this Change Application. Accordingly, no pre-request response notice accompanies this Request, and the provisions of section 81(2)(c) are not applicable to this Change Application.

6.8 Matters the Responsible Entity May Assess in the Change Application

Sections 81(4) and (5) of the PA state:

(4) The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.

(5) However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances, to—

(a) the statutory instrument or other document as in effect when the change application was made; or

(b) if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided—the amended or replacement instrument or document; or

(c) another statutory instrument—

(i) that comes into effect after the change application is made but before it is decided; and

(ii) that the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.

In respect of s.81(4), it is noted that the original development application was made under the provisions of Gold Coast City Plan, version 11. At the time of determining the development application the Gold Coast City Plan, version 12, was in effect. The Gold Coast City Plan version 12 remains in effect at the time of making this Change Application. Accordingly, the relevant considerations of the statutory instrument remain consistent from the time of granting the Existing Development Approval as at the time of making this Change Application.

Further, the minor changes proposed by this Change Application preserve the key attributes, form and character of the development as already approved, maintain the key principles of the development consistent with the intent of the Existing Development Approval and do not raise any substantive issues for further detailed assessment in this context.

7 Conclusion and Recommendation

This Request seeks the approval of Council of the City of Gold Coast to Change an Existing Development Approval pursuant to s.78 of the PA.

Analysis of the proposed changes to the Existing Development Approval has confirmed that the changes are minor in nature and, with the changes in place, the overall development remains consistent with the parameters of Council's previous assessments of the approved development. Our assessment also shows that the proposed changes satisfy the definition of 'minor change' prescribed by Schedule 2 of the PA and having regard to the substantially different development considerations of Schedule 1 of the DAR.

The scope of the proposed changes have been considered within this Report and supporting documentation accompanying this Change Application, wherein it is concluded that the proposed changes are minor in the context of the overall form and scale of the approved development.

Further, it is our firm opinion that with the proposed minor changes in place the overall development preserves the character and appearance of the development as already approved and maintains the findings of the Council's assessment of the original development application to support approval of the development and satisfy the relevant considerations of the PA in respect of making a Minor Change to the Existing Development Approval. Accordingly, we conclude that this Request warrants the approval of Council.

ATTACHMENT 1
DA Form 5 - Duly Completed



Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

***Note**: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) *(individual or company full name)*	122 MARINE PARADE PTY LTD (A.C.N. 676 669 257)
Contact name *(only applicable for companies)*	C/- URBAN PLANNING SERVICES PTY LTD – Leanne Croft
Postal address *(P.O. Box or street address)*	PO BOX 2091
Suburb	SURFERS PARADISE
State	QUEENSLAND
Postcode	4217
Country	AUSTRALIA
Email address *(non-mandatory)*	admin@urbanps.com.au
Mobile number *(non-mandatory)*	07 5570 4994
Applicant's reference number(s) *(if applicable)*	3675

2) Owner's consent - Is written consent of the owner required for this change application?

***Note**: Section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent.*

☒ Yes – the written consent of the owner(s) is attached to this change application

☐ No

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		122	MARINE PARADE	MIAMI
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4220	122	SP284713	CITY OF GOLD COAST
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

***Note**: see section 78(3) of the Planning Act 2016*

COUNCIL OF THE CITY OF GOLD COAST

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit ☐ Preliminary approval	MCU/2025/155	3 SEPTEMBER 2025	COUNCIL OF THE CITY OF GOLD COAST
☐ Development permit ☐ Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval *(e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building)*:

Minor Changes to internal floor plan layout; Minor changes to layout of communal and private open space terraces; Amalgamation of two approved apartments, resulting in reduction from 45 apartments to 44 apartments; Minor changes to arrangement of car parking and storage spaces within basement resulting in increase of residential parking spaces from 136 to 150 spaces; and Minor changes to building facades.

6.2) What type of change does this application propose?

☒ Minor change application – proceed to Part 5

☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application

☒ No – proceed to Part 7

☐ Yes – list all affected entities below and proceed to Part 7

***Note**: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.*

Affected entity	Pre-request response provided? *(where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)*	Date notice given *(where no pre-request response provided)*
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

~~PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS~~

~~***Note**: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at https://planning.dsdmip.qld.gov.au.*~~

~~**8) Location details – Are there any additional premises included in this change application that were not part of the original development approval?**~~

~~☐ No~~

~~☐ Yes~~

~~**9) Development details**~~

~~**9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?**~~

~~☐ No~~

~~☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of *DA Form 1 – Development application details* as these sections relate to the new or changed aspects of development are provided with this application.~~

~~**9.2) Does the change application involve building work?**~~

~~☐ No~~

~~☐ Yes – the completed Part 5 (Building work details) of *DA Form 2 – Building work details* as it relates to the change application is provided with this application.~~

~~**10) Referral details – Does the change application require referral for any referral requirements?**~~

~~***Note**: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.*~~

~~☐ No~~

~~☐ Yes – the completed Part 5 (Referral details) of *DA Form 1 – Development application details* as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.~~

~~**11) Information request under Part 3 of the DA Rules**~~

~~☐ I agree to receive an information request if determined necessary for this change application~~

~~☐ I do not agree to accept an information request for this change application~~

~~***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*~~

- ~~*that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties*~~
- ~~*Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*~~

~~*Further advice about information requests is contained in the* DA Forms Guide: Forms 1 and 2.~~

~~12) Further details~~

☐ ~~Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.~~

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the: • responsible entity in 4); and • for a minor change, any affected entities; and • for an other change all relevant referral requirement(s) in 10) ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
For an other change application, the relevant sections of *DA Form 1 – Development application details* have been completed and is attached to this application	☐ Yes ☒ Not applicable
For an other change application, where building work is associated with the change application, the relevant sections of *DA Form 2 – Building work details* have been completed and is attached to this application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is attached to this application ***Note**: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning report template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes

14) Applicant declaration

☒ By making this change application, I declare that all information in this change application is true and correct.

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

***Note**: It is unlawful to intentionally provide false or misleading information.*

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

ATTACHMENT 2

Copy of the Existing Development Approval (MCU/20225/155) dated 3 September 2025



CITY OF GOLDCOAST.

Date: 3 September 2025
Contact: Jusmeet Atwal
Location: City Development
Telephone: 07 5582 8866
Your reference: 3675
Our reference: MCU/2025/155

Monaco Property Group Pty Ltd
C/- Urban Planning Services Pty Ltd
PO BOX 2091
SURFERS PARADISE QLD 4217

Dear Sir/Madam

Decision Notice

Property description: Lot 122 SP284713
Property location: 122 Marine Parade, MIAMI QLD 4220
Application details: Material Change of Use (Impact assessment) for Multiple dwelling (45 units)

Please find enclosed the decision notice for the proposed development identified above.

For further information regarding the assessment of this application, access the Planning and Development page on City of Gold Coast's website cityofgoldcoast.com.au and reference application number MCU/2025/155.

If you are unable to access the website, please email your query to mail@goldcoast.qld.gov.au and reference your application number.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessmenton 07 5582 8866.

Yours faithfully

City Development BranchPlanning and Regulation Department*For the Chief Executive Officer*
Council of the City of Gold Coast

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

ATTACHMENT 3

Traffic and Parking Report prepared by
Bitzios Consulting



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23 November 2025

Monaco Property Group
C/- Eastview QLD Pty Ltd
The Wave, Level 3, 89 – 91 Surf Parade
BROADBEACH QLD 4218

Attention: **Nick Ensor**

Sent via email: nensor@eastview.com.au

Dear Nick,

RE: 122 MARINE PARADE, MIAMI RESIDENITAL DEVELOPMENT | MINOR CHANGE

1.0 INTRODUCTION

1.1. Background

Bitzios Consulting (Bitzios) has been engaged by Monaco Property Group Pty Ltd (the applicant) to prepare a Traffic Impact Statement (TIS) for a Minor Change application to an approved residential development (MCU/2025/155) over 122 Marine Parade, Miami (subject site).

1.2. Proposed Changes

The transport relevant elements of this change application include:

- A reduction in the number of units from 45 units to 44 units
- Change to residential parking provision from 136 spaces to 150 spaces
- Maintain the existing visitor parking provision of eight spaces
- Maintain the existing 16 residential bicycle spaces and three visitor bicycle spaces
- No changes to the existing access or servicing arrangements
- Ground – Basement 1 ramp extended towards the east, but there is no change to the location or radius of horizontal curves within the ramp.

The updated development plans are provided at **Attachment A**.

2.0 CAR PARKING

2.1. Car Parking Requirement and Provision

Car parking requirements, pursuant to Council's Transport Code, and provision are provided in Table 2.1.

Table 2.1: Car Parking Requirements and Provision

Land Use	Type	Quantity	Parking Rate	Required	Proposed
Multiple Dwelling	2-bedroom unit	1 unit	1.25 spaces per unit	2 spaces	150 spaces
	3-bedroom unit	37 units	1.50 spaces per unit	56 spaces	
	4-bedroom unit	2 units	2 spaces per unit	4 spaces	
	5-bedroom unit	4 units	2 spaces per unit	8 spaces	
	Visitor	44 units	2 spaces for the first 10 units, 1 space per 10 units thereafter	7 spaces	8 spaces
			Total	**77 spaces**	**158 spaces**

The proposed development provides a surplus of car parking, consistent with expectations for the luxury apartment market, and compliant with AO1 of Council's *Transport Code* (version 12).

2.2. Bicycle Parking Requirement and Provision

Table 2.2 summarises the bicycle parking requirements as prescribed in Austroads publication *Cycling Aspects of Austroads Guides* (2017) and the provision for the proposed development, demonstrating compliance with PO7 of Council's *Transport Code* (version 12) generally consistent with the previous approval.

Table 2.2: Bicycle Parking Requirements and Provision

Land Use	Quantity	Type	Parking Rate	Required	Proposed
Multiple Dwelling	44 Units	Class B	1 per 3 units	15 spaces	16 spaces
		Class C	1 per 12 units	4 spaces	4 spaces
			Total	**19 spaces**	**20 spaces**

The proposed development provides a surplus of bicycle parking when assessed against PO7 of Council's *Transport Code* (version 12).

2.3. Change to Parking Geometry

The updated development plans, provided in **Attachment A**, show minor reconfigurations in the servicing area to accommodate AC plant units. These additional plant units remain clear of the swept paths prepared as part of the Information Request Response in support of the existing approval.

No changes to visitor turnaround, the horizonal curves of ramps or parking modules. The ramp from basement to ground floor has been extended on the ground floor beyond the minimum requirements of AS2890.1 as to ensure lowered vehicles are able to traverse the ramp without scraping or bottoming out.

3.0 Traffic Analysis

The proposed development reduces the total number of units over the site. However, the number of residential parking spaces are proposed to increase. Given the size and likely market value of these units, it is likely that the additional parking spaces shall be used to house secondary vehicles that are not used on a 'day-to-day' basis. As such, trip generation is not anticipated to increase through the increase in residential parking spaces, rather, decrease as a result of the reduced number of units. Regardless, the minor changes proposed under this application will yield a negligible impact in trip generation, and does not warrant further assessment or mitigation.

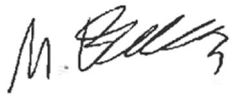
4.0 Access and Servicing

The proposed development currently allows for on-site servicing via a standard Type A crossover. No changes are proposed to either the access configuration, or the servicing arrangement. The decrease in residential yield proposed under this change application does not necessitate a change to these existing arrangements.

5.0 Summary

Based on the above assessment, the proposal does not result in any substantial change to the traffic and transport elements of the development. The proposed changes are deemed generally in accordance with the existing approval, Council's *Transport Code* (version 12) and the relevant standards / guidelines and as such it is concluded that there are no significant traffic or transport impacts associated with the changes to the proposed development to preclude its approval and relevant conditioning on transport planning grounds.

Yours faithfully,



Matthew Bitzios
Manager – Gold Coast and Northern NSW
Principal Transport Planner
Bitzios Consulting

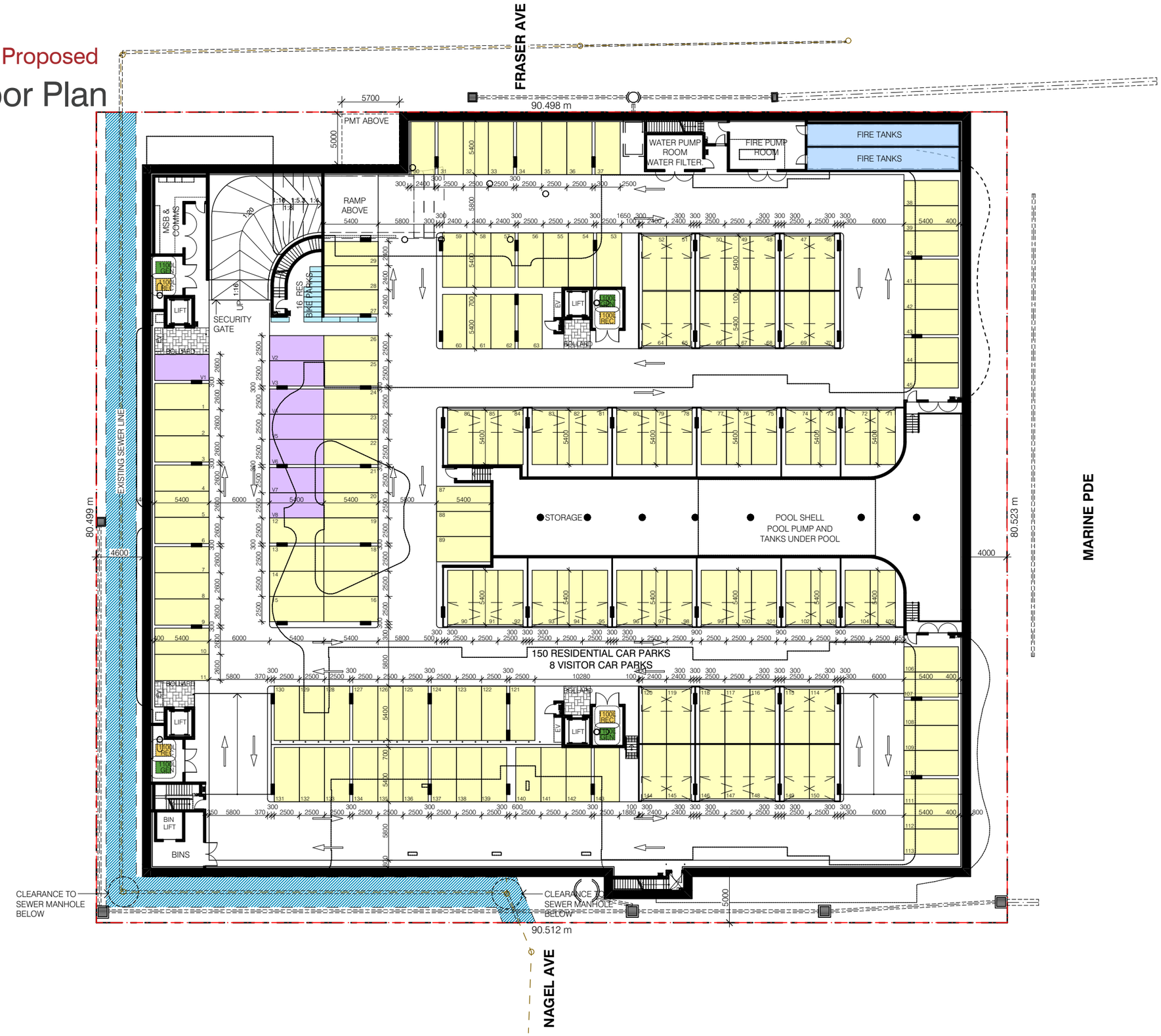
Attachments:
A: Development Plans

Attachment A

Development Plans

Comparison Study - Proposed

Basement Floor Plan



0 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
21 NOVEMBER 2025, ISSUE E

DRAWING NO. DA2.101
BASEMENT FLOOR PLAN

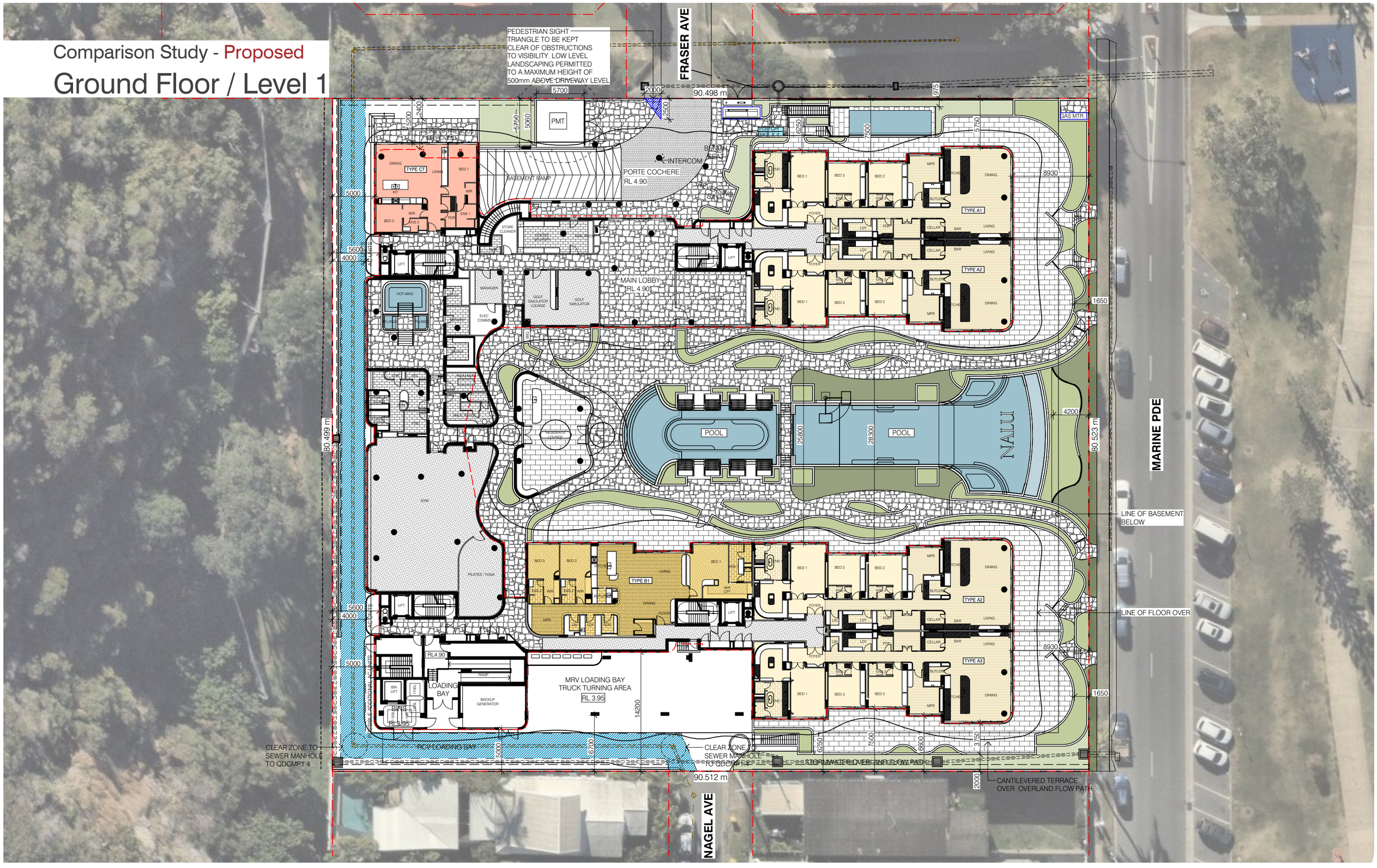
PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

bda Koichi Takada Architects

Comparison Study - Proposed

Ground Floor / Level 1



0 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
21 NOVEMBER 2025, ISSUE E

DRAWING NO. DA2.102
GROUND FLOOR / LEVEL 1

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

bda Koichi Takada Architects

ATTACHMENT 4

Waste Management Plan
prepared by MRA Environmental



MRA ENVIRONMENTAL

YOUR TRUSTED ENVIRONMENTAL PARTNER

NOW PART OF mlei CONSULTING ENGINEERS

WASTE MANAGEMENT PLAN

122 MARINE PDE
MIAMI QLD 4220



CLIENT

Monaco Property Group Pty Ltd

November 2025

DOCUMENT INFORMATION

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Client Details:

Client:	Monaco Property Group Pty Ltd c/- Eastview
Client contact:	Nick Ensor
Client Phone:	0447 501 086

Document Details:

Title:	Waste Management Plan 122 Marine Pde Miami Qld 4220
Project Number:	MRA24-227

Revision	Date	Author	Reviewed By	Issued By
V.1	17 April 2025	M Rigby	A Reiser	M Rigby
V.2	24 April 2025	A Reiser	M Rigby	A Reiser
V.3	17 June 2025	A Reiser	M Rigby	A Reiser
V.4	18 June 2025	A Reiser	M Rigby	A Reiser
V.5	21 November 2025	A Reiser	M Rigby	A Reiser

Destination	Draft	Final	Rev	Rev	Rev
Monaco Property Group Pty Ltd	V.1	V.2	V.3	V.4	V.5
Eastview	V.1	V.2	V.3	V.4	V.5
MRA Environmental	V.1	V.2	V.3	V.4	V.5

LIMITATIONS

Mark Rigby & Associates Pty Ltd (MRA Environmental) has prepared this Waste Management Plan for the sole use of Monaco Property Group Pty Ltd, to support a Development Application for the proposed residential development located at 122 Marine Pde, Miami Qld 4220.

Specifically, this report supports the Development Application and relates to the waste storage and collection activities for the operational phase of the planned development in accordance with the City of Gold Coast *City Plan - SC6.16 City Plan Policy v.12 - Solid Waste Management*. This WMP will be submitted to Council as a component of the Development Application.

This report is for the sole use of Monaco Property Group Pty Ltd and in relation to the Development Application to be submitted to City of Gold Coast. It may not contain sufficient information for the purposes of other parties, for other uses or at other locations.

We have performed our services for this project in accordance with our current professional standards. No other warranty, expressed or implied, is made as to the professional advice included in this submission.

Opinions and judgements expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. The report also contains comments and information provided by others. MRA Environmental cannot take responsibility for advice provided by any third party.

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Attachment B: Swept Path Analyses
Attachment C: Private waste collection contractor correspondence

1.0 GLOSSARY OF TERMS

Bin carting route – the proposed route to move bins between the storage point and the servicing point.

Bulk bins – bins fitted with lids and side pockets to allow them to be serviced by a front-lift truck.

Clinical or related waste – waste that has the potential to cause disease, including, for example, animal waste, discarded sharps, human tissue waste or laboratory waste.

Commercial accommodation – for the purposes of this report means commercial development that includes a domestic or residential component, such as Retirement facility, Community care centre, Rooming accommodation, Short term accommodation or Resort complex.

Commercial premises – for the purpose of this report means any of the following types of premises:

- a Hotel, Short term accommodation, Tourist park, Food and drink outlet;
- an assembly building, institutional building, Childcare centre, Educational establishment;
- premises where a sport or game is ordinarily played in public;
- an exhibition ground, show ground or racecourse; or
- an Office, Shop or other premises where business or work other than a manufacturing process is carried out.

Commercial waste – means waste, other than green waste, recyclable waste, and interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial developments.

Common servicing point – a common area where more than two dwellings/tenancies stand their wheelie bins for servicing.

Common storage point – a common area where more than two dwellings/tenancies store their wheelie bins.

Constructed hardstand area – a hardstand area, for example a concrete pad which has been constructed for bin storage.

Digesters and dehydrators - machines specifically designed to reduce food waste volumes to allow for efficient disposal. Digesters typically process the material into sludge while dehydrators remove liquid from food waste generating a fertiliser as the end product. Disposal of end product can be used on either internal gardens or on external gardens/farms.

Drive-on service – where the waste collection vehicle services bulk bins on site, bins are to be positioned for direct access/servicing without the need for manual handling by the waste vehicle driver or other person.

General waste – waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic or commercial premises.

Glass crushers - machines that can reduce the volume of glass waste by up to 75%, saving valuable space.

Hazardous waste - solid waste that is toxic or contains toxic material, for example, light bulbs, fluorescence lights, batteries.

Internal servicing roadway – is a driveway, private roadway or other path intended for use by vehicles, in which the waste collection vehicle is required to use to service a bin.

Mixed-use development – for the purpose of this report, any building or development complex used, or intended to be used, for residential purposes in combination with other commercial uses (e.g. Offices, Food and drink outlets etc).

Non-serviced area – an area within the boundaries of City of Gold Coast which is not serviced by Council's waste collection contractor.

Organic waste - is waste that comes from plants or animal that is biodegradable for example green waste and food waste.

Recycling chute - a duct in which recycling descends from one point to another.

Recyclable waste – for a local government's area, means clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. In the City of Gold Coast the following wastes are deemed recyclable:

- all household plastics, bottles and containers;
- aluminium and steel cans and aerosols;
- bottles and jars made only of glass;
- clean cardboard, newspaper, loose paper, junk mail, magazines and cartons.

Related waste – means waste that constitutes, or is contaminated with, chemicals, cytotoxic drugs, human body parts, pharmaceutical products or radioactive substances.

Roll-on roll-off bin (Ro-Ro bin) – large steel open top skip bins or enclosed bins. Bins are collected by a hook-lift truck.

Solid waste – any general or recyclable waste, be it commercial or domestic. Solid waste does not include waste discharges to sewer/water or the atmosphere.

Servicing point – the designated area allocated to the temporary storage of waste bins for the period of servicing only. The point may be within or external to a development.

Storage point – the area allocated to the permanent storage of waste bins. This is the normal location of the waste bins and excludes the period where the bin is serviced. A storage point may be a common storage point or an individual bin storage point.

Waste – includes anything, other than a resource that is:

- left over, or an unwanted by-product from an industrial, commercial, domestic or other activity; or
- surplus to the industrial, commercial, domestic or other activity generating the waste.

Waste carting distance – the distance required for a person to transport their waste from the nearest point of exit of their dwelling/tenancy to a storage point (or in the case of a multi-level building, to the nearest waste disposal point).

Waste chute – a duct in which waste descends from one point/level to a collection bin.

Waste disposal point – the point where waste is disposed of into the chute, also known as waste hopper. It consists of a fixed frame and hood unit, covered with a hinged or pivoted door.

Waste storage room – the room at the base of the chute used for the storage of waste bins.

Wheelie bin – two wheeled mobile garbage bins, made from high density polyethylene (HDPE). Wheelie bins are collected by a side-lift truck

2.0 INTRODUCTION

2.1 BACKGROUND

MRA Environmental (MRA) has been commissioned by Monaco Property Group Pty Ltd to prepare a Waste Management Plan (WMP) for the proposed residential development located at 122 Marine Pde, Miami Qld 4220.

MRA have previously prepared a WMP for this development (*MRA24-227 Waste Management Plan Nalu 122 Marine Pde, Miami QLD V.4. dated 18th June 2025*) which was approved as part of the MCU/2025/155 granted on 28th August 2025. Since the approval was granted, there have been minor design changes which have reduced the dwelling density from 46 to 44. There has also been a backup generator incorporated into the ground level loading bay area, however the waste servicing point & bin lifter are separated from this and remain in the same location in the south-western corner of the site.

Consistent with the existing approval, a private waste contractor will service the development on-site with a rear lift waste collection vehicle. The waste collection vehicle can enter and exit the site in a forward gear to undertake waste servicing on-site. It is also noted that there is no change to the number and size of bins or servicing arrangements previously approved.

Therefore, this updated Waste Management Plan has been prepared to be submitted to Council as part of the Minor Change Application prepared for the site and ensures waste storage and collection activities for the operational phase of the development are generally in accordance with *SC6.16 City Plan Policy v.12 - Solid Waste Management*.

2.2 SITE DETAILS

The subject site is located at 122 Marine Pde, Miami QLD on a parcel of land described as Lot 122 on SP284713 (Refer to **Figure 1**). The site has street frontage on Marine Pde and is bound by Fraser Ave to the north, Nagel Ave to the south, and Lions Head Park to the west.

The subject site is approximately 7,284m^2 and the proposed development is a 5-storey building offering 44 dwellings, comprised of one (1) x 2-bedroom unit, forty-three (43) x 3+ bedroom units. Additionally, there will be a rooftop recreation area and one (1) level of basement parking.

2.3 PURPOSE & SCOPE OF REPORT

This report represents a Waste Management Plan for the operational phase of the development, which includes:

- Details on the anticipated type and quantity of waste (**Section 3.0**);
- Details of the waste storage point requirements and waste storage bins (**Section 4.0**); and
- Details of the proposed waste collection arrangements (**Section 5.0**).

2.4 WMP OBJECTIVES & STRUCTURE

The structure of this report will be as follows:

- An introduction including the site details, summary, purpose and scope of the report along with the objectives and structure;
- Development figures including the site location and outlining the waste storage and servicing infrastructure and locations;
- Waste quantities including the type of waste, quantities of waste and the proposed development uses;
- Proposed waste storage and servicing areas including waste storage infrastructure and locations within the development; and
- Details of the waste collection including servicing frequencies, the waste servicing area and collection vehicle access.



Coomera
Hope Island
Wongawallan
Helensvale
Runaway Bay
Guanaba
Parkwood
Nerang National Park
Southport
Clagiraba
90
Surfers Paradise
Carrara
Broadbeach
Cryna
Canungra
Lower Beechmont
Worongary
Pacific Ocean
Nindooinbah
Tallai
Robina
99
2
Flying Fox
Kerry
Reedy Creek
Beechmont
Tabooba
Bonogin
N

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DESIGNED	RP	SCALE	NTS
DRAWN	RP	LEVEL DATUM	-
CHECKED	AR	SHEET SIZE	A4
APPROVED	AR	CAD FILE	
DATE	NOVEMBER 2025	ISSUE	FINAL

CLIENT: **MONACO PROPERTY GROUP PTY LTD**

PROJECT: **WASTE MANAGEMENT PLAN**
122 MARINE PDE, MIAMI

TITLE: **SITE LOCATION**

JOB NUMBER: MRA24-227

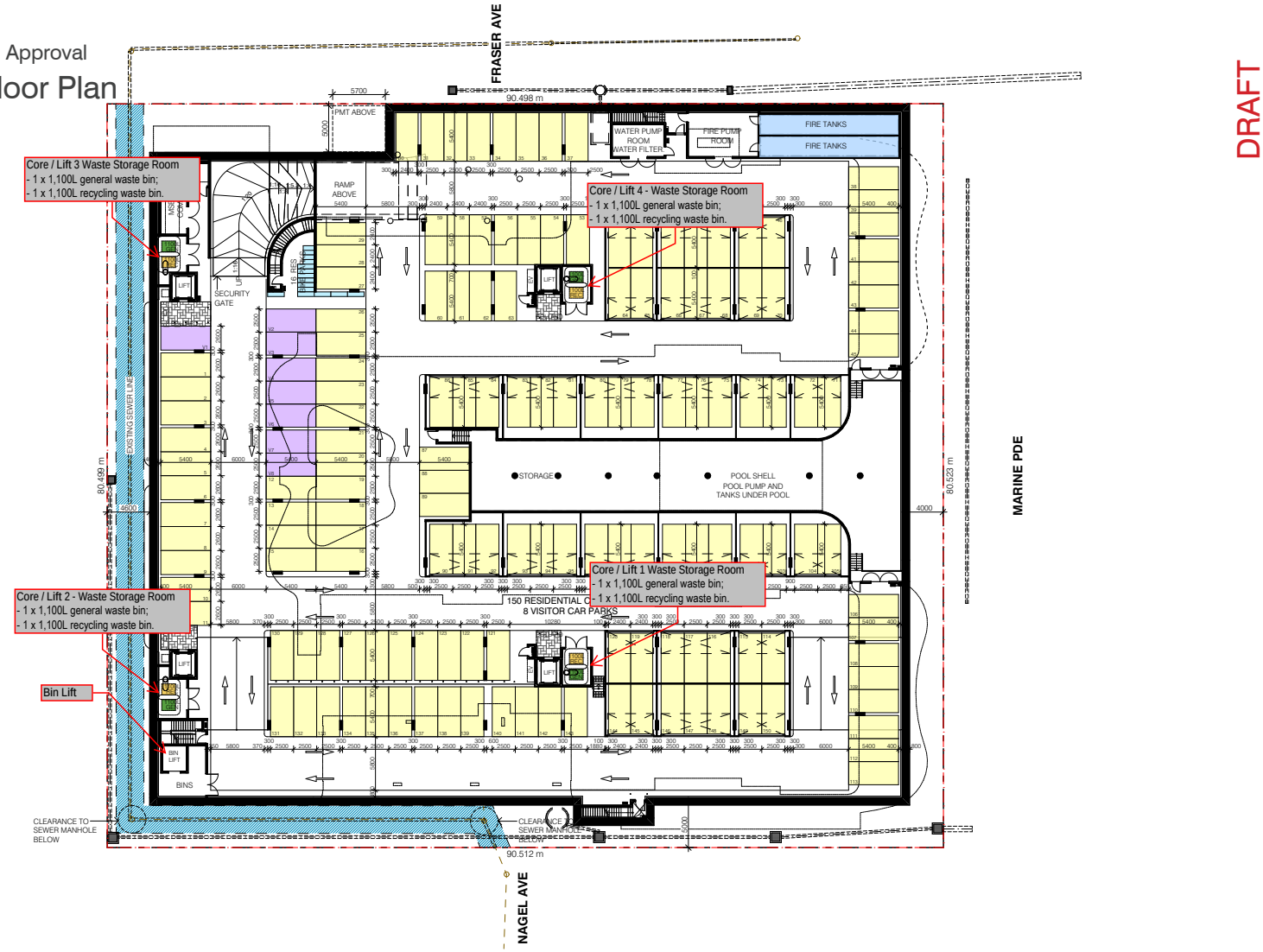
DRAWING: Figure 1

REV: FINAL

Plans for Stamped Approval

Basement Floor Plan

DRAFT



0 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 NOVEMBER 2025, ISSUE DRAFT E

DRAWING NO. DA2.101
BASEMENT FLOOR PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Kolchl Takada Architects

MRA ENVIRONMENTAL
YOUR TRUSTED ENVIRONMENTAL PARTNER

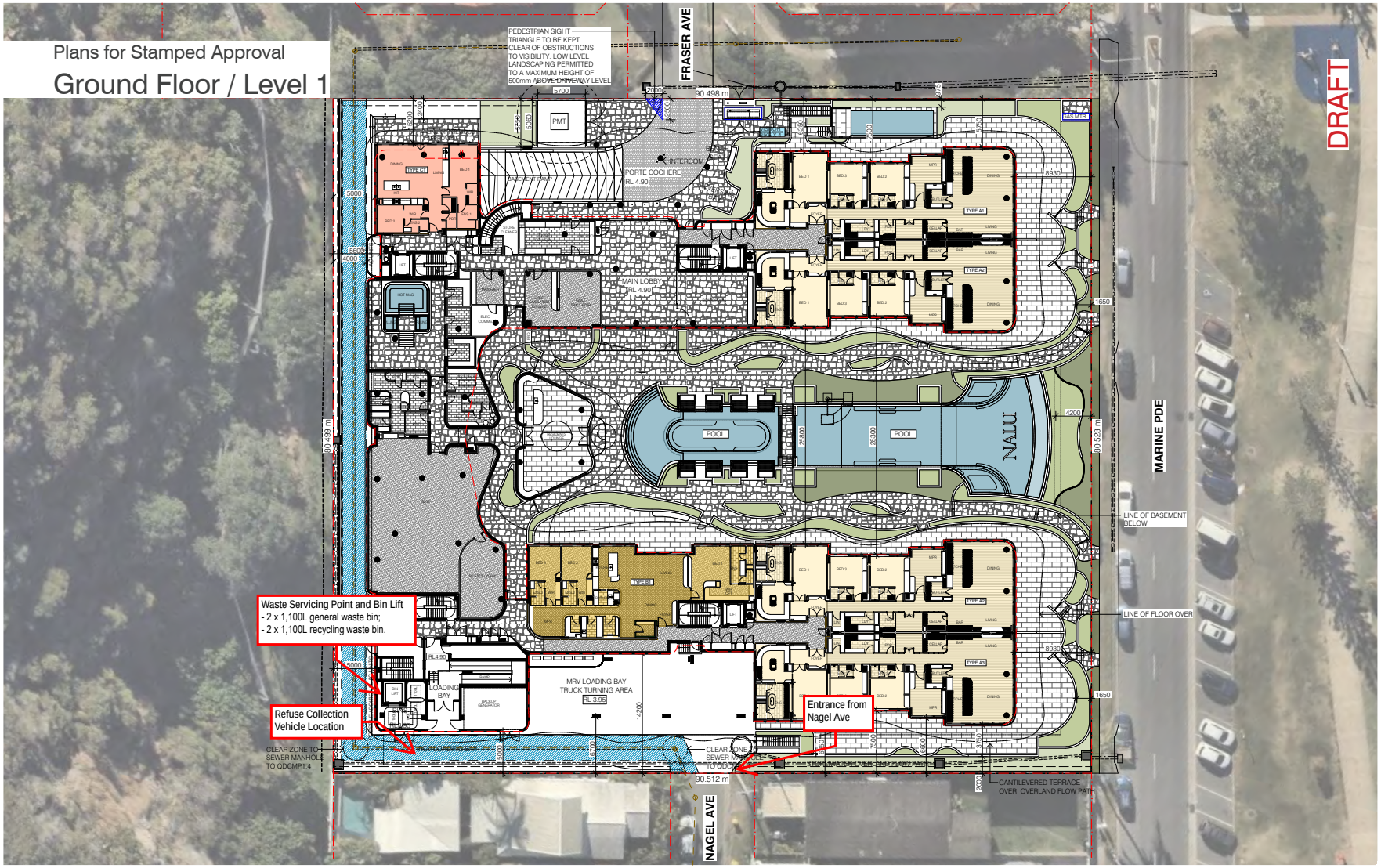
Suite 1, 37 Commerce Drive, Robina
PO Box 480 Robina Qld 4226

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DESIGNED: RP	SCALE: NTS	CLIENT: **MONACO PROPERTY GROUP PTY LTD**	JOB NUMBER: MRA24-227
DRAWN: RP	LEVEL DATUM: -	PROJECT: **WASTE MANAGEMENT PLAN 122 MARINE PDE, MIAMI**	DRAWING: Figure 2
CHECKED: AR	SHEET SIZE: A4		
APPROVED: AR	CAD FILE:	TITLE: **BASEMENT WASTE STORAGE ROOMS & BIN LIFT**	REV: A
DATE: NOVEMBER 2025	ISSUE: FINAL		

Plans for Stamped Approval

Ground Floor / Level 1



0 2 5 10 20

MINOR CHANGE APPLICATION **122 MARINE PDE, MIAMI**	PROJECT NO. 568100 **18 NOVEMBER 2025, ISSUE DRAFT E**	DRAWING NO. DA2.102 **GROUND FLOOR / LEVEL 1**	PREPARED FOR **MONACO PROPERTY GROUP**	SCALE: 1:400 @ A3

Kolchl Takada Architects

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DESIGNED: RP	SCALE: NTS	CLIENT: **MONACO PROPERTY GROUP PTY LTD**	JOB NUMBER: MRA24-227
DRAWN: RP	LEVEL DATUM: -	PROJECT: **WASTE MANAGEMENT PLAN 122 MARINE PDE, MIAMI**	DRAWING: Figure 3
CHECKED: AR	SHEET SIZE: A4		
APPROVED: AR	CAD FILE:	TITLE: **GROUND FLOOR SERVICING POINT & BIN LIFT**	
DATE: NOVEMBER 2025	ISSUE: FINAL		REV: A

Plans for Stamped Approval

Level 4 Plan



0 2 5 10 20

MINOR CHANGE APPLICATION
122 MARINE PDE, MIAMI

PROJECT NO. 568100
18 NOVEMBER 2025, ISSUE DRAFT E

DRAWING NO. DA2.105
LEVEL 4 PLAN

PREPARED FOR
MONACO PROPERTY GROUP

SCALE:
1:400 @ A3

Kolchl Takada Architects

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DESIGNED: RP	SCALE: NTS	CLIENT: MONACO PROPERTY GROUP PTY LTD	JOB NUMBER: MRA24-227
DRAWN: RP	LEVEL DATUM: -	PROJECT: WASTE MANAGEMENT PLAN 122 MARINE PDE, MIAMI	DRAWING: Figure 4
CHECKED: AR	SHEET SIZE: A4		
APPROVED: AR	CAD FILE:	TITLE: TYPICAL WASTE CHUTE & HOPPER LOCATIONS	
DATE: NOVEMBER 2025	ISSUE: FINAL		REV: A

3.0 WASTE QUANTITIES

3.1 TYPE OF WASTE

Table 1 outlines the predicted types of waste that are expected to be generated from the proposed development.

Table 1: Predicted waste types to be generated

Tenancy Type	Predicted Waste Types
Residential units	General waste and recycling

3.2 WASTE QUANTITIES

Calculations of the anticipated waste quantities have been separated into the general waste and recycling components. The waste calculations were performed using typical waste generation rates as provided in Appendix A of Council's *SC6.16 City Plan Policy v.12 - Solid Waste Management.*

3.3 RESIDENTIAL UNITS

Table 2 displays the general waste quantities and **Table 3** displays the recycling quantities that are anticipated for the residential units for the development.

Table 2: Anticipated general waste quantities

Core	Room Type	No.	Total Required Waste Capacity (L/week)	Estimated Waste Generation (m^3/week)	Estimated Daily Waste Generation (m^3/day)
Lift 1	3+ Bedrooms	15	1,800	1.80	0.26
	Sub-total	**15**	**1,800**	**1.80**	**0.26**
Lift 2	3+ Bedrooms	8	960	0.96	0.14
	Sub-total	**8**	**960**	**0.96**	**0.14**
Lift 3	2 Bedrooms	1	100	0.10	0.01
	3+ Bedrooms	6	720	0.72	0.10
	Sub-total	**7**	**820**	**0.82**	**0.12**
Lift 4	3+ Bedrooms	14	1,680	1.68	0.24
	Sub-total	**14**	**1,680**	**1.68**	**0.24**
	TOTAL	**44**	**5,260**	**5.26**	**0.76**

Table 3: Anticipated recycling quantities

Core	Room Type	No.	Total Required Waste Capacity (L/week)	Estimated Waste Generation (m^3/week)	Estimated Daily Waste Generation (m^3/day)
Lift 1	3+ Bedrooms	15	1,200	1.20	0.17
	Sub-total	**15**	**1,200**	**1.20**	**0.17**
Lift 2	3+ Bedrooms	8	640	0.64	0.09
	Sub-total	**8**	**640**	**0.64**	**0.09**
Lift 3	2 Bedrooms	1	60	0.06	0.01
	3+ Bedrooms	6	480	0.48	0.07
	Sub-total	**8**	**540**	**0.54**	**0.08**
Lift 4	3+ Bedrooms	14	1,120	1.12	0.16
	Sub-total	**14**	**1,120**	**1.12**	**0.16**
	TOTAL	**44**	**3,500**	**3.50**	**0.50**

3.4 TOTAL WASTE CAPACITY

The 44 residential apartments of the development are estimated to generate a total of approximately **0.76m^3 per day** of general waste and **0.50m^3 per day** of recycling waste.

4.0 WASTE AND RECYCLING STORAGE

This section outlines the general design criteria of the waste storage rooms, wastes chute and hoppers as required by *SC6.16 City Plan Policy v.12 - Solid Waste Management* along with a description of the proposed bins to be used.

4.1 WASTE STORAGE ROOMS

The development is built around four (4) separate lift cores with a waste chute servicing the units within each core. Each of the four (4) waste chutes will be fitted with a diverter and terminates within waste storage rooms located in the single combined basement carpark. Bulk bins (1,100L) for both general waste and recycling are moved via a bin lift in the southwestern corner of the basement to ground level for servicing (Refer to **Figure 2**).

The waste storage rooms containing the waste chutes will be for authorised personnel only (body corporate/site management) to ensure that the safety of residents is maintained.

The four (4) waste storage rooms will be constructed to meet the requirements listed below:

1. Designed to allow the bins to be easily transported via a bin lift to a separate servicing point at ground level (no steps or lips on bin carting route);
2. Waste carting distance generally should not exceed 60 metres and in any case be reasonable to ensure ease of use;
3. Located at least five (5) metres from any door, window or fresh air intake within the development or any adjoining site;
4. Screened to ensure bins are not visible from a public place or sensitive land use;
5. Provided with safe access to the disposal area via hoppers on each residential level;
6. Of sufficient size to accommodate the required number of bins allowing for adequate clearances surrounding each bin;
7. Provides adequate storage for recyclable waste;
8. Constructed hardstand area with a solid concrete base or acceptable equivalent;
9. Roofed and designed to prevent entry to rainwater;
10. The waste storage rooms will be graded to fall to a drainage point that is connected to sewer and provided with a hose-cock for cleaning;
11. Not be located within a building structure unless it is in purpose-built storage area which is air-locked, fly and vermin proofed and used solely for the storage of waste.
12. Insect and vermin proof;
13. Fire rated and ventilated in accordance with the *National Construction Code – Building Code of Australia*;
14. Doors must be wide enough to allow for the easy removal of the largest container to be stored;

15. The walls, ceiling, floor and equipment of the waste storage room are to be designed and constructed of impervious material with a smooth finish to allow for easy cleaning;
16. Provided with adequate artificial lighting;
17. Not located adjacent to or within any habitable portion of a building or place used in connection with food preparation (including food storage); and
18. Permit unobstructed access for removal of the containers to the service point and for positioning of the containers correctly in relation to the waste chute and diverter.

4.2 WASTE CHUTES

The four (4) waste chutes will be fitted with a diverter and will be constructed to meet the requirements listed below:

1. Adequate in strength for its purpose, including additional reinforcing where necessary at joins, bends and hopper intersections;
2. Insect and vermin proof;
3. Constructed and installed to prevent the following during use and operation of the system:
    - transmission of vibration to the structure of the premises;
    - excessive odour – there must not be a noticeable odour beyond the waste disposal and storage points;
    - excessive noise to the occupants of the building.
4. Installed in a 'fire rated' duct and ventilated in compliance with building requirements of the *National Construction Code – Building Code of Australia*.
5. Comply with the waste chute manufacturer's technical specifications and/or operational limitations, including installation design features and ancillary equipment required to prevent blockages and noise disturbances, to achieve compliance with the section; and
6. Fitted with a shutter at the base of each chute for closing off the chute manually during bin exchange and automatically in the case of fire. The manual closing mechanism must be in a safe location to protect the operator from waste discharging from the chute when activating the closure.

4.3 WASTE HOPPER CONSTRUCTION

Waste hoppers will be in dedicated compartments on each level of the development (Refer to **Figure 4**) and will be constructed to meet the requirements listed below:

1. Located on each residential floor in a position which is:
    - in a dedicated room or compartment;
    - easily accessible by the occupants of each apartment;
    - separated from any habitable portion of a building or place used in connection with food preparation or storage;
2. Located to ensure the handle of the hopper is at least 1200 millimetres above finished floor level;

3. Hopper door automatically returns to the closed position after use;
4. Designed to permit free flow of waste into the chute;
5. Constructed so that the diameter or largest dimension of the service opening (the diagonal of a rectangular opening) does not exceed three-quarters (3/4) of the diameter of the chute with which the hopper is connected; and
6. The floor adjacent to the hopper is paved with a durable impervious material with a smooth finished surface.

4.4 PROPOSED WASTE BINS

To ensure that each of the waste storage rooms are sufficiently sized, details of the type and quantity of waste and number of bins to be stored within each of the waste storage rooms is detailed in **Table 4**. Dimensions of the proposed containers are detailed in **Section 4.4**.

Table 4: Details of proposed bins & servicing frequency

Waste Type	AnticipatedWaste Quantity(m^3/week) (range across the four cores)	Bins Proposed in each of the Four Waste Storage Areas	Collection Frequency/Core
General waste	0.82 – 1.8	1 x 1,100L bulk bin / core	Once/Twice per week for each of the bins/core
Recycling	0.54 – 1.2	1 x 1,100L bulk bin / core	Once/Twice per week for each of the bins/core

4.5 DIMENSIONS OF WASTE CONTAINERS

Table 5 below provides dimensions of the bins to be used on-site. The 1,100L bulk bins will be composed of plastic with lightweight plastic lids.

Table 5: Dimensions of proposed bins

Bin Type	Volume	Length (mm)	Width/ Diameter (mm)	Height (mm)	Collection Vehicle Type
Bulk bins	1,100L	1,490	1,100	1,330	Rear lift truck

4.6 DRAINAGE AND BIN WASH

A bin wash facility (including hose cock) will be provided in the each of the four waste storage rooms, which will be graded to a drainage point that is connected to sewer in accordance with trade waste requirements. This area will be utilised as the bin washing facility for both the general waste and recycling bulk bins. It will be the responsibility of site management to wash bins and to maintain the cleanliness of the waste storage room.

5.0 DETAILS OF COLLECTION

5.1 FREQUENCY

The collection frequency for residential bulk bins is shown in **Table 4**. Both the residential general waste & recycling is anticipated to be serviced once or twice per week (depending on the core being serviced). Servicing will be scheduled to occur on alternate days.

5.2 BULK BIN SERVICING POINT

Consistent with the existing approval, a private waste contractor will service the development on-site with a rear lift waste collection vehicle. The waste collection vehicle will access the site from Nagel Ave and can enter and exit the site in a forward gear to undertake waste servicing (Refer to **Attachment B** for swept path analysis).

A bulk bin servicing point/loading bay is located at ground level in the southwest corner of the development. The servicing point/loading bay can accommodate four (4) x 1,100L bulk bins, with general waste and recycling servicing to be scheduled to occur on alternate days. (Refer to **Figure 2**).

Site management will transfer the bulk bins to / from the basement level storage rooms when scheduled via the bin lift. Whilst the path of travel for the bins in the basement is level, if necessary, a mechanical aid could be used to assist with movement of the bulk bins from the basement to/from the servicing point. There is space available for the mechanical aid to be stored in the bin lift room.

Once on ground level, site management will transfer the bulk bins from the bin lift to the loading bay. The bulk bins will be transferred to/from the loading bay by the engaged waste contractor for servicing. This waste contractor could be the Council's contractor or, if necessary, an alternate private contractor with a rear lift waste collection vehicle could also be engaged. The applicant has commenced engagement with a private waste contractor in relation to servicing for the development. This approach for waste servicing at the development has been accepted by Council in correspondence dated 27 February 2025 and as outlined in the existing DA approval conditions.

It is also understood that the kerbside wheelie bin waste collection service is provided to residents in Nagel Ave and that Council's side-lift waste collection vehicles enter the subject site in order to perform a turnaround manoeuvre. The applicant has incorporated into the proposed development provision including sufficient vertical clearance for the travelling height for Council's side-lift waste collection vehicles to continue to perform this turnaround manoeuvre and exit Nagel Ave in a forward gear.

Please refer to **Attachment B** which provides swept path analyses for both a rear-lift waste collection vehicle and Council's side-lift waste collection vehicle demonstrating they can enter & exit the site in a forward gear from Nagel St.

The bulk bin servicing point will be designed to meet the following requirements:

1. Provided with sufficient access and clearance for the waste and recycling collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste collection vehicle;
2. Bins serviced safely while minimising the impediment of traffic flow during servicing;
3. Clearly separated from car parking bays, loading bays, footpaths and pedestrian access, and any other similar areas;
4. Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing;
5. Bin carting route must allow bins to be easily manoeuvred and be devoid of steps or steep rises;
6. Bin carting route must not extend through habitable parts of a building, or a food premises, and only occur through common property or publicly accessible locations;
7. Over five metres from any door, window or fresh air intake within the development or any adjoining site;
8. Bins to be removed from and returned to the storage point;
9. Constructed hardstand with a level solid concrete base or acceptable equivalent;
10. Allow for sufficient clearance surrounding the bulk bin containers and any barrier around the location to allow for ease of movement; and
11. Screened to minimise the view of bins from neighbouring properties, or passing vehicles and pedestrian traffic external to the site.

5.3 COLLECTION VEHICLE ACCESS

Table 6 details the dimensions of the rear lift truck waste collection vehicle that will service the development. The engaged contractor will service the bulk bins from within the development as outlined in **Section 5.2**.

Table 6: Typical rear lift truck dimensions

Parameter	Rear lift truck
Height	3.39m
Width	2.48m
Length	9.84m
Working Height	3.39m*
Total Tonnage	22.5 tonne maximum
Min Turning Circle	9.7m (wall-wall)
Min Turning Circle	8.7m (kerb-kerb)

*Note that the waste collection vehicle clearance height (working height) is to be calculated according to the following formula as a minimum:

SUITABLE CLEARANCE	=	VEHICLE OPERATING DIMENSIONS	+	100mm	+	CLEARANCE FOR SERVICES	+	CALCULATION FOR ROADWAY GRADIENT

6.0 SUMMARY

Details of this Waste Management Plan are summarised below:

- The subject site is located at 122 Marine Pde, Miami QLD on a parcel of land described as Lot 122 on SP284713 (Refer to **Figure 1**). The site has street frontage on Marine Pde and is bound by Fraser Ave to the north, Nagel Ave to the south, and Lions Head Park to the west;
- MRA have previously prepared a WMP for this development (*MRA24-227 Waste Management Plan Nalu 122 Marine Pde, Miami QLD V.4. dated 18th June 2025*) which was approved as part of the MCU/2025/155 granted on 28th August 2025. Since the approval was granted, there have been minor design changes which have reduced the dwelling density from 46 to 44. There has also been a backup generator incorporated into the ground level loading bay area, however the waste servicing point & bin lifter are separated from this and remain in the same location in the south-western corner of the site;
- Consistent with the existing approval, a private waste contractor will service the development on-site with a rear lift waste collection vehicle. The waste collection vehicle can enter and exit the site in a forward gear to undertake waste servicing on-site. It is also noted that there is no change to the number and size of bins or servicing arrangements previously approved;
- The 44 residential apartments of the development are estimated to generate a total of approximately **0.76m^3 per day** of general waste and **0.50m^3 per day** of recycling waste;
- General waste from the residential units will be disposed of via four (4) waste chutes each fitted with a diverter terminating in the basement carpark waste storage rooms located adjacent to each of the four lift cores (Refer to **Figure 2**). The waste storage room containing the waste chute will be for authorised personnel only (body corporate/site management) to ensure that the safety of residents is maintained;
- Each waste storage room will house one (1) x 1,100L general waste bulk bin, and one (1) x 1,100L recycling waste bulk bin;
- Consistent with the existing approval, the bulk bins will be serviced on-site by a rear lift waste collection vehicle with access from Nagel Ave. The bulk bin servicing point/loading bay is located in the southwest corner of the development;
- Site management will transfer the bulk bins to / from the basement level storage rooms when scheduled via the bin lift. Once on ground level, site management will transfer the bulk bins from the bin lift to the loading bay. The bulk bins will be transferred to/from the loading bay by the engaged waste contractor for servicing. This waste contractor could be the Council's contractor or, if necessary, an alternate private contractor with a rear lift waste collection vehicle could also be engaged. The applicant has commenced engagement with a private waste contractor in relation to servicing for the development. This approach for waste servicing at the development has been accepted by Council in correspondence dated 27 February 2025 and as outlined in the existing DA approval conditions;

- It is also understood that the kerbside wheelie bin waste collection service is provided to residents in Nagel Ave and that Council's side-lift waste collection vehicles enters the subject site in order to perform a turnaround manoeuvre. The applicant has incorporated into the proposed development provision for Council's side-lift waste collection vehicle to continue to perform this turnaround manoeuvre and exit Nagel Ave in a forward gear. Please refer to **Attachment B** which provides swept path analyses for both a rear-lift waste collection vehicle and Council's side-lift waste collection vehicle demonstrating they can enter & exit the site in a forward gear from Nagel Street; and
- A bin wash facility (including hose cock) will be provided in the waste storage room, which will be graded to a drainage point that is connected to sewer in accordance with trade waste requirements. This area will be utilised as the bin washing facility for both the general waste and recycling bulk bins. It will be the responsibility of site management to wash bins and to maintain the cleanliness of the waste storage room.

ATTACHMENT A

Solid Waste Management Code (9.4.12 v.12)

ASSESSABLE DEVELOPMENT CRITERIA
9.4.12-1 SOLID WASTE MANAGEMENT CODE (v.12)

Performance Outcomes	Acceptable Outcomes	Compliance Achieved	Comments
Waste and recycling storage and bin wash-down facilities			
PO1 Development provides waste and recycling storage and servicing facilities that are safe, convenient, efficient, appropriately sized for the type and volume of waste generated.	**AO1.1** Development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins consistent with **SC6.16 City Plan policy – Solid waste management**.	✓	The Waste Management Plan confirms that the development includes waste storage points of sufficient size to accommodate the required number of waste and recyclable bins in accordance with **SC6.16 City Plan policy – Solid waste management.**
	AO1.2 Waste and recycling storage points are located, designed and sized consistent with **SC6.16 City Plan policy – Solid waste management**.	✓	The Waste Management Plan confirms that the development includes waste and recycling storage points that are located, designed and sized generally in accordance with **SC6.16 City Plan policy – Solid waste management**.
	AO1.3 Development with a dwelling above the third storey include appropriate waste removal systems which incorporate: (a) waste chutes; (b) hoppers; and (c) separate waste storage rooms. **Note: Waste removal system design is to be consistent with SC6.16 City Plan policy – Solid waste management.**	✓	The Waste Management Plan confirms that the development includes waste chutes; hoppers and separate waste storage rooms consistent with **SC6.16 City Plan policy – Solid waste management**.
	AO1.4 Developments that include a commercial kitchen or generate clinical or related waste incorporate additional waste facilities consistent with **SC6.16 City Plan policy – Solid waste management**.	N/A	The development does not include a commercial kitchen.
PO2 Development provides a bin wash-down facility that maintains appropriate environmental health and amenity standards.	**AO2** Development includes appropriately sized and located bin wash-down facilities consistent with **SC6.16 City Plan policy –Solid waste management**.	✓	The Waste Management Plan confirms that the development includes appropriately sized and located bin wash-down facilities consistent with **SC6.16 City Plan policy –Solid waste management.**

Performance Outcomes	Acceptable Outcomes	Compliance Achieved	Comments
Amenity			
PO3 Waste and recycling storage and servicing points are appropriately located and designed for convenient and safe access by all users and to minimise the potential for nuisance to occupants of the development or adjoining properties.	**AO3.1** Direct unobstructed paths exist between waste and recycling storage and servicing points and road frontages.	✓	The Waste Management Plan confirms that direct unobstructed paths exist between waste and recycling storage and servicing points and road frontages.
	AO3.2 Waste and recycling storage points are screened by solid fencing or vegetation to ensure they are not visible from a public place or sensitive land use.	✓	The Waste Management Plan confirms that waste and recycling storage points are screened by solid fencing or vegetation to ensure they are not visible from a public place or sensitive land use.
Waste servicing			
PO4 Waste and recycling servicing points are appropriately located and designed to facilitate safe, unobstructed and efficient servicing of waste containers.	**AO4** Waste and recycling servicing points are located, designed and sufficiently sized consistent with **SC6.16 City Plan policy –Solid waste management**. **Note: Regulation of the access, stopping and manoeuvring of refuse collection vehicles are subject to meeting, Part 9.4.13 Transport code and associated City Plan guidelines.**	✓	The Waste Management Plan confirms that the waste and recycling servicing points are designed and sufficiently sized generally in accordance with **SC6.16 City Plan policy –Solid waste management.**
Non-serviced areas			
PO5 Developments in non-serviced areas have appropriate solid waste management measures to adequately service the development. ***Note: For Commercial developments a Waste management plan, prepared in accordance with SC6.16 City Plan policy – Solid waste management, is Council's preferred method of addressing the above outcome.***	**AO5** No acceptable outcome provided.	N/A	The development is located in a serviced area.

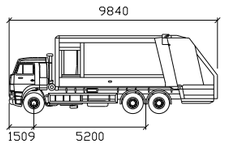
ATTACHMENT B

Waste swept path analyses (prepared by project Traffic Consultant)

Notes:

- RPEQ Signature pertains to Vehicle Swept Paths only
- Grey *landscaping* to remain at most 300mm height where orange *vehicle clearance* overhangs

Vehicle Clearance (300mm)

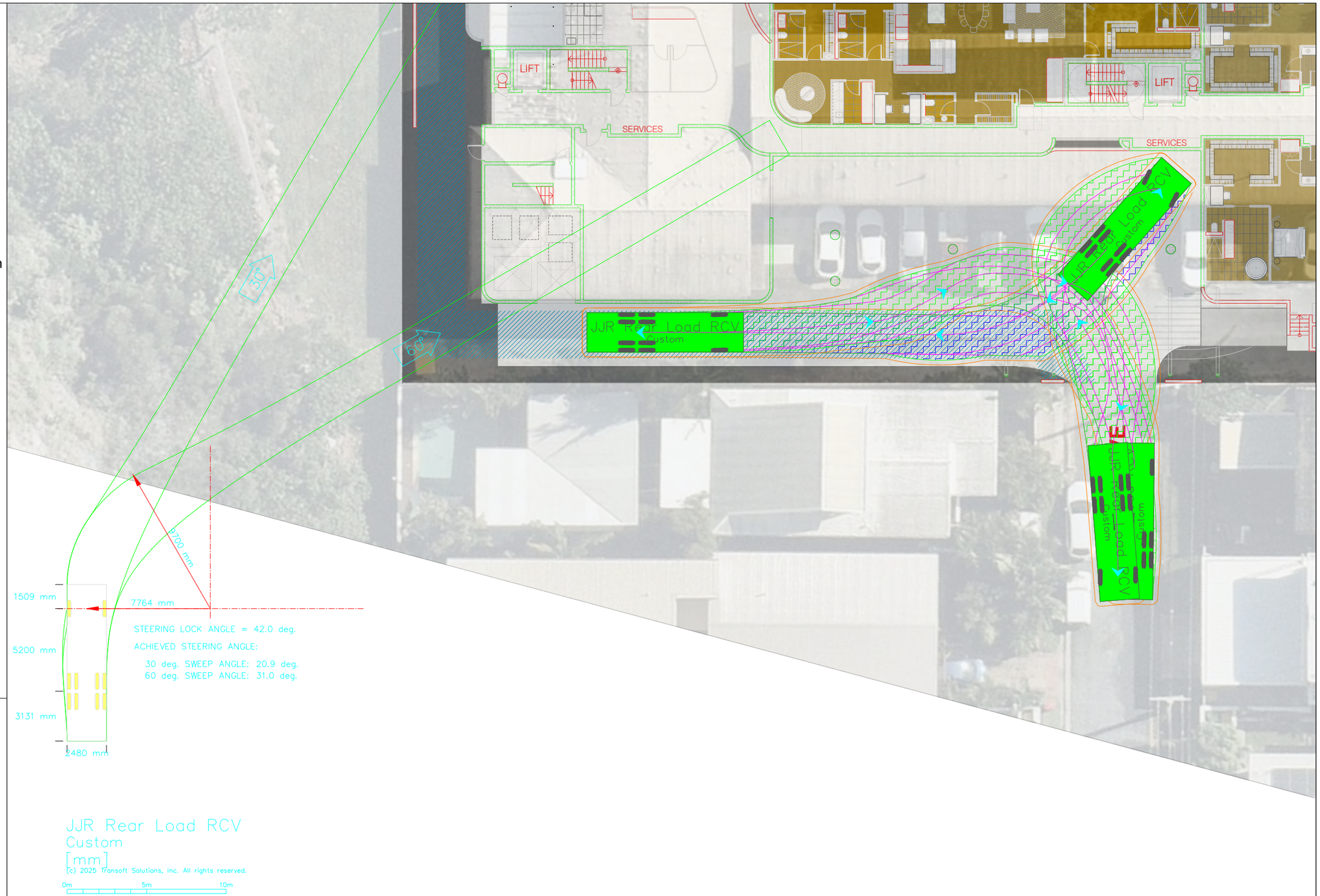


JJR Rear Load RCV

mm

Width	: 2480
Track	: 2480
Lock to Lock Time	6.0
Steering Angle	: 42.0

DESIGN VEHICLE



Gold Coast
Suite 26, 58 Riverwalk Avenue, Robina QLD 4226
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W: www.bitziosconsulting.com.au
Brisbane
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Issue	REVISIONS Revisions/Descriptions	Drawn	Date
001	Revision 1 - Swept Paths	A.S	22.04.2025
002	Revision 2 - Swept Paths	A.S	23.04.2025

Scale @ A3 — 0 2 4 6 8 10 12 — 1:250

ENGINEERING CERTIFICATION (RPEQ)

Name	Signature	No.	Date
A.EKE		19186	23.04.2025

Project: 122 Marine Parade Miami TIA

Title: RCV Swept Path

Design	Drawn	Checked
A.S	A.S	A.E

CONCEPT ONLY

Date: 23.04.2025

Project Number	Sheet Number	Issue
P6870	1	002

ATTACHMENT C

Private waste collection contractor correspondence
re proposed servicing timeframes

18th June, 2025

To whom it may concern,

RE: proposed development 122 marine parade Miami, Qld, 4220

Veolia can confirm it can service the proposed development using a rear lift truck between the general hours of say 9.30am to 2.30pm weekly.

Kind Regards,

Damien Miller

Territory Manager

Veolia Australia & New Zealand

Tel : 132 955
Mob : 0474 186 924
Email: damien.miller@veolia.com

ATTACHMENT 5

Acoustic Advice Letter prepared by Acoustic Works



21 November 2025
Reference: *2025024 L02A 122 Marine Parade, Miami ENV.doc*

Monaco Property Group Pty Ltd
PO Box 219
Chevron Island QLD 4217

RE: Minor Change Application – 122 Marine Parade, Miami

Acoustic Works has been requested to review the minor change application for the proposed residential development to be located at 122 Marine Parade, Miami. The latest development drawings were provided by BDA/Koichi Takada Architects, dated November 2025. The purpose of the review was to determine if the proposed minor changes would result in any new acoustic impacts, having regard to the existing approval conditions for the development (ref. MCU/2025/155) and the approved acoustic report (ref. 2025024 R01H 122 Marine Parade, Miami ENV, dated 19 July 2025).

Based on the review, the changes to the building will not result in a new acoustic impact nor affect the neighbouring sensitive receivers:

- The recreation areas are remaining in the same location as per the existing approval.
- The carpark is to remain relatively similar to the existing approval.
- The building height is to remain the same as the existing approval.

The minor change is predicted to have the same acoustic impacts on neighbouring sensitive receivers when compared to the currently approved conditions for the development (ref. MCU/2025/155).

We trust this information meets with your current requirements. Should you have any queries please do not hesitate to contact us.

Yours faithfully



Kayleigh Styles
Acoustic Consultant
acousticworks

ATTACHMENT 6

Back-up Generator Advice prepared by EMF Griffiths



November 19 2025
2025015gen-l

Urban Planning Services
Suite 4, Level 1, Le Boulevard
2 Elkhorn Avenue
SURFERS PARADISE QLD 4217

Attention: **Leanne Croft**
Email: lcroft@urbanps.com.au

Dear Leanne

RE: **NALU – 122 Marine Parade, Miami – Standby Generator**

EMF Griffiths have been engaged to design the standby generator for the new NALU development. We confirm that the proposed generator size for this development being a 650 kVA unit does not burn more than 500kg's of fuel in an hour. We also confirm that the above ground fuel storage tank located within the generator skids will not be more than 1000L of storage.

Yours faithfully

Lee Robinson

GOLD COAST · BRISBANE · SYDNEY

EMF Griffiths Consulting Pty Ltd – Consulting Engineers
Suite 5/115 Currumburra Road, ASHMORE QLD 4214
Tel +61 7 5593 2075 ABN 50 166 024 880

ATTACHMENT 7

Civil Engineering Advice provided by Arcadis



Arcadis Project Reference: 30304300

Document Name: GB0001

Revision: 01

21/11/2025
Urban Planning Services
Via email

Arcadis Australia Pacific Pty Limited
Level 7, Seabank Building
12-14 Marine Parade
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SOUTHPORT QLD 4215
Tel No: +61 7 5532 3933
arcadis.com

122 MARINE PARADE, MIAMI
MINOR CHANGE APPLICATION
CIVIL ENGINEERING REVIEW FOR MINOR CHANGE (STORMWATER AND EP LOADING)

Please find enclosed Arcadis' Civil Engineering review for the proposed minor change.

No updates are deemed necessary for civil engineering DA documentation for the minor change.

Review of Stormwater

Minor change plans have been reviewed against the calculations and modelling undertaken within the Site-Based Stormwater Management Plan previously prepared by Arcadis "30264961-3-GA0002-02 - ESR" under the original application "MCU/2025/155".

No significant change has occurred to the site catchments as a result of the updated plans. Further, no changes are proposed for the planned stormwater management devices. Arcadis have coordinated with the architect and other consultants to ensure the stormwater management objectives are achieved. Accordingly, the proposed plans therefore comply with the approved SBSMP.

EP Calculations

Arcadis previously analysed the planned and proposed loading under "30264961-3-GA0001-01 - ESR" under the original application "MCU/2025/155". The reporting also documented correspondence with GCWW, confirming no network capacity assessments were required (initially with a scheme of greater density).

The previous reporting noted the development was significantly under planned demand in terms of Equivalent Persons (EP). The number of apartments is not proposed to be increased beyond the original proposed number of units, hence no change in loading / no anticipated impact to Council's sewer or water networks.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

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