URBAN PLANNING SERVICES

19-21 ANNE AVENUE, BROADBEACH

CHANGE APPLICATION (MINOR) - DECEMBER 2025 - JOB NO. 3849

SECTION 2 : SUPPORTING INFORMATION



ATTACHMENT 3
Town Planning Report



URBAN PLANNING SERVICES

Minor Change Town Planning Report

19-21 Anne Avenue, Broadbeach

December 2025

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1 Introduction



Figure 1: Render of proposed development

Urban Planning Services Pty Ltd ('**UPS**') has been engaged by Mary Anne Development Pty Ltd (the '**Applicant**') to lodge a Change Application (Minor) pursuant to sections 78 and 81 of the *Planning Act 2016*. The application relates to a recent Council approval for a Development Permit (Code assessment) for a Material Change of Use to establish a 'Multiple Dwelling & Short-term Accommodation (56 units))' at the site located at 19 – 21 Anne Avenue, Broadbeach, otherwise described as Lots 0 - 8 on BUP1114 (the '**subject site**').

On 9 July 2025, the City of Gold Coast Council granted a development approval (MCU/2025/53) for a Material Change of Use to establish Multiple dwelling and Short-term accommodation (56 units) (the '**Existing Development Approval**'). It is this approval which is sought to be changed by this application (the '**proposal**').

This Development Application therefore seeks a 'Minor Change' to the existing development approval to adopt the following key amendments to the current approval:

The changes to the development are largely due to the applicant being further into the construction process and needing advice from structure/building services consultants to ensure the reality is within the essential service areas for the construction stage of the development.

The changes are considered to be minor in nature and therefore considered to be generally consistent with the previous approval. The most significant change in the context of the previous approval is the removal of the 'Short Term Accommodation' Land use, however this will not have any impact on how the development is viewed. The summary of proposed changes are listed below, as follows:-

The main amendments are as follows:
1. Removal of Short-term Accommodation land use.
2. Minor change to the recreational level
3. Building core changes based off structural advice.
4. Changes to the ground level based off building services and detailed design consultant input
5. Minor changes to podium car parking layout to allow for account for structure advice
6. Relocation of bicycle parking across the development

The scope of the proposed change to the Existing Development Approval is addressed in further detail within our Report, confirming that the changes are minor, constituting a Change Application (Minor), particularly in the context of the overall approved form of the development. The minor changes proposed preserve the overall form and appearance of the development as currently approved, whilst also reducing the overall density of the development to be entirely residential in nature, thereby harmoniously aligning with the intent of the zone.

As is evident by the nature and degree of the changes proposed, the amendments do not result in any non-compliance with the City Plan. Further, the changes achieve the necessary tests of the planning framework, ensuring that the relevant application is a Minor Change. Therefore, it is the opinion of UPS that the development warrants the approval of Council, subject to reasonable and relevant conditions.



2 Supporting Documentation

The Applicant has engaged a suitable qualified and experienced Project Team, as set out below, to bring forward a new residential development of exceptional quality at the subject site, as proposed in this Change Application (Minor). The Project Team is summarised as follows.

Table 1 - Project Team

CONSULTANT	DISCIPLINE
BDA ARCHITECTURE	Architecture
URBAN PLANNING SERVICES (UPS)	Town Planning
LDG LANDSCAPE ARCHITECTURE	Landscape Architecture
RYTENSKILD TRAFFIC ENGINEERING	Traffic Engineer
ARCADIS	Civil Engineer & Hydraulic Engineer
ACOUSTIC WORKS	Acoustic Engineer
MRA ENVIROMENTAL	Solid Waste Consultant

The following reports are included as part of this Minor Change Application.

Table 2 - List of Supporting Documentation

ATTACHMENT NO.	DOCUMENT
SECTION 1: FORMS	
1	DA Form 5
2	Landowner's Consent
SECTION 2: SUPPORTING INFORMATION	
3	Town Planning Report
4	CoGC Decision Notice dated 11 July 2025 (MCU/2025/53) 'the Existing Development Approval'
SECTION 3: SPECIALIST REPORTS	
5	Traffic Impact Assessment prepared by Rytenskild Traffic Engineering
6	Stormwater Management Plan prepared by Arcadis
7	Acoustic Report prepared by Acoustic Works
8	Waste Management Plan prepared by MRA Environmental
SECTION 3: DRAWINGS	
9	Architectural Drawings prepared by BDA Architecture
10	Landscape Intent Statement prepared by LDG Landscape Architecture
11	CoGC Stamped Approved Plans dated 11 July 2025 (MCU/2025/53) 'the Existing Development Approval'

3 Approval History



Figure 2: Perspective of current approval (MCU/2025/53)

A summary of the MCU approval details that relate to the subject site are detailed in tabular form below.

Table 3 – Summary of Approvals

STATUS	DATE	DESCRIPTION	FILE REFERENCES
APPROVED	11 July 2025	Development Permit for making a Material Change of Use for a Multiple dwelling and Short-term accommodation (56 units)	MCU/2025/53

4 Site and Development Parameters

A summary of the site and approved development parameters are outlined in tabular form below.

Table 4 – Site and Development Parameters

ADDRESS	19-21 Anne Avenue, Broadbeach
REAL PROPERTY DESCRIPTION	Lot 0 – 8 on BUP1114
ROAD FRONTAGE/S	Anne Avenue: 34m (approx.)
SITE AREA	1,032m^2
APPLICANT	Mary Anne Development Pty Ltd C/- Urban Planning Services Pty Ltd Po Box 2091 Surfers Paradise Qld 4217
APPLICATION	Change Application (Minor)
APPROVED LAND USE/S	Multiple Dwelling and Short-term Accommodation (56 units)
ZONE	High Density Residential Zone Code
BUILDING HEIGHT	'HX' (unlimited) Building Height Building Height Overlay Map
RESIDENTIAL DENSITY	RD8 (1 bedroom / 13sqm) Residential Density Overlay Map
CAR PARKING	Where the site is within the High Density Residential Zone and located in the Transport Hub Area, the following rates apply to:- <u>Residential parking</u> • 1 per unit or dwelling and 1 per 10 units or dwelling for visitors <u>Short-term accommodation parking</u> • 1 per 4 units or dwellings <u>Non-residential parking (where within 400m of a Light Rail station):-</u> 1 per 100m2 of TUA
LOCAL AUTHORITY	Council of the City of Gold Coast
REFERRAL AGENCY CONCURRENCE	None Applicable
REFERRAL AGENCY ADVICE	None Applicable

5 Site and Environment

5.1 Allotment Address and Description

The subject site is square in shape, and is situated at 19-21 Anne Avenue, Broadbeach, being properly described as Lot 0 - 8 on BUP1114. The subject site comprises a total area of 1,032m^2 and has no easements or other relevant land-use restrictions or encumbrances known to affect the title of the property. An aerial view of the subject site is presented in **Figure 1** below, with the site identified by red outline.



Figure 3: Site Location

5.2 Existing Improvements

Commonly referred to as 'Max Mar', the subject site currently comprises of a 2-storey U shaped multiple dwelling which includes 8 units. These will be removed to facilitate the proposed development.

5.3 Contamination

A review of searches undertaken with the Queensland Government has confirmed the land is not on the Contaminated Land / Environmental Management Register.

5.4 Flooding

A review of searches undertaken with the City of Gold Coast Flood Mapping has confirmed the land is not subject to Flooding.

5.5 Infrastructure Services

The proposed development can be adequately serviced with all necessary infrastructure services including sewer, water, stormwater drainage, electrical and telecommunication infrastructure.

5.6 Road and Transport Infrastructure

The subject site benefits from frontage to Anne Avenue which connects to Old Burleigh Road to the East and Surf Parade to the West, both of which are two-way single carriageways heading North and South. Pedestrian footpaths are incorporated within the road verge on both the northern and southern sides of Anne Avenue, with parallel on-street car parking permitted along both of these road verges.

Approximately 300m to the north-west, Elizabeth Avenue intersects with Gold Coast Highway. Gold Coast Highway is a dual carriageway road corridor carrying north and southbound traffic, offering ease of travel between a broad range of destinations including Coolangatta, Tweed Heads and the Gold Coast Airport to the south, through to Surfers Paradise and Southport CBD to the north.

The Gold Coast Highway is a major road that connects and provides access to the existing high-frequency public transport services operating along this route and to suburbs to the north and south of the site. The proximity of the bus services available to the subject site ensure ease of access via good quality existing pedestrian infrastructure to public transport services situated along the Gold Coast Highway.

Nine (9) existing bus stops are located within a 1km radius of the subject site, with services operating along this route including:

- 700 (Broadbeach, Burleigh Heads, Palm Beach, Tweed South);
- 705 (Sea World, Main Beach, Surfers Paradise, Broadbeach);
- 731 (Arts Centre, Surfers, Isle of Capri, Pacific Fair, Broadbeach);
- 738 (Griffith Uni, GCUH, Ashmore, Pacific Fair, Broadbeach);
- 736 (Nerang, Highland Park, Carrara, Pacific Fair, Broadbeach);
- 743 (Nerang Station, Nerang, Carrara, Pacific Fair, Broadbeach);
- 745 (Nerang station, Pacific Fair, Broadbeach);
- 750 (Robina Station & Town Centre, Bond Uni, Pacific Fair, Broadbeach);
- 751 (Robina Station & Town Centre, Mermaid Waters, Pacific Fair, Broadbeach);
- 753 (Burleigh Heads, Varsity Lakes, Bond Uni, Pacific Fair, Broadbeach);
- 754 (Varsity Lakes, Mermaid Waters, Pacific Fair, Broadbeach);
- 755 (Robina Town Centre & Robina Station, Merrimac, Pacific Fair, Broadbeach); and
- 756 (West Burleigh, Stockland, Miami, Pacific Fair, Broadbeach).

The subject site is located within the Light Rail Urban Renewal Area, within the Frame Area identified on Strategic Framework Map 3. The two nearest light rail stations are located on Gold Coast Highway, known as Broadbeach North Station, which lies approximately 700m to the north west of the site and Broadbeach South Station, which lies approximately 390m to the south west of the site.

The light rail service provides connections to various destinations between Broadbeach North and the Gold Coast University Hospital, with planned delivery for the Light Rail Stage 3 (Broadbeach to Burleigh Heads) & Stage 4 (Burleigh Heads to Coolangatta) currently underway.

An extract of the CCGC 'Walk, Cycle and Public Transport Map' identifying the location of the subject site in the context of pedestrian and cycle routes and the various local attractions and facilities near the site is presented in **Figure 2** below.

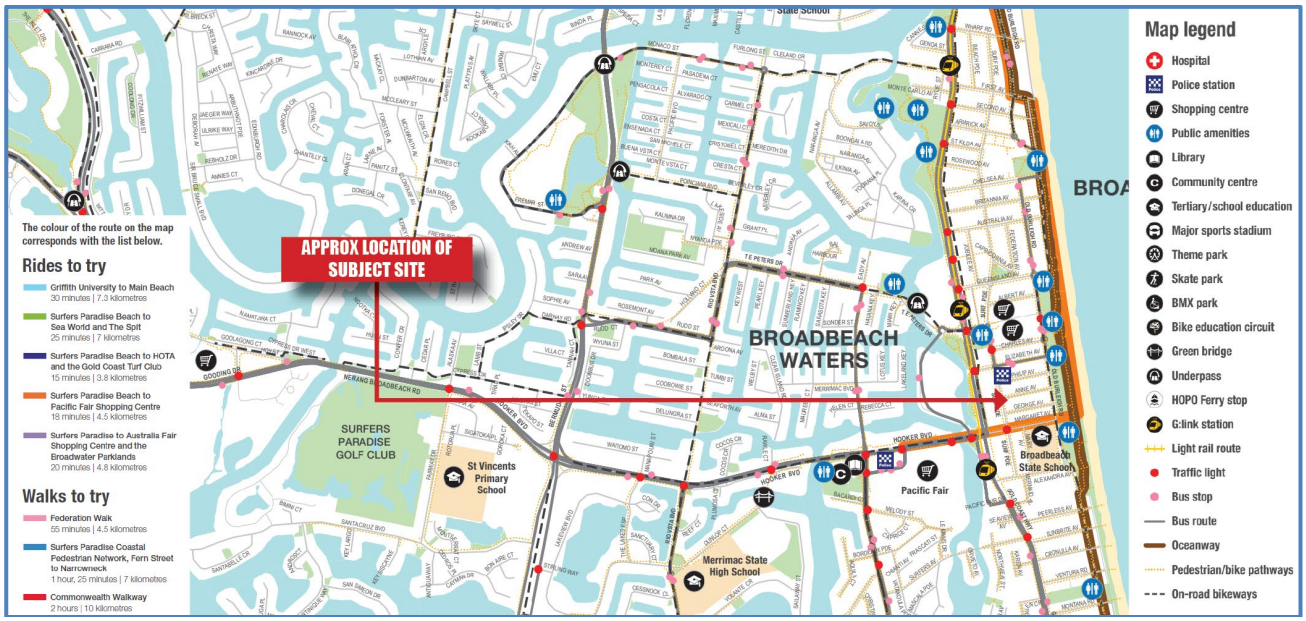


Figure 4: *Extract copy of GCCC Walk, Cycle and Public Transport Map'*

5.7 Immediate and Surrounding Area

The local area surrounding the site is predominantly characterised by residential & tourist land uses. A summary of the immediate surrounds is provided below:

NORTH	Immediately north of the subject site is a two-storey multiple dwelling containing 8 units. Further north is the heart of Broadbeach. Commonly referred to as 'The Oracle' and 'The Oasis' which offers a variety of restaurants, cafes, gyms, beauty salons and additional commercial retails.
EAST	Immediately East of the subject site is a four-storey multiple dwelling containing 4 units, commonly referred to as Dee-ell Place. Further East and before Pratten Park, Kurrawa Beach and Kurrawa Surf Life Saving Club the street comprises of an array of Multiple Dwellings, Dwelling Houses and Dual Occupancies.
SOUTH	South of the subject site is High Density Residential Zoning compromising of predominantly Multiple Dwellings, Dwelling Houses and Dual Occupancies.
WEST	Immediately west of the subject site is a two-storey multiple dwelling containing 5 units. Further West is the 'Meriton Suites Broadbeach' which comprises of two residential and short-term accommodation towers along with a variety of restaurants and cafes. Further west from there and across the Gold Coast Highway is 'The Star Casino'.

A photographic image of the immediate and surrounding area is presented in **Figure 3** below.

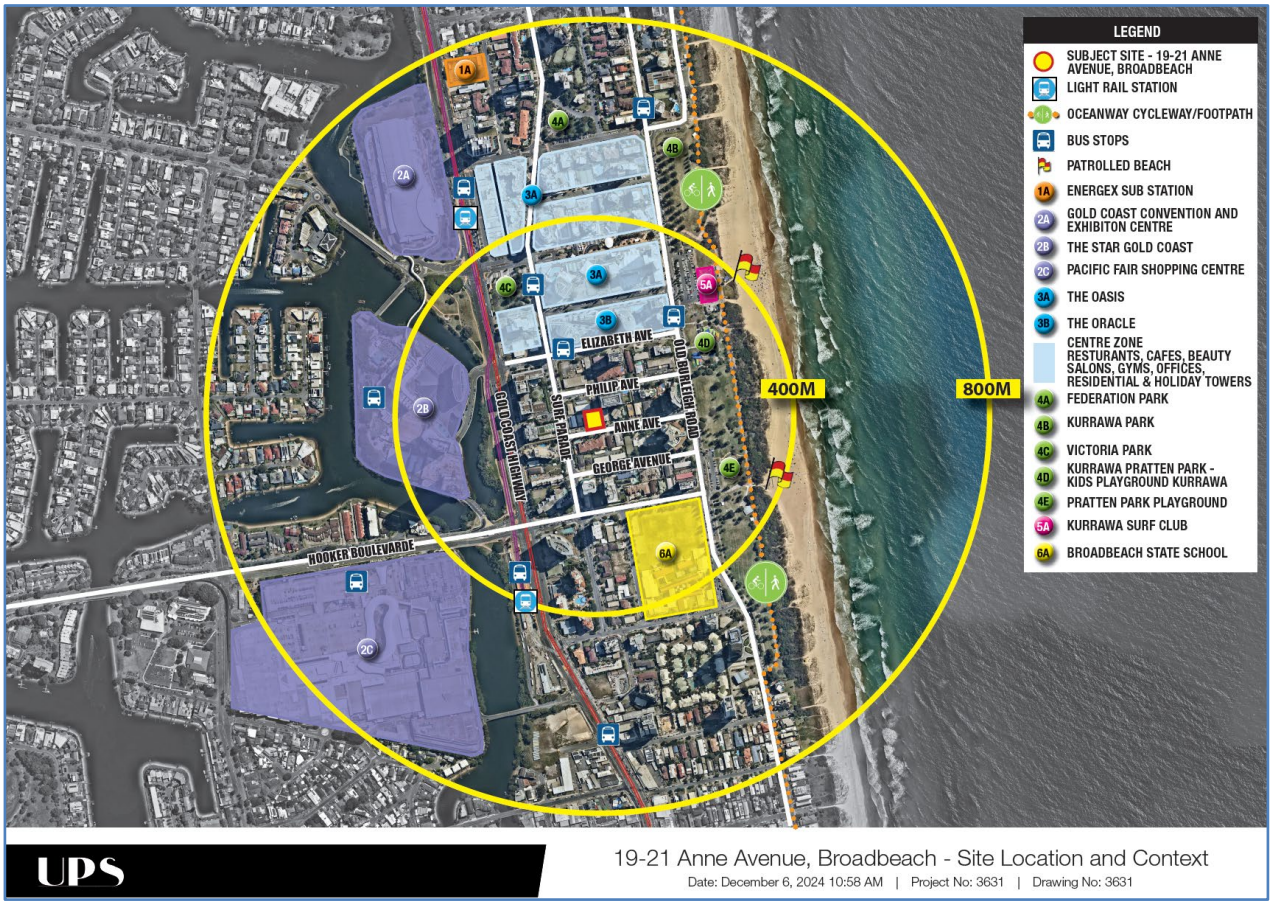


Figure 5: *Subject site and surrounds*

6 Comparison of Development Parameters

Table 5 – Comparison of Approved and Proposed Development Parameters

DEVELOPMENT PARAMETER	APPROVED	PROPOSED	DIFFERENCE & COMMENT
SITE AREA	1,032m^2	1,032m^2	No change
LAND USE	Multiple dwelling Short-term Accommodation	Multiple dwelling	Removal of **short-term accommodation**
BUILDING HEIGHT	• 33 storeys • 105.2m	• 33 storeys • 101.5m	Reduced building height by 3.7m
APARTMENTS	56 Units	56 Units	No change
APARTMENT MIX	56 x 3-bedroom units	56 x 3-bedroom units	No change
BEDS	168 bedrooms	168 bedrooms	No change
RESIDENTIAL DENSITY	1 bed / 6.1m^2	1 bed / 6.1m^2	No change
SITE COVER	Podium: 81-84% Tower: 45%	Podium: 80-84% Tower: 45%	**Negligible change**
RESIDENT CAR PARKS	98 car parks	98 car parks	**No change**
VISITOR CAR PARKS	7 car parks	7 car parks	**No change**



This Change Application (Minor) seeks amendments to the approval; articulated as follows:

The main amendments are as follows:

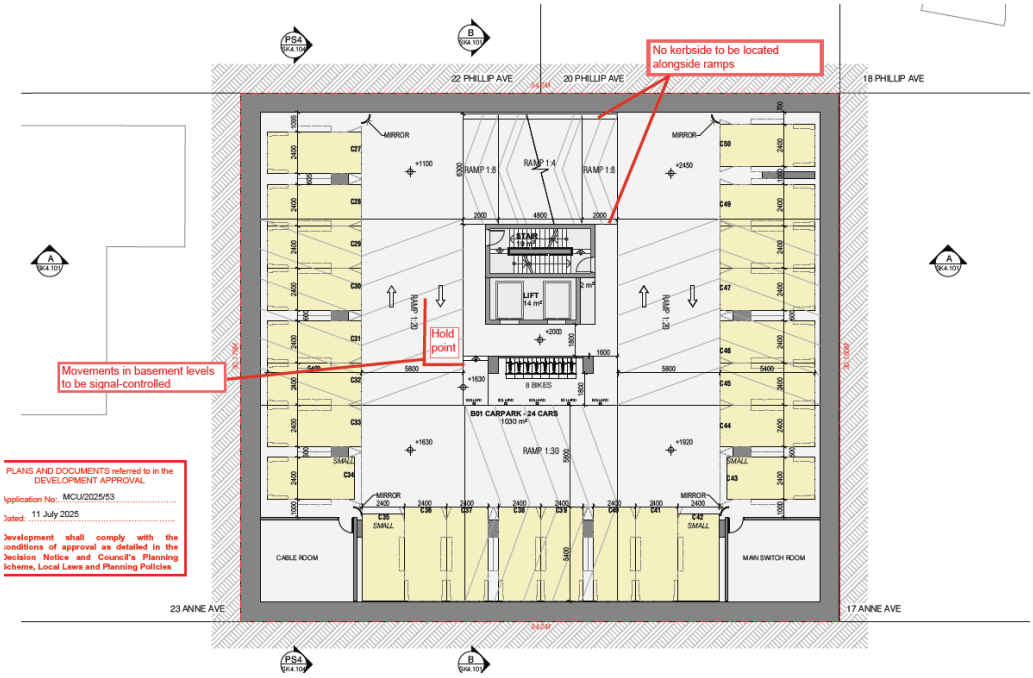
1. Removal of Short-term Accommodation land use.
2. Minor change to the recreational level
3. Building core changes based off structural advice.
4. Changes to the ground level based off building services and detailed design consultant input
5. Minor changes to podium car parking layout to allow for account for structure advice
6. Relocation of bicycle parking across the development

The main amendments have been outlined above, however for ease of assessment, UPS will outline the changes to the development starting at the basement and working up to the top level.

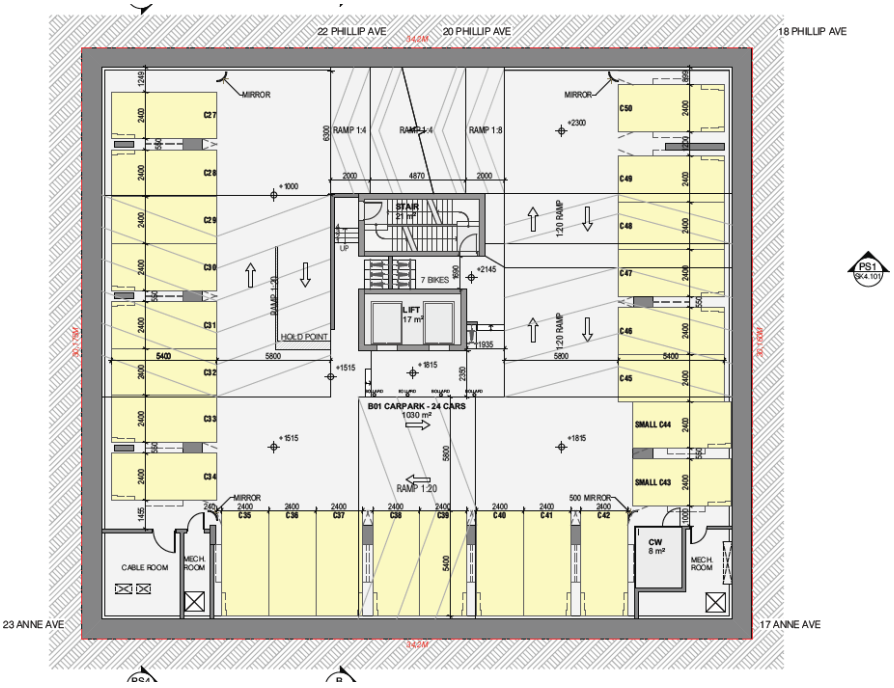
6.1 Basement Level

The basement level is largely consistent with the existing approval. The basement level has included the changes as marked in red by Council. The other changes include some minor mechanical room changes, car parking layout changes and building core being adjusted to align with structural consultant advice. Additionally, bicycle parks have been relocated to the ground floor storage area. The comparison below demonstrates the consistency with the previous approval. A detailed comparison and annotations of changes can be found within BDA's drawings.

Approved Basement Layout



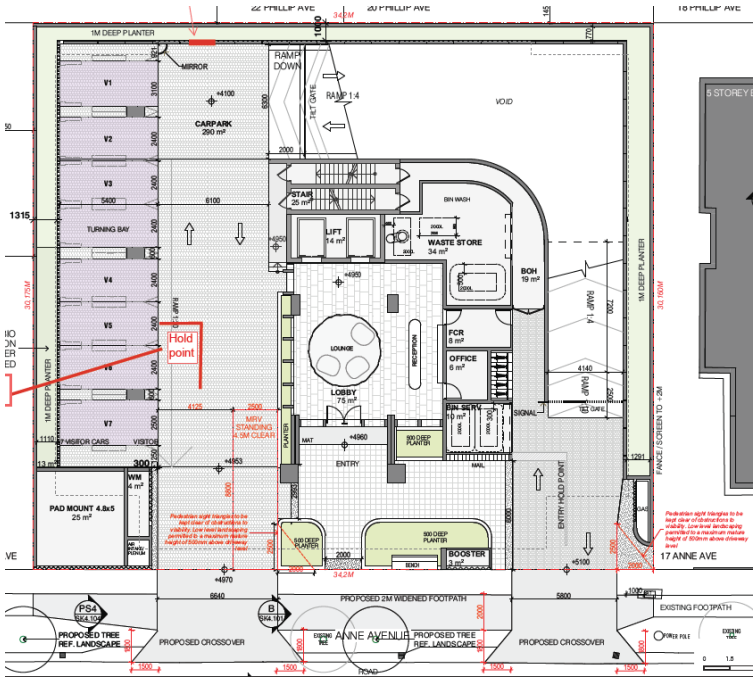
Proposed Basement Layout



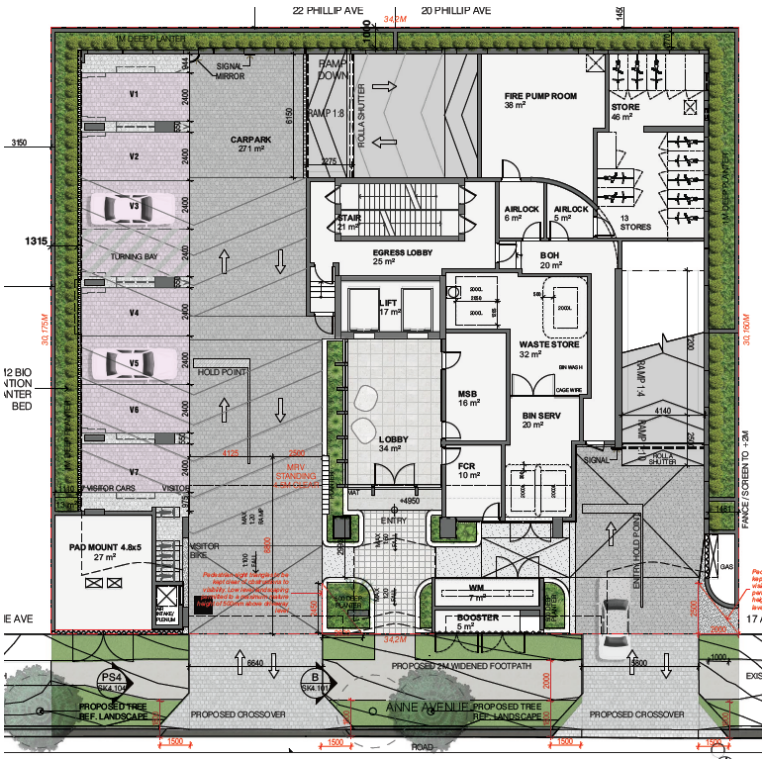
6.2 Ground Level

The ground floor level is proposed to be the same layout with as the proposed approval. There have been some inclusions of storage cages and bicycle parking which has moved as required. The fire pump room and other essential services have been resized/relocated as necessary to comply with relevant building services consultant advice.

Approved Ground Floor Layout



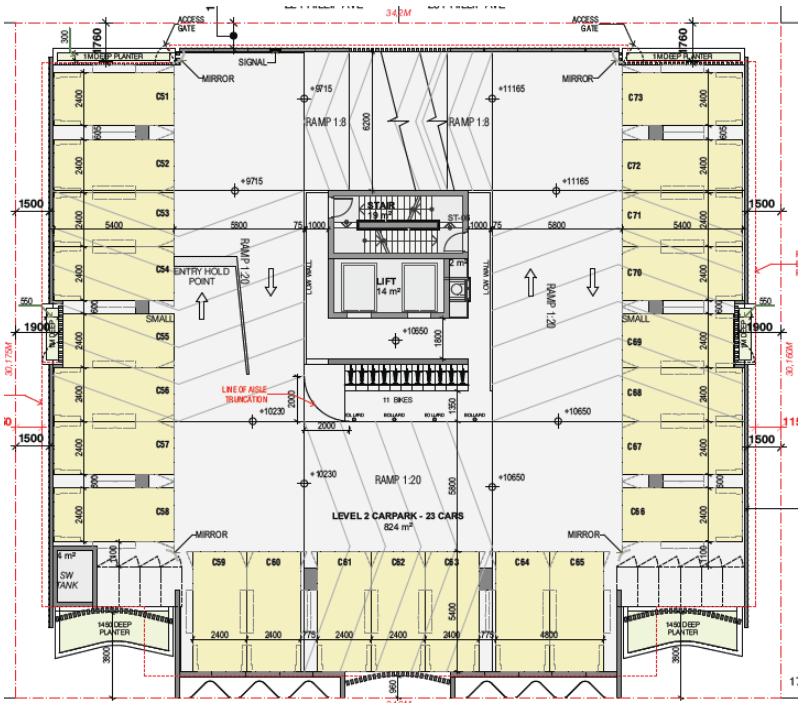
Proposed Ground Floor Layout



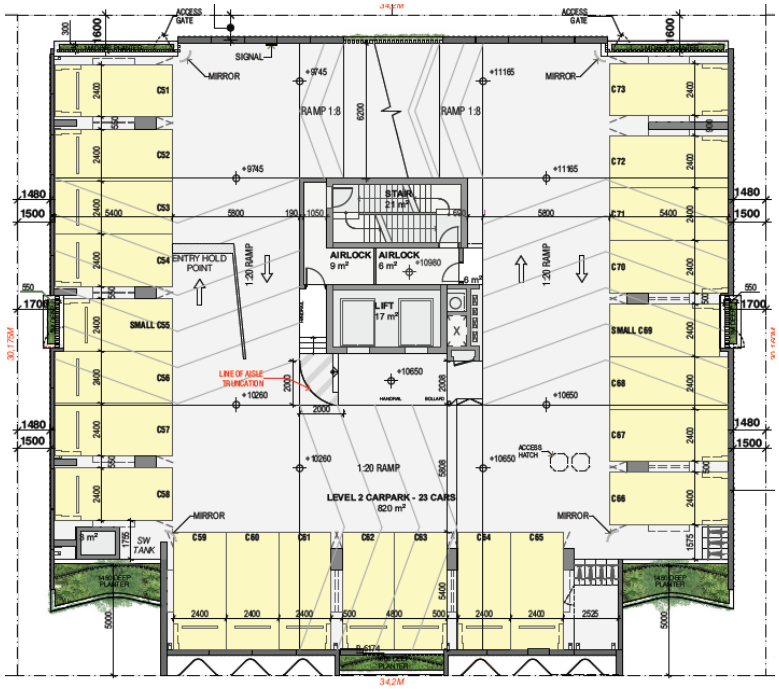
6.3 Podium Level

The podium level is proposed to be consistent with the proposed approval. There have been some minor changes to the setbacks (<100mm) however these are considered negligible in the context of the previous approval. The changes include the core amendments and the relocated bicycle spaces. A new planter has been introduced at this level to bolster the landscaping offering for the streetscape.

Approved podium layout



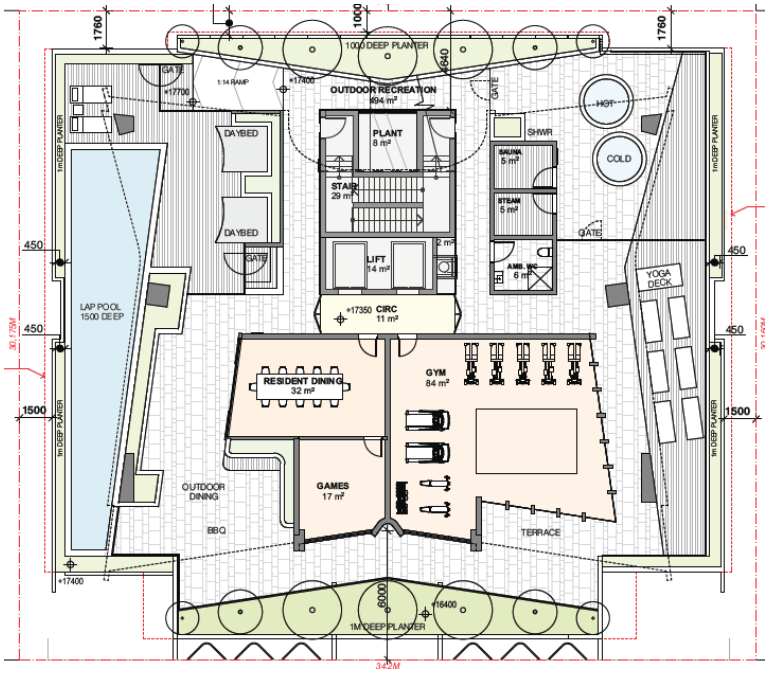
Proposed podium layout



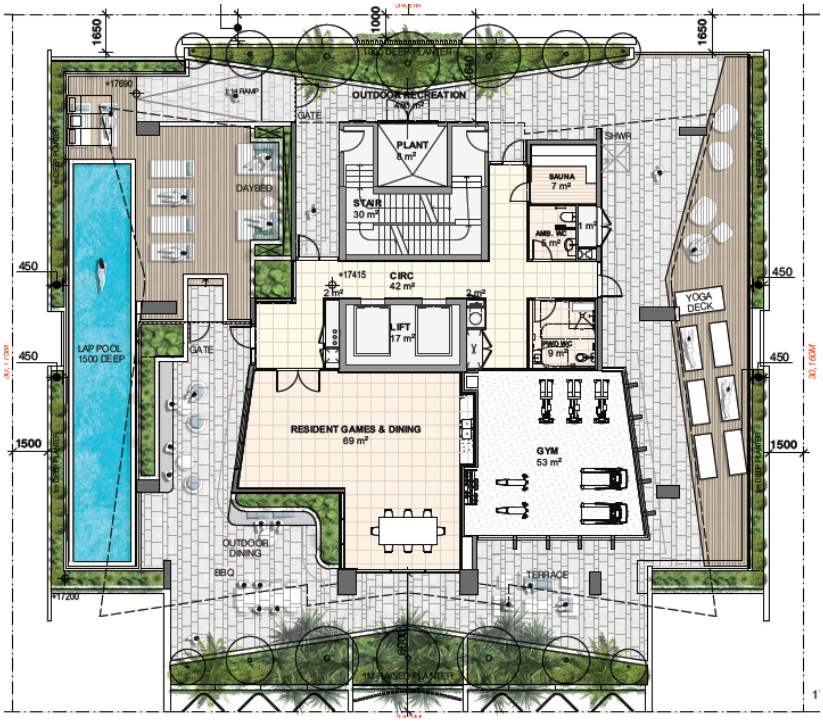
6.4 Recreation Level

The podium level is proposed to be consistent with the proposed approval. There are some minor layout changes to the recreational level, however the area is still providing a suitable variety of communal open space areas to accommodate the future residents.

Approved recreation layout



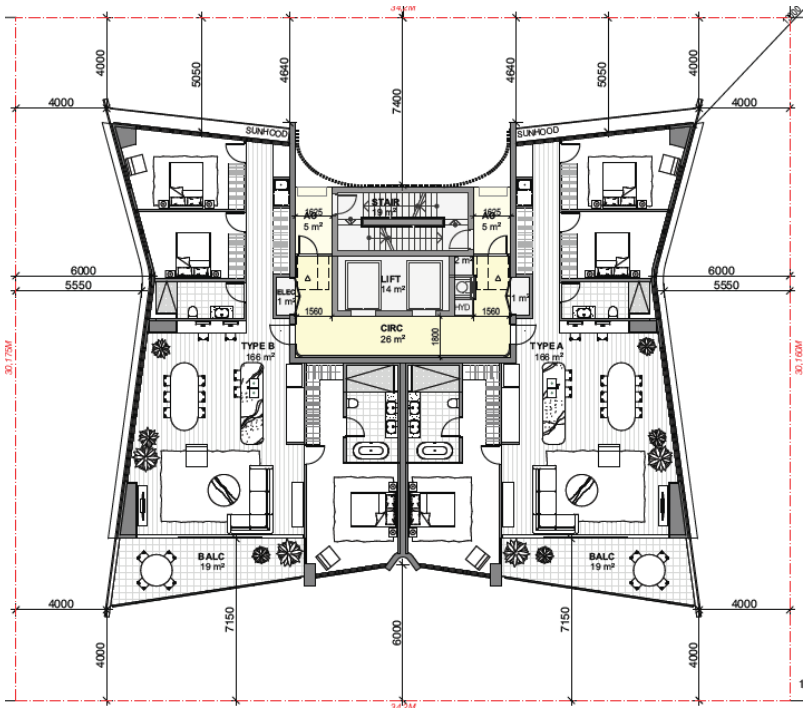
Proposed recreation layout



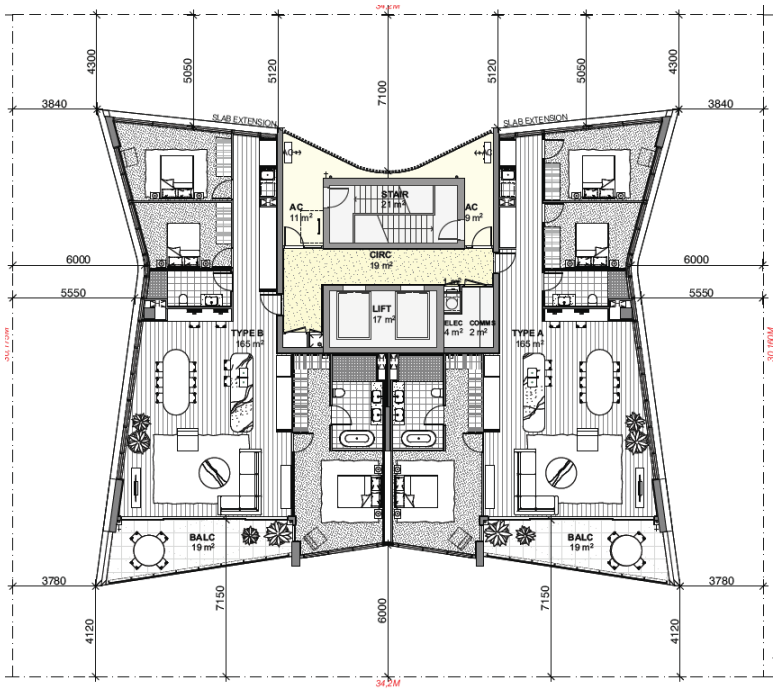
6.5 Typical tower level

The typical tower level is proposed to be consistent with the existing approval. There are some minor layout changes replacing the sunhoods with slab projections and the services balcony amended based off consultant advice. There are minor changes to setbacks (less than 150mm) changes as a result of tweaks, however these are considered to be negligible in the context of the previous approval. As already discussed, the building core changes are evident on this level, however the proposed layout is consistent with the previous approval.

Approved typical tower layout



Proposed typical tower layout



7 Review of Conditions Requiring Changes

UPS has undertaken a review of the Conditions of Approval in the Decision Notice dated 20 May 2025. UPS has prepared the following Table of the most recent conditions for ease of reference of conditions required to be amended.

Conditions required to be updated as part of the changes proposed:

Table 6 – Table of Conditions

CONDITION NO.	AMENDMENT	COMMENT
Details of proposed development		This portion of the decision notice will be required to be updated to reflect the proposed land uses being limited to Multiple dwelling.
Condition 2 – *Approved drawings*		Condition 2 will need to be **amended** to reflect the new set of proposed drawings contained within **Section 4** of the application material.
Condition 3 – *Approved Plans*		Condition 3 will need to be **amended** to reflect the amended plans contained within **Section 3** of the application material.
Condition 9 – *Landscaping works*		Condition 9 will need to be **amended** to reflect the amended Statement of Landscape Intent contained within **Section 4** of the application material.
Condition 46 - *Certification of works - Health and Regulatory Services*		Condition 46 will need to be **amended** to reflect the amended Acoustic Report contained within **Section 3** of the application material.
Condition 47 - *Certification of works - Hydraulics and Water Quality*		Condition 47 will need to be **amended** to reflect the amended Stormwater Management Plan contained within **Section 3** of the application material.
Condition 52 - *Certification of works – Water and Waste (Solid Waste Management)*		Condition 52 will need to be **amended** to reflect the amended Waste Management Plan contained within **Section 3** of the application material.

8 Town Planning Legislation

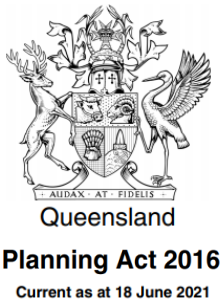
8.1 Planning Act 2016

The ***Sustainable Planning Act 2009*** (‘***SPA***’) was replaced by the ***Planning Act 2016*** (‘***PA***’) on 3 July 2017.

Under the ***SPA,*** an amendment to the Town Planning Approval was referred to as a ***Permissible Change***.

Under the ***PA***, an amendment to the Town Planning Approval is now referred to as either:-

- ***Change Application (Minor)***. This is similar, but the not the same, as the ***Permissible Change*** under the ***SPA***; or
- ***Change Application (Other)***. This is new Application under the ***PA***.



8.2 Change Application (Minor)

This is similar, but not the same, as the ***Permissible Change*** under the former ***SPA***.

The change sees new and some broad tests which have been added (e.g. **Responsible Entity** (i.e. the **City of Gold Coast**) may now consider *“another matter”* that they consider relevant.

The **City of Gold Coast** when assessing a ***Change Application (Minor)*** must consider if the amendments result in a in ***Substantially Different Development*** which is clearly articulated below.

Table 7 – Development Assessment Rules – Schedule No. 1 – “Substantially Different Development”

DA RULES SCHEDULE NO. 1	**COMMENT**	**COMPLIANCE**
Involves a new use	There is no new land use proposed. As such, the amendments comply with this parameter.	✓
Results in the Application applying to a new parcel of land	The extent of the site has not changed. As such, the amendments comply with this parameter.	✓
Dramatically changes the built form in terms of scale, bulk and appearance	The proposed changes are not considered to constitute a dramatic change in terms of the scale, bulk and appearance of the development. As such, the amendments comply with this parameter.	✓
Changes the ability of the proposed development to operate as intended	The changes will not prevent the development from operating as intended. As such, the amendments comply with this parameter.	✓
Removes a component that is integral to the operation of the development	As discussed above, the approval is residential in nature. The function of the development remains to be a residential tower and whilst the flexibility of land use is no longer with the short term accommodation being removed, the tower will still function as a residential tower.	✓
Significantly impact on traffic flow and the transport network, such as increasing traffic to the site	The minor change will not significantly impact on the traffic flow or transport network and will not increase traffic to the site.	✓
Introduces new impacts or increases the severity of known impacts	It is considered that the amendments proposed within this report will not result in new impacts nor an increase in the severity of known impacts. As such, the amendments comply with this parameter.	✓
Removes the incentive or offset component that would have	It has been demonstrated within this report that the amendments do not remove an incentive or offset component that would have balanced a negative impact of the development.	✓

DA RULES SCHEDULE NO. 1	COMMENT	COMPLIANCE
balanced a negative impact of the development	As such, the amendments comply with this parameter.	
Impacts on infrastructure provisions	The amendments will not result in any new impacts upon infrastructure provision, location or demand. As such, the amendments comply with this parameter.	

Having regard to the retained land uses, general composition of the development, built form and the extent of variation of key development parameters in the revised proposal, in the opinion of UPS, it is considered that the proposed amendment **does not** result in 'substantially different development'.

8.3 Requirements of Change Application

Section 79 – 'Requirements for Change Applications', of the *PA* stipulates what a Change Application must be accompanied by for the Council as the role as the Responsible Entity, to accept the Change Application.

The table below identifies all the prescribed requirements, provides comment and where necessary refers to ***Attachments*** within this Report providing relevant supporting documentation.

Table 8 – Requirements of Change Applications

PLANNING ACT 2016	REQUIREMENT	COMMENT	COMPLIANCE
79(1)(a)	Made in Approved Form	'Change Application Form (Planning Act Form No. 5)' has been completed and can be found in **Section 1.**	
79(1)(b)(i)	Required Fee	Upon lodgement of this Change Application (Minor), it is expected City of Gold Coast Council will then issue a *Notice to Pay*. The client will then (accordingly) undertake payment.	
79(1)(b)(ii)	Pre-Request Response Notice	No formal 'Pre-Request Response Notice' was sort from the Assessment Manager and the Referral Agency being:- • City of Gold Coast.	
79(1)(b)(iii)	Landowner's Consent	Landowner's Consent is attached in **Section 1.**	

9 Conclusion

Urban Planning Services Pty Ltd ('**UPS**') acts on behalf of Mary Anne Development Pty Ltd (the '**Applicant**') to pursue a Change Application (Minor) for the site located at 19 – 21 Anne Avenue, Broadbeach otherwise described as Lots 0 - 8 on BUP1114 (the '**subject site**') under Section 78 of the *Planning Act 2016*.

Based on the findings of this Report combined with the architectural packages from BDA and after careful consideration, UPS have formed the view that the amendments:

- Do not result in a *"substantially different development"*;
- Do not result in any non-compliance with the City Plan;
- Do not significantly change any of the highly desirable attributes of the approved Development; and
- Do not generate any additional adverse impacts on adjoining residents, the local infrastructure or the surrounding area.

As such it is considered and recommended that this Change Application (Minor) is worthy of approval.

Should you have any further questions during the assessment of this development application, please contact our Jack Collings on jcollings@urbanps.com.au or on telephone number (07) 5570 4994.

Yours faithfully



Jason McGrath
Director & Town Planner
Urban Planning Services Pty Ltd
Office Telephone: (07) 5570 4994

Minor Change Town Planning Report

19-21 Anne Avenue, Broadbeach

December 2025

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1 Introduction



Figure 1: Render of proposed development

Urban Planning Services Pty Ltd ('**UPS**') has been engaged by Mary Anne Development Pty Ltd (the '**Applicant**') to lodge a Change Application (Minor) pursuant to sections 78 and 81 of the *Planning Act 2016*. The application relates to a recent Council approval for a Development Permit (Code assessment) for a Material Change of Use to establish a 'Multiple Dwelling & Short-term Accommodation (56 units))' at the site located at 19 – 21 Anne Avenue, Broadbeach, otherwise described as Lots 0 - 8 on BUP1114 (the '**subject site**').

On 9 July 2025, the City of Gold Coast Council granted a development approval (MCU/2025/53) for a Material Change of Use to establish Multiple dwelling and Short-term accommodation (56 units) (the '**Existing Development Approval**'). It is this approval which is sought to be changed by this application (the '**proposal**').

This Development Application therefore seeks a 'Minor Change' to the existing development approval to adopt the following key amendments to the current approval:

The changes to the development are largely due to the applicant being further into the construction process and needing advice from structure/building services consultants to ensure the reality is within the essential service areas for the construction stage of the development.

The changes are considered to be minor in nature and therefore considered to be generally consistent with the previous approval. The most significant change in the context of the previous approval is the removal of the 'Short Term Accommodation' Land use, however this will not have any impact on how the development is viewed. The summary of proposed changes are listed below, as follows:-

The main amendments are as follows:
1. Removal of Short-term Accommodation land use.
2. Minor change to the recreational level
3. Building core changes based off structural advice.
4. Changes to the ground level based off building services and detailed design consultant input
5. Minor changes to podium car parking layout to allow for account for structure advice
6. Relocation of bicycle parking across the development

The scope of the proposed change to the Existing Development Approval is addressed in further detail within our Report, confirming that the changes are minor, constituting a Change Application (Minor), particularly in the context of the overall approved form of the development. The minor changes proposed preserve the overall form and appearance of the development as currently approved, whilst also reducing the overall density of the development to be entirely residential in nature, thereby harmoniously aligning with the intent of the zone.

As is evident by the nature and degree of the changes proposed, the amendments do not result in any non-compliance with the City Plan. Further, the changes achieve the necessary tests of the planning framework, ensuring that the relevant application is a Minor Change. Therefore, it is the opinion of UPS that the development warrants the approval of Council, subject to reasonable and relevant conditions.



2 Supporting Documentation

The Applicant has engaged a suitable qualified and experienced Project Team, as set out below, to bring forward a new residential development of exceptional quality at the subject site, as proposed in this Change Application (Minor). The Project Team is summarised as follows.

Table 1 - Project Team

CONSULTANT	DISCIPLINE
BDA ARCHITECTURE	Architecture
URBAN PLANNING SERVICES (UPS)	Town Planning
LDG LANDSCAPE ARCHITECTURE	Landscape Architecture
RYTENSKILD TRAFFIC ENGINEERING	Traffic Engineer
ARCADIS	Civil Engineer & Hydraulic Engineer
ACOUSTIC WORKS	Acoustic Engineer
MRA ENVIROMENTAL	Solid Waste Consultant

The following reports are included as part of this Minor Change Application.

Table 2 - List of Supporting Documentation

ATTACHMENT NO.	DOCUMENT
SECTION 1: FORMS	
1	DA Form 5
2	Landowner's Consent
SECTION 2: SUPPORTING INFORMATION	
3	Town Planning Report
4	CoGC Decision Notice dated 11 July 2025 (MCU/2025/53) 'the Existing Development Approval'
SECTION 3: SPECIALIST REPORTS	
5	Traffic Impact Assessment prepared by Rytenskild Traffic Engineering
6	Stormwater Management Plan prepared by Arcadis
7	Acoustic Report prepared by Acoustic Works
8	Waste Management Plan prepared by MRA Environmental
SECTION 3: DRAWINGS	
9	Architectural Drawings prepared by BDA Architecture
10	Landscape Intent Statement prepared by LDG Landscape Architecture
11	CoGC Stamped Approved Plans dated 11 July 2025 (MCU/2025/53) 'the Existing Development Approval'

3 Approval History



Figure 2: Perspective of current approval (MCU/2025/53)

A summary of the MCU approval details that relate to the subject site are detailed in tabular form below.

Table 3 – Summary of Approvals

STATUS	DATE	DESCRIPTION	FILE REFERENCES
APPROVED	11 July 2025	Development Permit for making a Material Change of Use for a Multiple dwelling and Short-term accommodation (56 units)	MCU/2025/53

4 Site and Development Parameters

A summary of the site and approved development parameters are outlined in tabular form below.

Table 4 – Site and Development Parameters

ADDRESS	19-21 Anne Avenue, Broadbeach
REAL PROPERTY DESCRIPTION	Lot 0 – 8 on BUP1114
ROAD FRONTAGE/S	Anne Avenue: 34m (approx.)
SITE AREA	1,032m^2
APPLICANT	Mary Anne Development Pty Ltd C/- Urban Planning Services Pty Ltd Po Box 2091 Surfers Paradise Qld 4217
APPLICATION	Change Application (Minor)
APPROVED LAND USE/S	Multiple Dwelling and Short-term Accommodation (56 units)
ZONE	High Density Residential Zone Code
BUILDING HEIGHT	'HX' (unlimited) Building Height Building Height Overlay Map
RESIDENTIAL DENSITY	RD8 (1 bedroom / 13sqm) Residential Density Overlay Map
CAR PARKING	Where the site is within the High Density Residential Zone and located in the Transport Hub Area, the following rates apply to:- <u>Residential parking</u> • 1 per unit or dwelling and 1 per 10 units or dwelling for visitors <u>Short-term accommodation parking</u> • 1 per 4 units or dwellings <u>Non-residential parking (where within 400m of a Light Rail station):-</u> 1 per 100m2 of TUA
LOCAL AUTHORITY	Council of the City of Gold Coast
REFERRAL AGENCY CONCURRENCE	None Applicable
REFERRAL AGENCY ADVICE	None Applicable

5 Site and Environment

5.1 Allotment Address and Description

The subject site is square in shape, and is situated at 19-21 Anne Avenue, Broadbeach, being properly described as Lot 0 - 8 on BUP1114. The subject site comprises a total area of 1,032m^2 and has no easements or other relevant land-use restrictions or encumbrances known to affect the title of the property. An aerial view of the subject site is presented in **Figure 1** below, with the site identified by red outline.



Figure 3: Site Location

5.2 Existing Improvements

Commonly referred to as 'Max Mar', the subject site currently comprises of a 2-storey U shaped multiple dwelling which includes 8 units. These will be removed to facilitate the proposed development.

5.3 Contamination

A review of searches undertaken with the Queensland Government has confirmed the land is not on the Contaminated Land / Environmental Management Register.

5.4 Flooding

A review of searches undertaken with the City of Gold Coast Flood Mapping has confirmed the land is not subject to Flooding.

5.5 Infrastructure Services

The proposed development can be adequately serviced with all necessary infrastructure services including sewer, water, stormwater drainage, electrical and telecommunication infrastructure.

5.6 Road and Transport Infrastructure

The subject site benefits from frontage to Anne Avenue which connects to Old Burleigh Road to the East and Surf Parade to the West, both of which are two-way single carriageways heading North and South. Pedestrian footpaths are incorporated within the road verge on both the northern and southern sides of Anne Avenue, with parallel on-street car parking permitted along both of these road verges.

Approximately 300m to the north-west, Elizabeth Avenue intersects with Gold Coast Highway. Gold Coast Highway is a dual carriageway road corridor carrying north and southbound traffic, offering ease of travel between a broad range of destinations including Coolangatta, Tweed Heads and the Gold Coast Airport to the south, through to Surfers Paradise and Southport CBD to the north.

The Gold Coast Highway is a major road that connects and provides access to the existing high-frequency public transport services operating along this route and to suburbs to the north and south of the site. The proximity of the bus services available to the subject site ensure ease of access via good quality existing pedestrian infrastructure to public transport services situated along the Gold Coast Highway.

Nine (9) existing bus stops are located within a 1km radius of the subject site, with services operating along this route including:

- 700 (Broadbeach, Burleigh Heads, Palm Beach, Tweed South);
- 705 (Sea World, Main Beach, Surfers Paradise, Broadbeach);
- 731 (Arts Centre, Surfers, Isle of Capri, Pacific Fair, Broadbeach);
- 738 (Griffith Uni, GCUH, Ashmore, Pacific Fair, Broadbeach);
- 736 (Nerang, Highland Park, Carrara, Pacific Fair, Broadbeach);
- 743 (Nerang Station, Nerang, Carrara, Pacific Fair, Broadbeach);
- 745 (Nerang station, Pacific Fair, Broadbeach);
- 750 (Robina Station & Town Centre, Bond Uni, Pacific Fair, Broadbeach);
- 751 (Robina Station & Town Centre, Mermaid Waters, Pacific Fair, Broadbeach);
- 753 (Burleigh Heads, Varsity Lakes, Bond Uni, Pacific Fair, Broadbeach);
- 754 (Varsity Lakes, Mermaid Waters, Pacific Fair, Broadbeach);
- 755 (Robina Town Centre & Robina Station, Merrimac, Pacific Fair, Broadbeach); and
- 756 (West Burleigh, Stockland, Miami, Pacific Fair, Broadbeach).

The subject site is located within the Light Rail Urban Renewal Area, within the Frame Area identified on Strategic Framework Map 3. The two nearest light rail stations are located on Gold Coast Highway, known as Broadbeach North Station, which lies approximately 700m to the north west of the site and Broadbeach South Station, which lies approximately 390m to the south west of the site.

The light rail service provides connections to various destinations between Broadbeach North and the Gold Coast University Hospital, with planned delivery for the Light Rail Stage 3 (Broadbeach to Burleigh Heads) & Stage 4 (Burleigh Heads to Coolangatta) currently underway.

An extract of the CCGC 'Walk, Cycle and Public Transport Map' identifying the location of the subject site in the context of pedestrian and cycle routes and the various local attractions and facilities near the site is presented in **Figure 2** below.

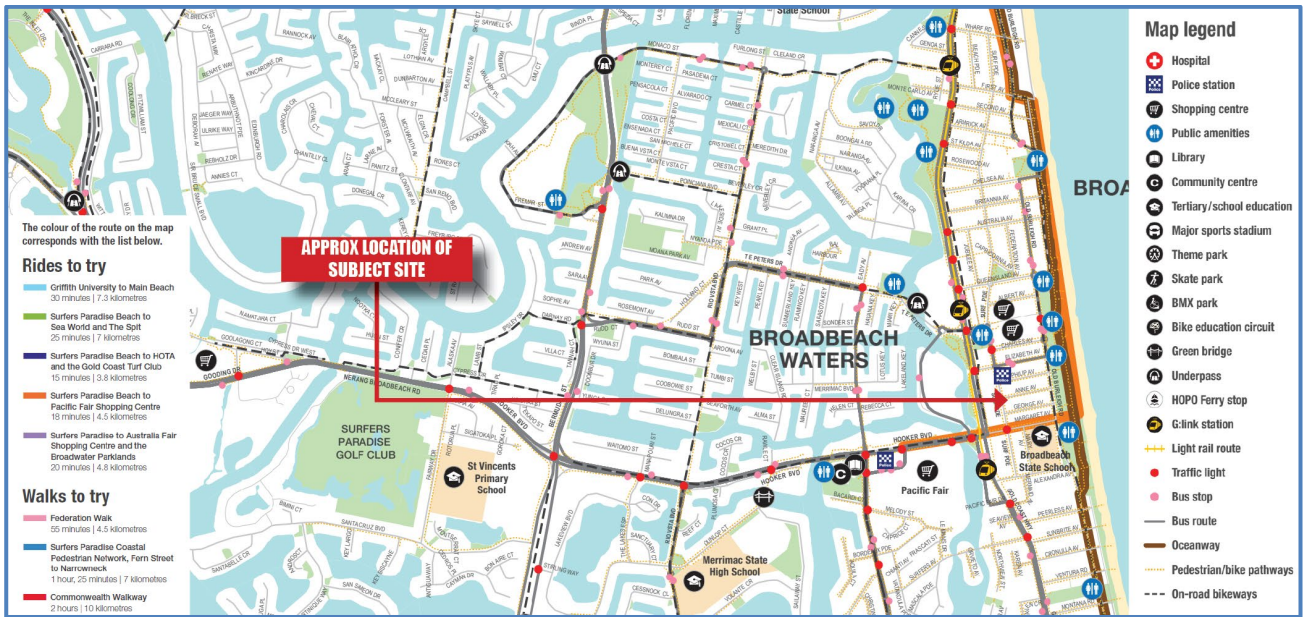


Figure 4: *Extract copy of GCCC Walk, Cycle and Public Transport Map'*

5.7 Immediate and Surrounding Area

The local area surrounding the site is predominantly characterised by residential & tourist land uses. A summary of the immediate surrounds is provided below:

NORTH	Immediately north of the subject site is a two-storey multiple dwelling containing 8 units. Further north is the heart of Broadbeach. Commonly referred to as 'The Oracle' and 'The Oasis' which offers a variety of restaurants, cafes, gyms, beauty salons and additional commercial retails.
EAST	Immediately East of the subject site is a four-storey multiple dwelling containing 4 units, commonly referred to as Dee-ell Place. Further East and before Pratten Park, Kurrawa Beach and Kurrawa Surf Life Saving Club the street comprises of an array of Multiple Dwellings, Dwelling Houses and Dual Occupancies.
SOUTH	South of the subject site is High Density Residential Zoning compromising of predominantly Multiple Dwellings, Dwelling Houses and Dual Occupancies.
WEST	Immediately west of the subject site is a two-storey multiple dwelling containing 5 units. Further West is the 'Meriton Suites Broadbeach' which comprises of two residential and short-term accommodation towers along with a variety of restaurants and cafes. Further west from there and across the Gold Coast Highway is 'The Star Casino'.

A photographic image of the immediate and surrounding area is presented in **Figure 3** below.

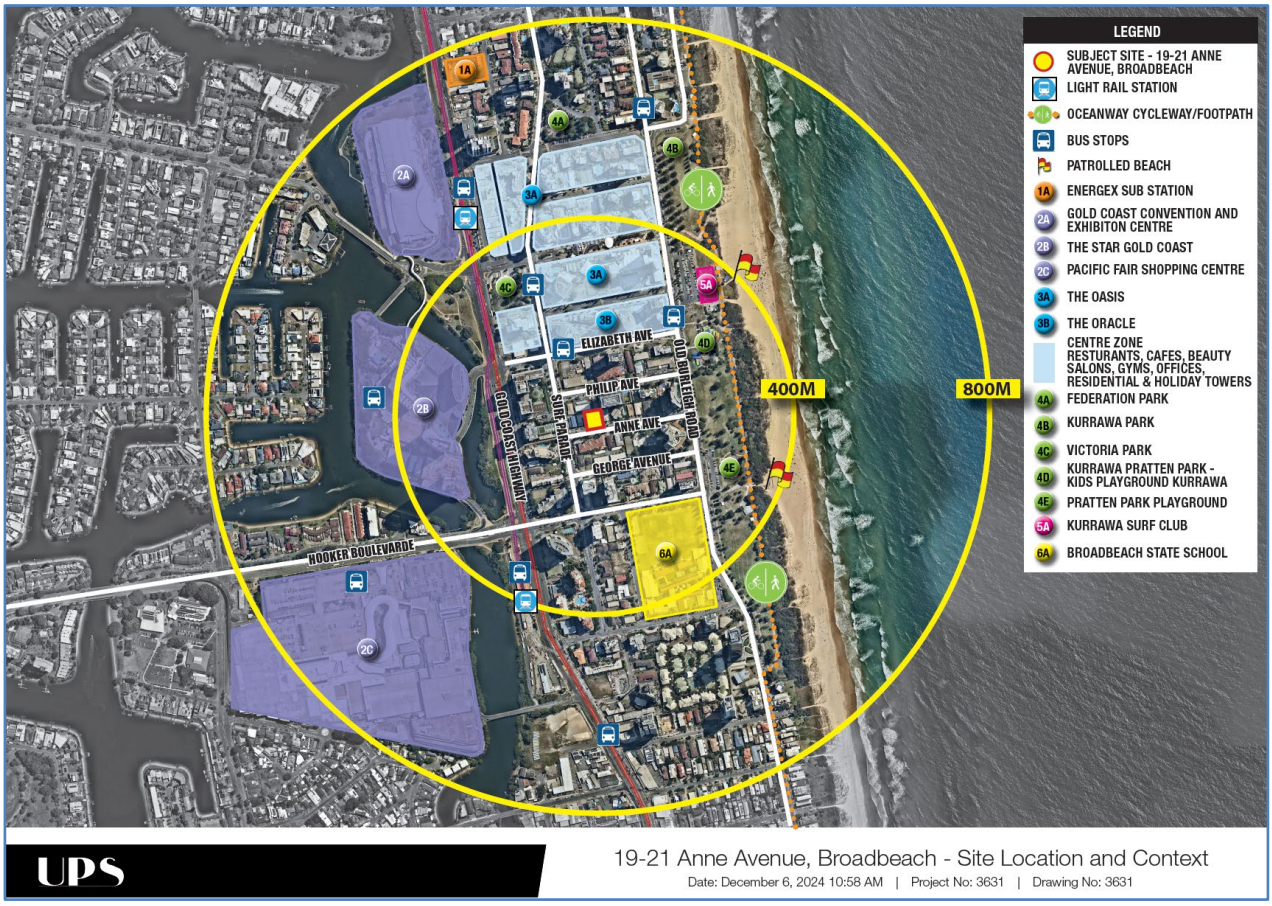


Figure 5: *Subject site and surrounds*

6 Comparison of Development Parameters

Table 5 – Comparison of Approved and Proposed Development Parameters

DEVELOPMENT PARAMETER	APPROVED	PROPOSED	DIFFERENCE & COMMENT
SITE AREA	1,032m^2	1,032m^2	No change
LAND USE	Multiple dwelling Short-term Accommodation	Multiple dwelling	Removal of **short-term accommodation**
BUILDING HEIGHT	• 33 storeys • 105.2m	• 33 storeys • 101.5m	Reduced building height by 3.7m
APARTMENTS	56 Units	56 Units	No change
APARTMENT MIX	56 x 3-bedroom units	56 x 3-bedroom units	No change
BEDS	168 bedrooms	168 bedrooms	No change
RESIDENTIAL DENSITY	1 bed / 6.1m^2	1 bed / 6.1m^2	No change
SITE COVER	Podium: 81-84% Tower: 45%	Podium: 80-84% Tower: 45%	**Negligible change**
RESIDENT CAR PARKS	98 car parks	98 car parks	**No change**
VISITOR CAR PARKS	7 car parks	7 car parks	**No change**



This Change Application (Minor) seeks amendments to the approval; articulated as follows:

The main amendments are as follows:

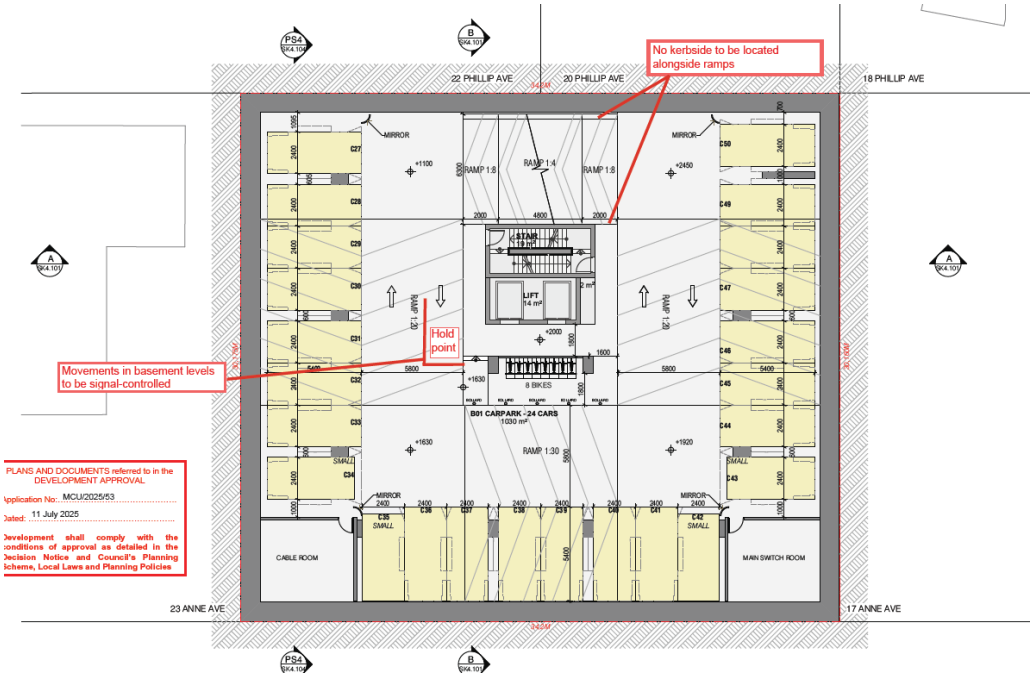
1. Removal of Short-term Accommodation land use.
2. Minor change to the recreational level
3. Building core changes based off structural advice.
4. Changes to the ground level based off building services and detailed design consultant input
5. Minor changes to podium car parking layout to allow for account for structure advice
6. Relocation of bicycle parking across the development

The main amendments have been outlined above, however for ease of assessment, UPS will outline the changes to the development starting at the basement and working up to the top level.

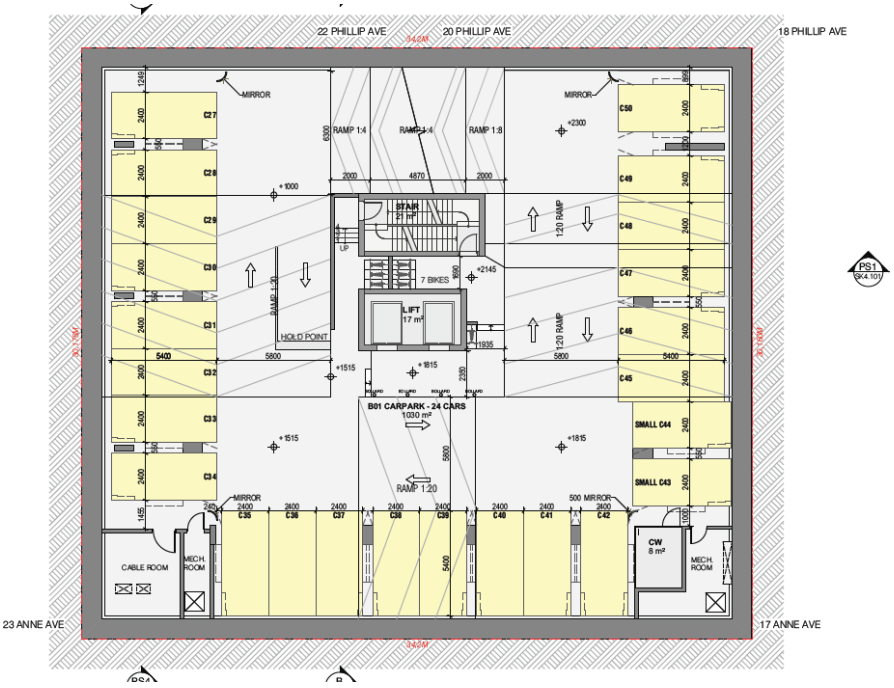
6.1 Basement Level

The basement level is largely consistent with the existing approval. The basement level has included the changes as marked in red by Council. The other changes include some minor mechanical room changes, car parking layout changes and building core being adjusted to align with structural consultant advice. Additionally, bicycle parks have been relocated to the ground floor storage area. The comparison below demonstrates the consistency with the previous approval. A detailed comparison and annotations of changes can be found within BDA's drawings.

Approved Basement Layout



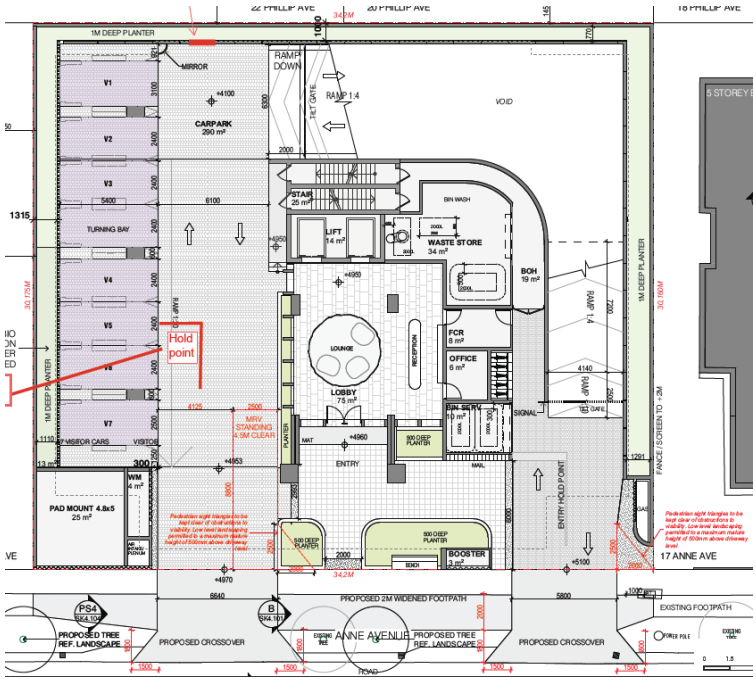
Proposed Basement Layout



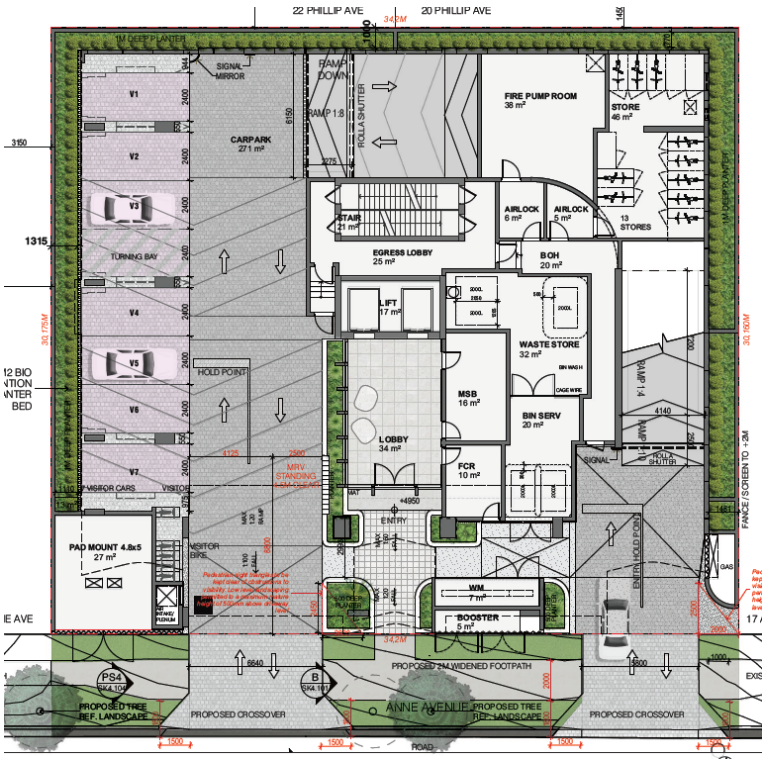
6.2 Ground Level

The ground floor level is proposed to be the same layout with as the proposed approval. There have been some inclusions of storage cages and bicycle parking which has moved as required. The fire pump room and other essential services have been resized/relocated as necessary to comply with relevant building services consultant advice.

Approved Ground Floor Layout



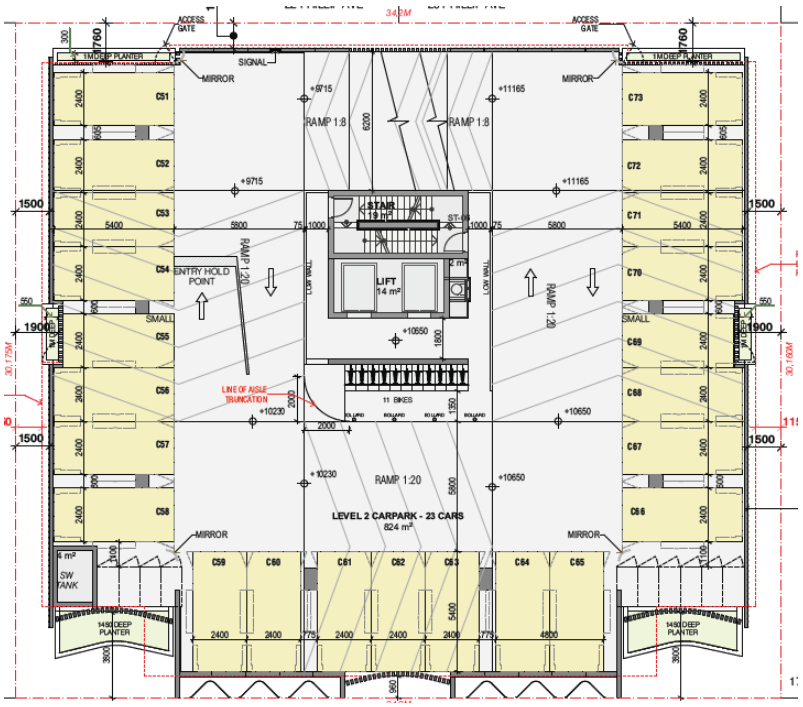
Proposed Ground Floor Layout



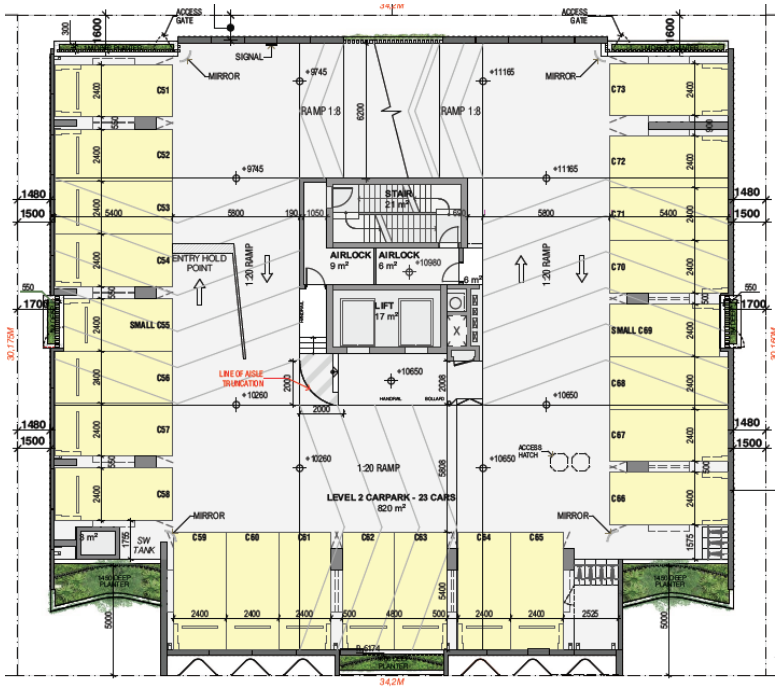
6.3 Podium Level

The podium level is proposed to be consistent with the proposed approval. There have been some minor changes to the setbacks (<100mm) however these are considered negligible in the context of the previous approval. The changes include the core amendments and the relocated bicycle spaces. A new planter has been introduced at this level to bolster the landscaping offering for the streetscape.

Approved podium layout



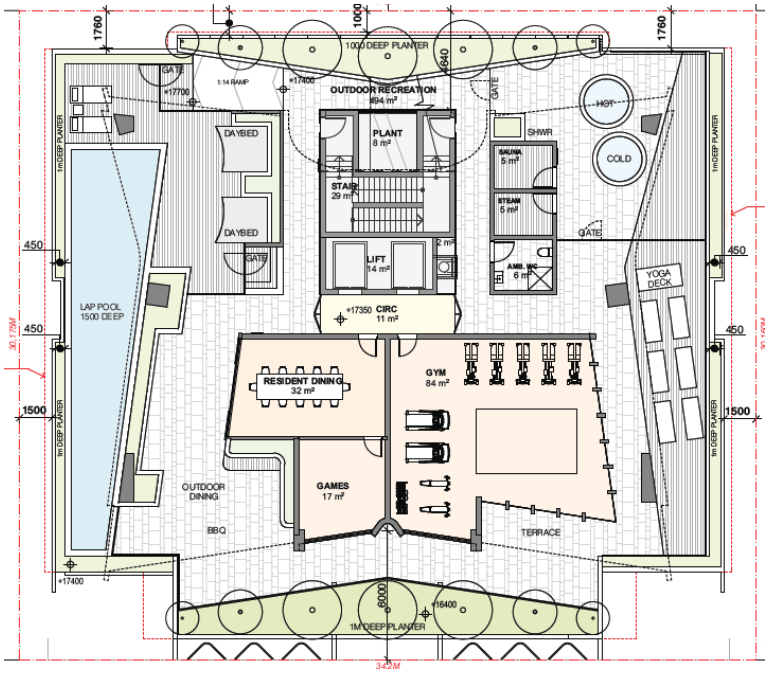
Proposed podium layout



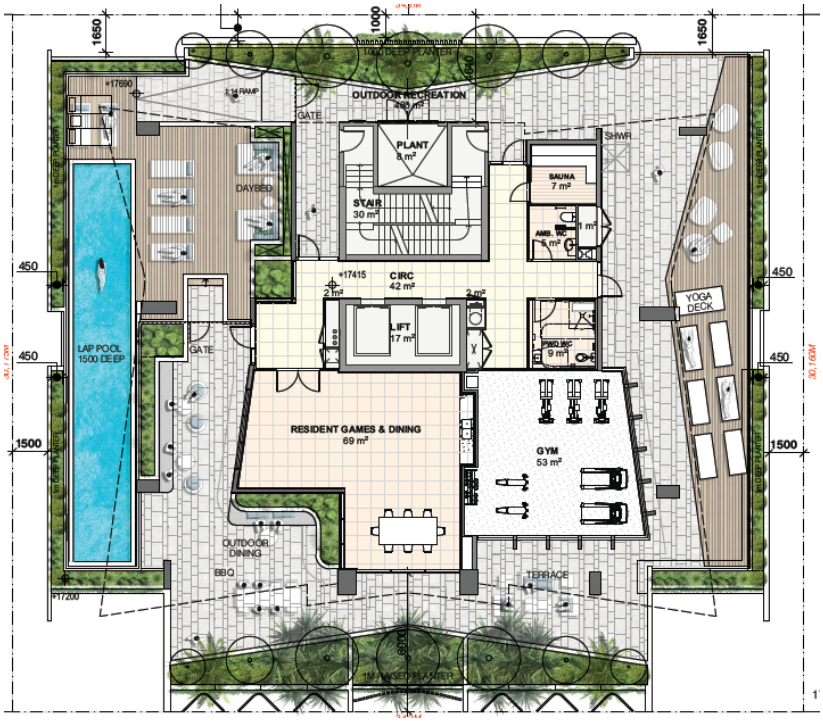
6.4 Recreation Level

The podium level is proposed to be consistent with the proposed approval. There are some minor layout changes to the recreational level, however the area is still providing a suitable variety of communal open space areas to accommodate the future residents.

Approved recreation layout



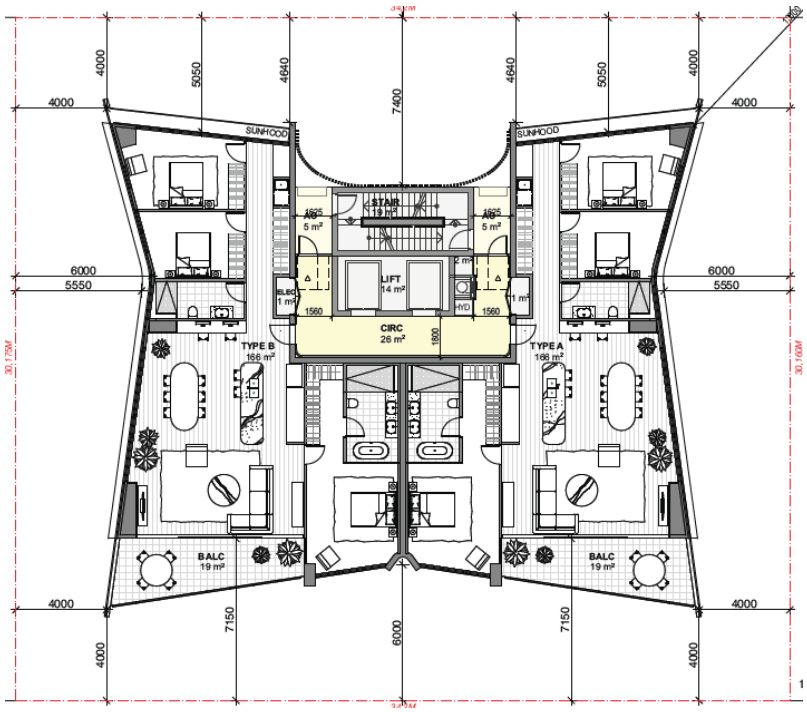
Proposed recreation layout



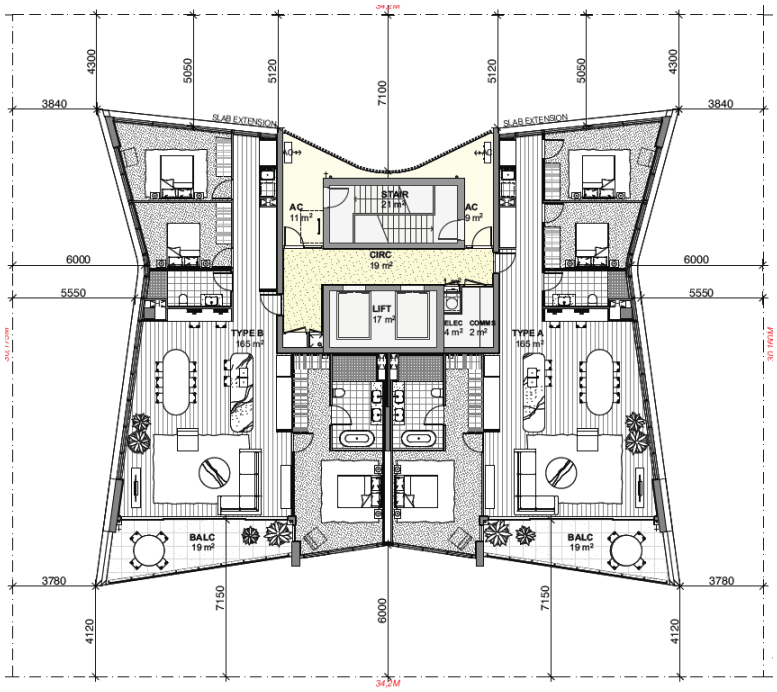
6.5 Typical tower level

The typical tower level is proposed to be consistent with the existing approval. There are some minor layout changes replacing the sunhoods with slab projections and the services balcony amended based off consultant advice. There are minor changes to setbacks (less than 150mm) changes as a result of tweaks, however these are considered to be negligible in the context of the previous approval. As already discussed, the building core changes are evident on this level, however the proposed layout is consistent with the previous approval.

Approved typical tower layout



Proposed typical tower layout



7 Review of Conditions Requiring Changes

UPS has undertaken a review of the Conditions of Approval in the Decision Notice dated 20 May 2025. UPS has prepared the following Table of the most recent conditions for ease of reference of conditions required to be amended.

Conditions required to be updated as part of the changes proposed:

Table 6 – Table of Conditions

CONDITION NO.	AMENDMENT	COMMENT
Details of proposed development		This portion of the decision notice will be required to be updated to reflect the proposed land uses being limited to Multiple dwelling.
Condition 2 – *Approved drawings*		Condition 2 will need to be **amended** to reflect the new set of proposed drawings contained within **Section 4** of the application material.
Condition 3 – *Approved Plans*		Condition 3 will need to be **amended** to reflect the amended plans contained within **Section 3** of the application material.
Condition 9 – *Landscaping works*		Condition 9 will need to be **amended** to reflect the amended Statement of Landscape Intent contained within **Section 4** of the application material.
Condition 46 - *Certification of works - Health and Regulatory Services*		Condition 46 will need to be **amended** to reflect the amended Acoustic Report contained within **Section 3** of the application material.
Condition 47 - *Certification of works - Hydraulics and Water Quality*		Condition 47 will need to be **amended** to reflect the amended Stormwater Management Plan contained within **Section 3** of the application material.
Condition 52 - *Certification of works – Water and Waste (Solid Waste Management)*		Condition 52 will need to be **amended** to reflect the amended Waste Management Plan contained within **Section 3** of the application material.

8 Town Planning Legislation

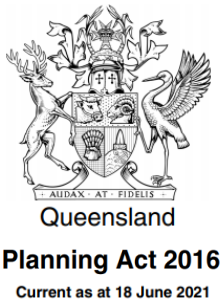
8.1 Planning Act 2016

The ***Sustainable Planning Act 2009*** (‘***SPA***’) was replaced by the ***Planning Act 2016*** (‘***PA***’) on 3 July 2017.

Under the ***SPA,*** an amendment to the Town Planning Approval was referred to as a ***Permissible Change***.

Under the ***PA***, an amendment to the Town Planning Approval is now referred to as either:-

- ***Change Application (Minor)***. This is similar, but the not the same, as the ***Permissible Change*** under the ***SPA***; or
- ***Change Application (Other)***. This is new Application under the ***PA***.



8.2 Change Application (Minor)

This is similar, but not the same, as the ***Permissible Change*** under the former ***SPA***.

The change sees new and some broad tests which have been added (e.g. **Responsible Entity** (i.e. the **City of Gold Coast**) may now consider *“another matter”* that they consider relevant.

The **City of Gold Coast** when assessing a ***Change Application (Minor)*** must consider if the amendments result in a in ***Substantially Different Development*** which is clearly articulated below.

Table 7 – Development Assessment Rules – Schedule No. 1 – “Substantially Different Development”

DA RULES SCHEDULE NO. 1	**COMMENT**	**COMPLIANCE**
Involves a new use	There is no new land use proposed. As such, the amendments comply with this parameter.	✓
Results in the Application applying to a new parcel of land	The extent of the site has not changed. As such, the amendments comply with this parameter.	✓
Dramatically changes the built form in terms of scale, bulk and appearance	The proposed changes are not considered to constitute a dramatic change in terms of the scale, bulk and appearance of the development. As such, the amendments comply with this parameter.	✓
Changes the ability of the proposed development to operate as intended	The changes will not prevent the development from operating as intended. As such, the amendments comply with this parameter.	✓
Removes a component that is integral to the operation of the development	As discussed above, the approval is residential in nature. The function of the development remains to be a residential tower and whilst the flexibility of land use is no longer with the short term accommodation being removed, the tower will still function as a residential tower.	✓
Significantly impact on traffic flow and the transport network, such as increasing traffic to the site	The minor change will not significantly impact on the traffic flow or transport network and will not increase traffic to the site.	✓
Introduces new impacts or increases the severity of known impacts	It is considered that the amendments proposed within this report will not result in new impacts nor an increase in the severity of known impacts. As such, the amendments comply with this parameter.	✓
Removes the incentive or offset component that would have	It has been demonstrated within this report that the amendments do not remove an incentive or offset component that would have balanced a negative impact of the development.	✓

DA RULES SCHEDULE NO. 1	COMMENT	COMPLIANCE
balanced a negative impact of the development	As such, the amendments comply with this parameter.	
Impacts on infrastructure provisions	The amendments will not result in any new impacts upon infrastructure provision, location or demand. As such, the amendments comply with this parameter.	

Having regard to the retained land uses, general composition of the development, built form and the extent of variation of key development parameters in the revised proposal, in the opinion of UPS, it is considered that the proposed amendment **does not** result in 'substantially different development'.

8.3 Requirements of Change Application

Section 79 – 'Requirements for Change Applications', of the *PA* stipulates what a Change Application must be accompanied by for the Council as the role as the Responsible Entity, to accept the Change Application.

The table below identifies all the prescribed requirements, provides comment and where necessary refers to ***Attachments*** within this Report providing relevant supporting documentation.

Table 8 – Requirements of Change Applications

PLANNING ACT 2016	REQUIREMENT	COMMENT	COMPLIANCE
79(1)(a)	Made in Approved Form	'Change Application Form (Planning Act Form No. 5)' has been completed and can be found in **Section 1.**	
79(1)(b)(i)	Required Fee	Upon lodgement of this Change Application (Minor), it is expected City of Gold Coast Council will then issue a *Notice to Pay*. The client will then (accordingly) undertake payment.	
79(1)(b)(ii)	Pre-Request Response Notice	No formal 'Pre-Request Response Notice' was sort from the Assessment Manager and the Referral Agency being:- • City of Gold Coast.	
79(1)(b)(iii)	Landowner's Consent	Landowner's Consent is attached in **Section 1.**	

9 Conclusion

Urban Planning Services Pty Ltd ('**UPS**') acts on behalf of Mary Anne Development Pty Ltd (the '**Applicant**') to pursue a Change Application (Minor) for the site located at 19 – 21 Anne Avenue, Broadbeach otherwise described as Lots 0 - 8 on BUP1114 (the '**subject site**') under Section 78 of the *Planning Act 2016*.

Based on the findings of this Report combined with the architectural packages from BDA and after careful consideration, UPS have formed the view that the amendments:

- Do not result in a *"substantially different development"*;
- Do not result in any non-compliance with the City Plan;
- Do not significantly change any of the highly desirable attributes of the approved Development; and
- Do not generate any additional adverse impacts on adjoining residents, the local infrastructure or the surrounding area.

As such it is considered and recommended that this Change Application (Minor) is worthy of approval.

Should you have any further questions during the assessment of this development application, please contact our Jack Collings on jcollings@urbanps.com.au or on telephone number (07) 5570 4994.

Yours faithfully



Jason McGrath
Director & Town Planner
Urban Planning Services Pty Ltd
Office Telephone: (07) 5570 4994

ATTACHMENT 4

CoGC Decision Notice
dated 11 July 2025 (MCU/2025/53)



UPS
URBAN PLANNING SERVICES

CITY OF GOLDCOAST.

Date: 11 July 2025
Contact: Conor Pizzolato
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: MCU/2025/53

Mary Anne Development Pty Ltd
C/- Urban Planning Services Pty Ltd
PO Box 2091
SURFERS PARADISE QLD 4217

Dear Sir/Madam

Decision Notice

Property description: Lot 0-8 BUP1114
Property location: 19 Anne Avenue, BROADBEACH QLD 4218
Application details: Material Change of Use

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/2025/53.

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 Assessment on 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/2025/53
Your reference: 3631

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

Date of decision notice: 11 July 2025

Applicant details

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

Application details

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

Location details

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

Decision

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

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

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

Conditions

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

Further development permits

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

- Operational works – vegetation clearing
- Operational works – landscape works (Private works)
- Operational works – infrastructure
- Permit for plumbing and drainage work
- Connections / disconnections: Application to work on the City's infrastructure

- Temporary Road Closure and Works Zone Permit Application

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

Properly made submissions

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

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

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

Approved plans and drawings

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

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016.* A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

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

AUTHORISED BY



Eli Stevenson
A/Coordinator Development Assessment (Central)
For the Chief Executive Officer
Council of the City of Gold Coast

Enc:
Conditions imposed by Council as Assessment manager
Statement of reasons (given under section 63(5) of *Planning Act 2016*)

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

Development Conditions imposed by Council as Assessment Manager

General

1 Timing

a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

2 Approved drawings

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

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

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

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

3 Approved Plans

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

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

Property

4 Private infrastructure

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

5 Restrictions regarding Council sewer and water supply infrastructure

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

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

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

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

Amenity

6 Hours of operation and loading and unloading

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

7 Screening of visually offensive components

Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:

a Refuse storage and servicing areas

b Service equipment

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

Environmental and Landscaping

8 Vegetation clearing

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

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

9 Landscaping works

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

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

and include in particular:

i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species.
ii Unless otherwise specified in these conditions, tree species must be a minimum bag size of 100L at the time of planting.
iii Palm species must be a minimum 3 metres in height at the time of planting.
iv Unless otherwise specified in these conditions, shrub species must be a minimum 200mm pot size at the time of planting.
v Screening shrubs must be able to achieve a minimum height of 3 metres at maturity and must be a minimum 300mm pot size at the time of planting.
vi Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting.
vii Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting.
viii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.
ix Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.
x Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations.
xi Incorporate feature tree plantings at a minimum 200L bag size within the level 4 planters to the front and rear façade.
xii An automatic irrigation system must be provided to all planter boxes.
xiii Install large feature shrubs at a minimum 45L bag size within the frontage planters at the ground floor level.
xiv Incorporate screening shrubs at 1 metre centres within the raised planters along the common boundaries at the ground floor level (excluding the bio-retention area).

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

	standing area indicating 'Temporary truck parking area for removalists and deliveries'. b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. c The off-street parking facilities must only be used for vehicle parking.
12	**Off street bicycle parking and end of trip facilities** a Design and construct off street bicycle parking and end of trip facilities at no cost to Council, generally in accordance with the Transport code of the City Plan and include in particular: i The off-street bicycle parking facilities must be in accordance with the approved drawings. ii Signs and line marking to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line marking is to be provided along the route and where bicycle parking is provided. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
13	**Loading and unloading (excluding waste collection vehicles)** a Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. ii A vehicle, or vehicles, waiting to be loaded or unloaded, must stand entirely within the site. iii All vehicles must enter and exit the site in a forward gear other than a Medium Rigid Vehicle which is permitted to undertake a reverse manoeuvre into the site. iv The largest vehicle permitted on the site is an 8.8m Medium Rigid Vehicle (MRV). The dimensions of the vehicle are to be generally in accordance with AS2890.2.
14	**Off street ramp signal management system** a Design, construct, implement and maintain a signalised ramp management system, at no cost to Council, prior to commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: i The ramp signal management system must be installed at the location/s generally shown on the approved drawings. ii Vehicle detectors must be installed to detect vehicles entering the site, and prior to all ramps, for each direction of travel. iii Vehicles entering the site must be given priority to avoid queuing onto the public road. To be clear, signal lanterns controlling vehicle movements for vehicles exiting the parking facilities (whether from parking spaces or hold points) shall be set to 'red' at all times and shall only change to 'green' in the event that no vehicles are waiting to enter the facilities. iv The system must be installed/configured such that residents and Short-term accommodation guests are required to trigger an 'exit sequence' prior to exiting car parking spaces. v Exit sequences must be triggered via a remote device (rather than a manual system, such as a push button). vi Signal lanterns must be visible from all hold line locations and from all resident / Short-term accommodation guest car parking spaces. vii The ramp signal management system must be configured so that vehicles are only required to pass at locations where a hold line is shown on the approved drawings.
Engineering	
15	**Electrical reticulation**

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

	a Obtain an operational works approval for the design and construction of all footpaths listed below, prior to commencement of the use, at no cost to Council: i A new, 2 metre wide footpath on Anne Avenue for the full frontage of the site. ii A minimum 1.5 metre wide pathway, within the verge of Anne Avenue, connecting the new public footpath on Anne Avenue to the development's internal pedestrian access point(s), at the property boundary. b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed.
23	**Existing structures and services** a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
Stormwater Drainage	
24	**Overland flow paths and hydraulic alterations** a The development must not cause loss or damage as a result of: i Increase peak flow rates downstream from the site; ii Increase flood levels external to the site; and iii Increase duration of inundation external to the site.
25	**Bioretention basin maintenance management plan** *(specific condition)* a Prepare and implement a bioretention basin maintenance management plan (MMP) in accordance with approved stormwater management plan prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer of Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.12 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan b The MMP must include, but not necessarily be limited to, the following key information: i Design intent and description of the device(s). ii The location and specific dimensions of the device(s). iii Approved / designed water quality objectives. iv Water quality monitoring procedures. v Monitoring frequency. vi Specifications and procedures for device(s) maintenance. vii Plant and equipment access details for maintenance activities. viii Maintenance activity schedule defining frequency, area (m^2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e. lists of approved and acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Measures to be undertaken when water ponding > 3 hours after storm with filter media clogged or subsoil pipes blocked.

	xiii Approximate lifecycle maintenance costs. xiv The legal entity to maintain a record of all maintenance (including plant replacement) undertaken on the bioretention basin and make it available to Council upon request. xv Undertake inspection and certification of effective operation by RPEQ in accordance with the maintenance management plan.
Sewer and Water Works	
26	**Sewer connection** a Obtain an Operational Works approval for the design and construction of a sewer for the proposal and connect to Council's sewer network, prior to commencement of the use at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The development is permitted with a single sewer connection to Council's sewerage network. iii The size of the sewer property service connection must be in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. v Provide the inspection opening (IO) 300mm from the property boundary (verge side). vi Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 300mm clear of the property sewer connection. vii Remove / seal / cap redundant sewer property services. *Notes:* *i An "Application Work on the City's infrastructure" form is required for the above works.* *ii Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.12 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.*
27	**Water connection** a Obtain an Operational Works approval for the design and construction of a water connection for the proposal and connect to Council's water network at the existing 150mm main fronting the site, prior to commencement of the use at no cost to Council and include in particular: b The proposed development is permitted to connect to Council's water network through a singular connection as outlined below: i This connection will supply a single master meter for potable water; and ii If required, a single fire meter c Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. d Provide a flange at 300mm on the water property service (verge side). e Council's ownership of the above ground on-lot water meters includes the typical meter assembly in accordance with the SEQ Large Water Meter Arrangement drawing set bounded by the first isolation valve. f The requirements described above must be clearly identified on the Operational Works drawings. g Water meters must be in accordance with Council's Metering Technical Specifications & standard drawings and SEQ Large Water Meter Arrangements drawings.

	h The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. i Remove redundant water meters / connections. *Notes:* *i Refer to the 'Fire Loading' condition of this development permit.* *ii An "Application Work on the City's infrastructure" form is required for the above works.* *iii Private infrastructure is from the flange installed at 300mm from property boundary on the water service to the inlet valve of Council's above ground on-lot water meter assembly.* *iv Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.* *v Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.*
28	**Sub-metering** Provide individual sub-metering for each unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
29	**Fire loading** Ensure the fire loading does not exceed 15L/s for 4 hours. *Explanatory Notes:* *a Compliance with this condition required certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.* *b This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above.* *c The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.* d *If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc.* e *If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.*
Solid Waste Management	
30	**Bin type, storage capacity and storage points** a Provide the following equipment to service the development prior to commencement of the use at no cost to Council: i 2 x 2000L general waste bulk bins and 1 x 2000L recycle bulk bin
31	**Storage point / waste room – Bulk bins** a Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.16 - Solid waste management at no cost to Council:

	i No steps or lips on bin-carting route. ii Hose cock for bin washing. iii Concrete slab graded to drainage point within the storage point. iv Drainage point connected to sewerage network with trade waste requirements. v Adequate artificial lighting vi Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of waste vii The storage room is to be locked and only accessible to property / building management in order to prevent residents from depositing any general / recycling directly into the bins.
32	**Servicing point – Bulk bins** a Construct the bin servicing point prior to use commencing and in accordance with City Plan policy SC6.16 – Solid waste management, including: i Hardstand with a solid concrete base or acceptable equivalent ii Screened iii Positioned on a level pad within the site, level with the kerbside and adjacent to the subject site's driveway iv Connected to the crossover by a concrete path so that the bin can be manoeuvred for servicing without lifting the bin over raised surfaces
33	**Waste chute** a Provide protection in the waste storage room from objects falling through the waste chute which enables a person to safely access the storage room, prior to the use commencing at all times at no cost to Council. b Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in case of fire c Fitted with a chute divertor system to divert general and recycling waste to the appropriate bin
Construction Management	
34	**Acid sulfate soils management plan** a Obtain a Management Plan approval for an Acid sulfate soils management plan generally in accordance with the Acid sulfate soils overlay code of the City Plan and City Plan Policy SC6.2 – Acid sulfate soils management, to implement acid sulfate soils control measures at no cost to Council, prior to any works commencing. b The Acid sulfate soils management plan must be prepared by a suitably qualified professional. c Implement the Acid sulfate soils management plan during construction works at no cost to Council.
35	**Construction management plan** a Prepare and submit for approval a Construction management plan prior to any works commencing. b The Construction management plan must be prepared by a suitably qualified professional and include in particular: i Provide details of any gantries or overhead protective awnings proposed over the road or footpath. ii Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic. iii Provide details for the parking of site workers vehicles. iv Provide details on the location of street lights, fire hydrants, sewer and stormwater

	pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works. v Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve. vi Location and details of public information signs with contact name/s and phone numbers. vii Provide details of proposed sediment and erosion control measures including any rubble grids or shakers. viii Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable. ix Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.). x Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours. xi Provide details of any proposed temporary vehicle crossing points. xii Location of buildings and structures on adjacent properties. xiii Provide details of how pedestrian movement around the site will be managed during and outside work hours. xiv Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works. xv Provide hours of construction. xvi Details on the presentation of hoarding to the street. xvii Provide details for tree management. xviii Demonstrate how the general public will be protected from construction activities. xix Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste materials. xx Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers xxi Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. xxii Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility. xxiii Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Implement the Construction management plan during all construction works at no cost to Council. d Signage is to be attached to the front hoarding/fence adjacent to the street, providing contact names and details for who to contact if there are concerns from neighbouring property owners, relating to construction activities. e A copy of the approved Construction Management Plan must be provided to immediate adjoining properties prior to the commencement of construction.
36	**Dewatering management plan** a Obtain and implement an Environmental Management Plan approval from Council for a Dewatering management plan generally in accordance with the Guidelines for Dewatering Management Plan prior to any works commencing, at no cost to Council.

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

	a Sediment control structures e.g. sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. b A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. c All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP September 2009) prior to discharging from the site. d Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, Section 4.5.17.1.2 – Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.
39	**Noise management plan** a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing. b The Noise management plan must be prepared by a suitably qualified professional and include in particular: i Provide details of expected noise sources. ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019. iii Identify the measures and work procedures to monitor noise emissions. iv Provide details of complaint response procedures. v Identify procedures to monitor and review the noise management plan. vi Implement the Noise management plan prior to any works commencing at no cost to Council.
40	**Sand management plan** a Obtain and implement an Environmental Management Plan approval from Council for a Sand management plan generally in accordance with the PO4 of the City Plan policy – Coastal erosion hazard overlay code prior to any works commencing, at no cost to Council. b The Sand management plan must be prepared by a suitably qualified professional and include in particular. i Outline actions to ensure excavated sand is cleaned, treated, placed, levelled and stabilised. ii Ensure sand is cleaned using a 20mm sieve to remove all material other than clean sand. iii Ensure sand is delivered and deposited to (identify relevant beach). c Contact Council's Infrastructure Gold Coast to engage an officer (supervisor) nominated by Council. The Sand management plan must include details (e.g. name and position) of the officer who will be employed for the duration of the sand excavation and deposition at no cost to Council. d Prior to the commencement of sand extraction and deposition, sufficient security must be provided to Council to ensure the sand is sieved and placed on an ocean beach in accordance with Council requirements and appropriate beach protection and/or restoration measures are used. e The estimate total quantity of the sand must be calculated and supplied to the officer identified above to ensure a security value is included in the plan.
41	**Vibration management plan** a Prepare and submit for approval a Vibration management plan addressing basement

construction activities in accordance with the City's Basement Construction Vibration Guideline prior to any works commencing.

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

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

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

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

Note:

Vibration monitoring may be required to be carried out at no cost to Council to determine compliance with the approved vibration management plan or the Guideline.

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

Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.

43 **Notice of works timetable**

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

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

44 **Certification of works – Architecture Assessment**

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

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

The certification is to confirm:

a There are no significant adverse wind impacts to pedestrians around the building. This includes ground level, podium level, rooftop and balconies as well as adjoining public realm i.e.: footpaths, park or plaza.

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

45 **Certification of works – Environmental Assessment**

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

Environmental Assessment

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

The certification is to confirm:

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

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

46 **Certification of works - Health and Regulatory Services**

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

Health and Regulatory Services

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

The certification is to confirm:

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

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

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

below, confirming as follows:

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

The certification is to confirm:

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

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

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

The certification is to confirm:

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

48 **Certification of works – Landscape Assessment**

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

Operational Works – Landscape Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment

The certification must include photographs and is to confirm:

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

49 Certification of works - Subdivision Engineering

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

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
The certification is to confirm: a Electricity supply is available to all proposed dwellings.				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
The certification is to confirm: a Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				

50 Certification of works – Transport Assessment

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

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

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

The certification is to confirm:

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

51 Certification of works - Water and Waste

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

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

52 Certification of works – Solid Waste Management

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

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

			Building Certifier	

The certification is to confirm:

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

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

53 Pre-start inspection – Water and Waste

Arrange a pre-start inspection prior to the commencement of building works for the bin storage and bin servicing point

Purpose	Council contact
Discuss Council approval requirements and expectations through the construction phase	inspections@goldcoast.qld.gov.au

54 Hold point inspection – Solid Waste

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

Please note: Inspections for multiple items is preferred.

	Purpose	Hold Point	Council contact
A	Bin storage point	Within 5 business days of the bin storage point being completed.	Contributed Assets inspections@goldcoast.qld.gov.au
B	Bin servicing point Note: The VXO must be completed prior to booking this inspection	Within 5 business days of the bin servicing point being completed.	Contributed Assets inspections@goldcoast.qld.gov.au
C	Bin carting route between storage point and servicing point	Within 5 business days of the entire bin carting route area being completed - including any doorways, ramps and speed control devices. The VXO must also be completed.	Contributed Assets inspections@goldcoast.qld.gov.au
D	Confirm Waste chute has been installed in the approved location and operates as designed.	Within 5 business days of the waste chute being completed.	Contributed Assets inspections@goldcoast.qld.gov.au
E	Confirm works for the bin storage, servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.	Contributed Assets inspections@goldcoast.qld.gov.au

Plumbing and Drainage Act 2018

55 Plumbing and drainage works

	Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. *Note:* *A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).*
Advice Notes	
A	**Development infrastructure** Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **Arboriculture** - Operational works - vegetation clearing **Landscape Assessment** - Operational works - landscape works (Private works) **Plumbing and Drainage** - Permit for plumbing and drainage work **Transport Assessment** - Operational works – infrastructure **Contributed Assets** Connections / disconnections: Application to work on the City's Infrastructure Temporary Road Closure and Works Zone Permit Application **Development Assessment** Operational Works - infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
D	**Indigenous cultural heritage legislation and duty of care requirement**

	The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
E	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e., pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the

	installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
G	**Access from/works in State-controlled road** All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
H	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
I	**Fire ant control** A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website Fire Ants Portal (daf.qld.gov.au).
J	**Gold Coast Airport approval of building and/or structure height** Any building or structure (including construction crane or other temporary equipment) in the City extending to a height of 110 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd.
K	**Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS)** Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS) 110 metres AHD. Application must be made to Gold Coast Airport Pty Ltd within a minimum of eight weeks' notice prior to the use of construction cranes or any other equipment that would exceed the OLS height limit.
L	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
M	**Basement construction** a There are civil liability and building code obligations relating to the excavation and construction of basements. It is the responsibility of the parties involved with the issuing of a building approval and management of construction works, to ensure that the basement construction methodology (including any temporary shoring and/or retaining methods) does not result in adverse impacts to the integrity or stability of any neighbouring or adjacent property or structure. b Building approval details are required by the City to action complaints in a timely manner. The Building Act 1975 section 86 requires the private certifier, within 5 business days of issuing approval, to provide a copy of the application and approval documents, including all plans, drawings, and specifications to the City. For a basement construction, these must also show the temporary shoring works.

N	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
O	**Stormwater** A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
P	**Works in properties other than the development land** Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
Q	**Council water, sewer and stormwater infrastructure to be protected during site works** The developer is responsible at all times for ensuring that Council's water, sewer and stormwater infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water, sewer and stormwater assets. Where Council water, sewer and stormwater infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.
R	**Works in Transport and Main Roads (TMR) Corridor** Approval from the Department of Transport and Main Roads (TMR) is required for any works proposed to be undertaken within a TMR road corridor. Any works within a TMR road corridor must comply with all TMR design requirements (Technical Note 163) and certification by a Registered Professional Engineer of Queensland (RPEQ). *Note: Changes made to the drawings may necessitate the submission of a Minor or Other Change development application, in accordance with the Planning Act 2016.*
S	**Connections and disconnections** Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au

T	**Water meter sizing** All water meters 50mm in diameter or larger must be installed aboveground and on lot. Unrestricted access to the water service (including meters) must be provided at all times. Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code
U	**Separate service connection points** Should a volumetric subdivision be pursued, separate water supply services will need to be designed and constructed to each of the different uses (e.g. commercial / residential), or to each of the volumetric lots created, so as to ensure that all lots within the site have separate service connection points. Internal services will need to be managed through the Building Management Statement. Each volumetric lot requires a potable water meter and the ultimate development is permitted with a single fire meter. Any subsequent volumetric ROL application must be approved by Council prior to water meters being approved based on the ROL proposal. The ROL application must include amended architectural drawings (using the latest overarching development permit, ie: MCU drawings) to demonstrate all water required water meters (40mm and larger) fit into the layout of the development.
V	**Operational Works meeting prior to lodgement** Council encourages contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
W	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Council is not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
Property Notifications	
A	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2025/53. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

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

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

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

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the ***appellant***); and

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The ***appeal period*** is—

(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or

(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

Authorised by the Parliamentary Counsel

(d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or

(f) for an appeal relating to the *Plumbing and Drainage Act 2018*—

(i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

(ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

(iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or

(iv) otherwise—20 business days after the day the notice is given; or

(g) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

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(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

(a) the adopted charge itself; or

(b) for a decision about an offset or refund—

(i) the establishment cost of trunk infrastructure identified in a LGIP; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and

(d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

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(e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and

(f) for an appeal to the P&E Court—the chief executive; and

(g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The ***service period*** is—

(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—

(a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or

(b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

(7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

(1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

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(2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

(a) conduct engaged in for the purpose of making a decision; and

(b) other conduct that relates to the making of a decision; and

(c) the making of a decision or the failure to make a decision; and

(d) a purported decision; and

(e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

(a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

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Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—

(a) the P&E court; or

(b) a tribunal.

(2) However, table 1 applies to a tribunal only if the matter involves—

(a) the refusal, or deemed refusal of a development application, for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(b) a provision of a development approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(c) if a development permit was applied for—the decision to give a preliminary approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(d) a development condition if—

(i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

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(ii) the building is, or is proposed to be, not more than 3 storeys; and

(iii) the proposed development is for not more than 60 sole-occupancy units; or

(e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or

(f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or

(g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or

(h) a decision to give an enforcement notice—

(i) in relation to a matter under paragraphs (a) to (g); or

(ii) under the *Plumbing and Drainage Act 2018*; or

(i) an infrastructure charges notice; or

(j) the refusal, or deemed refusal, of a conversion application; or

(l) a matter prescribed by regulation.

(3) Also, table 1 does not apply to a tribunal if the matter involves—

(a) for a matter in subsection (2)(a) to (d)—

(i) a development approval for which the development application required impact assessment; and

(ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or

(b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

(4) Table 2 states the matters that may be appealed only to the P&E Court.

(5) Table 3 states the matters that may be appealed only to the tribunal.

(6) In each table—

(a) column 1 states the appellant in the appeal; and

(b) column 2 states the respondent in the appeal; and

(c) column 3 states the co-respondent (if any) in the appeal; and

(d) column 4 states the co-respondents by election (if any) in the appeal.

(7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

(8) In this section—

storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications
For a development application other than an excluded application, an appeal may be made against—
(a) the refusal of all or part of the development application; or
(b) the deemed refusal of the development application; or
(c) a provision of the development approval; or
(d) if a development permit was applied for—the decision to give a preliminary approval.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications For a change application other than an excluded application, an appeal may be made against— (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.			

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Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice	The responsible entity	If an affected entity starts the appeal—the applicant	1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against— (a) the assessment manager's decision on the extension application; or (b) a deemed refusal of the extension application.			

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Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or *Examples of errors in applying an adopted charge—* • the incorrect application of gross floor area for a non-residential development • applying an incorrect 'use category', under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			

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Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

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Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

7. Enforcement notices under the *Plumbing and Drainage Act 2018*

An appeal may be made against the decision to give an enforcement notice.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

Table 2
Appeals to the P&E Court only

1. Appeals from tribunal

An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—

(a) an error or mistake in law on the part of the tribunal; or

(b) jurisdictional error.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—

2. Eligible submitter appeals

For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to—

(a) any part of the development application or change application that required impact assessment; or

(b) a variation request.

Table 2
Appeals to the P&E Court only

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

3. Eligible submitter and eligible advice agency appeals

For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—

(a) any part of the development application or change application that required impact assessment; or

(b) a variation request.

Table 2
Appeals to the P&E Court only

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
4. Compensation claims An appeal may be made against— (a) a decision under section 32 about a compensation claim; or (b) a decision under section 265 about a claim for compensation; or (c) a deemed refusal of a claim under paragraph (a) or (b).			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—

Table 2
Appeals to the P&E Court only

5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision 2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure.			

Table 2
Appeals to the P&E Court only

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3
Appeals to a tribunal only

1. Building advisory agency appeals

An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval

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Table 3
Appeals to a tribunal only

2. Inspection of building work

An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—

3. Certain decisions under the Building Act and the *Plumbing and Drainage Act 2018*

An appeal may be made against—

(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or

(b) a decision under the *Plumbing and Drainage Act 2018*, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—

4. Failure to decide an application or other matter under the Building Act

An appeal may be made against a failure to make a decision under the Building Act within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.

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Table 3
Appeals to a tribunal only

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The entity that failed to make the decision	—	—
5. Failure to decide an application or other matter under the *Plumbing and Drainage Act 2018* An appeal may be made against a failure to make a decision under the *Plumbing and Drainage Act 2018* within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—

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