CITY OF GOLDCOAST.

Date: 19 February 2026
Contact: Ravi Adhikari
Location: City Development
Telephone: 07 5582 9407
Your reference: -
Our reference: CMP/2026/7

Hutchinson Builders
100 Griffith St
COOLANGATTA QLD 4225

Dear Sir/Madam

Property description	Lot 0 BUP1114
Property location	19 Anne Avenue, BROADBEACH QLD 4218
DA reference	MCU/2025/53

You are advised that in relation to the construction management plan lodged in relation to MCU/2024/529.

Council of the City of Gold Coast (Council) officers have reviewed the construction management plan and determined that it does not satisfactorily address the requirements of condition 35 of the approval for a Material Change of Use (MCU/2025/53).

The requested amendments to the construction management plan are as follows:

1. **Traffic & Pedestrian Management**
   The submitted Construction Management Plan (CMP) proposes significant occupation of the road reserve which conflicts with standard public use. To ensure the proposed Construction Management Plan (CMP) does not conflict with the City of Gold Coast's road network requirements, please provide written confirmation in the form of a **Letter of No Objection (LONO)** from the City's Temporary Road Closures (TRC) team.

   Specifically, the LONO must review and endorse the following encroachments detailed in your CMP:
   - **Removal of On-Street Parking:** The establishment of a 33m x 2.4m Works Zone on Anne Avenue.
   - **Verge Encroachment:** The placement of a Dewatering Settling Tank on the public nature strip/road verge.
   - **Overhead Obstruction:** The installation of a 'B Class' Gantry / Overhead Protection structure over the public footpath.
   - **Pedestrian Diversion:** The daily closure of the footpath and diversion of pedestrians to the northern side of Anne Avenue during working hours.

   For any questions relating to the LONO process, please contact the TRC team on 5667 3639. The CMP is to be amended to reflect any changes or conditions agreed with TRC.

Response format
As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Forms** (combine as one single PDF)
- **Supporting documents** (combine as one single PDF)
- **Plans** (combine as one single PDF)
- **Specialist reports** (combine as one single PDF)

The electronic response should be forwarded to mail@goldcoast.qld.gov.au

If we do not receive instructions from you within twenty (20) Business days being 23/01/2026 your application may lapse.

Contacting us
Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Ravi Adhikari on 07 5582 9407.Yours faithfully

Nathan Seiler
Principal Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast