

Our reference: MCU/2025/562

Your reference:

Decision notice—approval (with conditions)

(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 2 October 2026

Applicant details

Applicant name: Baharr Pty Ltd

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

Application details

Application number: MCU/2025/562

Approval sought: Material change of use (Code assessment)

Details of proposed development: Multiple dwelling (25 units), Short-term accommodation (75 units), Food and drink outlet and Shop (Neighbourhood store)

Location details

Street address: 25 - 27 Vista Street, 2959 Gold Coast Highway, SURFERS PARADISE QLD 4217

Real property description: Lot 2 RP48704, Lot 205 RP21845, Lot 6 SP243229

Decision

Date of decision: 25 September 2026

Decision details: Under Delegated Authority, the Manager Major Assessment of Council has resolved to Approve the development application in full, with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use of premises near a state transport corridor or that is a future state transport corridor	SARA	Concurrence Agency	Department of Infrastructure, Local Government and Planning PO Box 3290 Australia Fair SOUTHPORT QLD 4215

Details of the approval

Development approval

Development permit for a for a Material change of use (Code assessment) for a Multiple dwelling (25 units), Short-term accommodation (75 units), Food and drink outlet and Shop (Neighbourhood store).

Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.
The conditions and/or advice that have been imposed/ provided by referral agency(s) are attached.

Further development permits

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

- Building works
- Operational works – infrastructure
- Operational works - vegetation clearing
- Operational works - vehicle access works
- Environmental Management Plan - Acid sulfate soils management plan
- Connections / disconnections: Application to work on the City's Infrastructure
- Temporary Road Closure and Works Zone Permit Application
- Referral Agency Assessment
- Operational works - landscape works (Private works)
- Permit for plumbing and drainage work

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 <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the
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	notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
Referral Agency	You do not have appeal rights in relation to this decision

For further information please contact Elizabeth Belmont, Senior Planner on 07 5582 8866 or via email mail@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(4) of *Planning Act 2016*)

Attach:

Referral agency conditions and/or advice

Stamped approved plans and drawings

Infrastructure charges notice for the approved development

Appeal rights extracts

General					
1	Timing				
	a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.				
2	Approved drawings				
	Undertake and maintain the development generally in accordance with the following drawings				
	Drawing Title	Author	Date	Drawing No.	Ver
	SITE PLAN	Studio Snell	02/09/2026	DA1002	M
	GA - BMT	Studio Snell	02/09/2026	DA1100	M
	GA – GF	Studio Snell	02/09/2026	DA1200	M
	GA – LVL 1	Studio Snell	02/09/2026	DA1300	M
	GA – LVL 2	Studio Snell	02/09/2026	DA1302	M
	GA – LVL 3	Studio Snell	02/09/2026	DA1303	M
	GA – LVL 4 - 22	Studio Snell	02/09/2026	DA1304	M
	GA – LVL – 23 - 28	Studio Snell	02/09/2026	DA1305	M
	GA - ROOF	Studio Snell	02/09/2026	DA1400	M
	ELEVATION - NORTH	Studio Snell	02/09/2026	DA1500	M
	ELEVATION – SOUTH	Studio Snell	02/09/2026	DA1501	M
	ELEVATION - EAST	Studio Snell	02/09/2026	DA1502	M
	ELEVATION – WEST	Studio Snell	02/09/2026	DA1503	M
	ELEVATION – PODIUM NORTH	Studio Snell	02/09/2026	DA1510	M
	ELEVATION – PODIUM SOUTH	Studio Snell	02/09/2026	DA1511	M
	ELEVATION – PODIUM EAST	Studio Snell	02/09/2026	DA1512	M
	ELEVATION – PODIUM WEST	Studio Snell	02/09/2026	DA1513	M
	SECTION 01	Studio Snell	02/09/2026	DA1600	M
	SECTION 02	Studio Snell	02/09/2026	DA1602	M
	SECTION 03	Studio Snell	02/09/2026	DA1603	M
	SECTION 01A	Studio Snell	02/09/2026	DA1604	M
	SECTION 02A	Studio Snell	02/09/2026	DA1605	M
	SECTION 04	Studio Snell	02/09/2026	DA1606	M

a	And ensure: - The ground floor boundary fencing to the north for the extent of the back of house / service area which is open air must include a 2 metre high acoustic barrier and is installed in accordance with the density requirements of the approved acoustic report.
b	Undertake and maintain the development generally in accordance with the approved drawings.
c	The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

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Approved Plans

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

Health and Regulatory Services				
Plan Title	Author	Date	Plan Reference No.	Ver
Proposed Mixed use Development 27 Vista Street Surfers Paradise ACOUSTIC REPORT	AcousticWorks	3 September 2026	2025438 R01E 27 Vista Street Surfers Paradise RTN ENV RAIL.docx	R01E

Arboriculture Assessment				
Plan Title	Author	Date	Plan Reference No.	Ver
Arboricultural Impact Assessment & Tree Protection Plan	Heritage tree care	27 August 2026	NA	NA

Civil Engineering				
Plan Title	Author	Date	Plan Reference No.	Ver
Waste management plan	MRA Environmental	16 December 2025	MRA25-191	V.1
Technical Memorandum: Amendments to the Waste Management Provisions for 27 Vista Street, Surfers Paradise	Rhodium Environmental	27 August 2026	RH2605-121	–
Stormwater management plan	Edge Consulting Engineers	27 August 2026	AU251205	02

and for the approved Stormwater Management Plan, ensure that:

aDrawing CDA051 is amended to identify the pre-development imperviousness as 46%, consistent with the impervious fraction adopted in the stormwater quantity assessment.

bDrawing CDA041 is amended to correct the detention tank weir level so that it is consistent with the detention system design parameters adopted in Table 3.7 of the Stormwater Management Plan.

cDrawing CDA041 is amended to nominate a 90mm diameter secondary orifice, consistent with Table 3.7 of the Stormwater Management Plan and the adopted detention modelling.

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Scope of approval (specific condition)

Multiple dwelling and Short-term accommodation units are not interchangeable and are identified on the following drawing:

	Drawing Title	Author	Date	Drawing No.	Ver
	SECTION 01	Studio Snell	02/09/2026	DA1600	M
	SECTION 02	Studio Snell	02/09/2026	DA1602	M
	SECTION 03	Studio Snell	02/09/2026	DA1603	M
Property					
5	Lots to be amalgamated Amalgamate lots (Lot 205 on RP21845, Lot 2 on RP48704, and Lot 6 on SP243229) into one lot and register the plan of amalgamation prior to commencement of the use.				
6	Restrictions regarding Council stormwater infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.5 horizontal metres from Council's stormwater infrastructure. b Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.				
7	Private infrastructure a The 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. b Construct and maintain the privately owner stormwater drainage system at no cost to Council at all times, prior to commencement of the use at no cost to Council.				
8	Requirement to register Council easement/s – "Water Supply" a Register the following easements for the purpose stated below in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast's Standard Water Meter Drawings. i "Water Supply" easement minimum 1m wide from the front boundary to connect to the on-lot water meter assembly. This easement is to facilitate access to the physical water meter assembly. ii Provide Council with unrestricted 24-hour access to the on-lot water meter assembly via the "Water Supply" easement. b The terms of the easement must include: i Standard terms document 707918364 must be referenced on Form 9 – easement document. ii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. d This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.				
9	Restrictions regarding Council easements and sewer and water supply infrastructure a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement.				

	b No private infrastructure is permitted over or within any Council public easement. (Note: Private infrastructure may cross easement perpendicularly but not be laid parallel within the easement). c Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council's sewer infrastructure. d Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. e Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). f Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
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Amenity

10 Hours of operation and loading and unloading

Undertake the following activities associated with the operation of the use only between the specified hours:

Activity	Operating Hours
Cafe and outdoor terrace	7am – 10pm
Neighbourhood store	24 Hours
Pool and surrounding recreational decking area	7am – 10pm
Gym area	24 Hours
Owners lounge and dining (indoor area)	24 Hours
Owners lounge and dining (outdoor seating)	7am – 10pm
Owners wellness area	7am – 10pm

11 Nuisance

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

- a The façade of the following rooms are to remain closed when in use, utilising automatic door closers on the entry doors
 - i Gym
 - ii Owners Lounge
 - iii Executive Lounge

12 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; and
- f On-lot, above ground water meters.

Environmental and Landscaping

13 Landscaping works

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

Drawing Title	Author	Date	Drawing No.	Ver
STATEMENT OF LANDSCAPE INTENT	DURIE DESIGN	31/08/2026	SHEETS 1-10	E

and include in particular:

- i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species.
- ii Tree species must be a minimum bag size of 200L at the time of planting.
- iii Palm species must be a minimum 3 metres in height at the time of planting.
- iv Shrub species must be a minimum 200mm pot size at the time of planting.
- v Locate one large shrub or small tree (e.g. *Magnolia grandiflora* 'Teddy Bear') at the awning location on the corner of Vista Street and Surfers Paradise Blvd.
- vi Proposed 3 x *Banksia robur* located on the immediate site corner within the road reserve of Surfers Paradise Blvd are not approved. Other than the conditioned street trees, planting within the public road verge is not to include trees or large shrubs.
- vii *Pennisetum alopecuroides* is a weed species prohibited by SC6.13 and is not to be used.
- viii Include *Ficus pimula* or *Cissus antarctica* or approved similar for use on level 1 planter locations.
- ix Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.
- x Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting.
- xi Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting.
- xii Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.
- xiii 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.
- xiv Planter boxes containing tree species potentially exposed to prevailing winds or funnelled wind must be designed with root plate anchorage strengthening considerations or similar to prevent failure.
- xv An automatic irrigation system must be provided to all planter boxes.
- xvi Include a maintenance management plan relating to the trellis / climbing plant / green roof / green wall systems. The maintenance management plan must:
 - A. Provide detailed information on how these vegetative systems will be safely assessed for maintenance.
 - B. Stipulate a maintenance schedule for these systems.
 - C. Provide details on the minimum standards to which these systems must be maintained.
 - D. Describe actions to be taken if the system does not function as intended.
- xvii All road reserve turf must be repaired and replaced if damaged.
- xviii Install 2 x *Araucaria heterophylla* street trees within the public road reserve fronting the subject site on Vista Street generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines.

	b Construct and maintain the private landscaping identified above at no cost to Council at all times.
14	Vegetation clearing Obtain an operational works approval for vegetation works 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 (Vegetation Management Plan). - c Approved Arboricultural Impact Assessment & Tree Protection Plan by Heritage Tree Care dated 27 August 2026 - d Proposed replants of 2 x <i>Araucaria heterophylla</i> (Norfolk Island Pine) within the verge frontage.
15	No damage to retained vegetation Ensure two (2) <i>Araucaria heterophylla</i> (Norfolk Island Pine) are retained and not disturbed or damaged during implementation of the approved works.
Transport	
16	Off street vehicle and car parking facilities - a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: - i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles, parking spaces and service areas) must be in accordance with the approved drawings, including: – Multiple dwelling residents: minimum 25 car parking spaces – Resident visitors: 3 car parking spaces. – Food and drink outlet staff: 2 car parking spaces. – Short term accommodation guests: A. 7 car parking spaces (referred to as Short Stay on the approved drawings). B. 5 motorcycle spaces. C. 2 car share spaces. - ii The building management, body corporate and/or third party provider acting on their behalf must implement, operate and maintain a car share scheme on-site comprising two (2) car share vehicles. The car share scheme must be implemented and operational prior to the commencement of use and be available at all times for use by Short term accommodation guests of the development. - iii Residential visitor spaces must be freely accessible. - iv All spaces are drained, sealed and line marked. - v Resident 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). - vi Clearly identified signage and directional markings including: A. Signage within the site directing entering motorists to visitor parking locations. B. Signage and line marking indicating 'visitor parking', 'staff parking', 'car share' and 'short term accommodation' for visitor, staff, car share and short term accommodation spaces. C. Signage and line marking indicating 'reverse in only', 'small car only' and 'reverse in / small car' spaces. D. Signage and line marking for motorcycle spaces indicating 'motorcycle spaces for guests only'.

	E. Signage visible to visitors at the podium level ramp indicating 'no visitor parking beyond this point. Turn around here to exit'. F. Car share scheme parking spaces must be clearly identifiable through the provision of signage and line marking. G. Signage in the vicinity of the MRV standing area indicating 'Temporary truck parking area for removalists and deliveries'. H. Hold points on ground floor and podium levels generally in accordance with the approved plans. I. Signage and line marking indicating 'no parking' opposite to the secure bike storage at ground floor. - b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. - c The off-street parking facilities must only be used for vehicle parking.
17	Off street bicycle parking - a Design and construct off street bicycle parking 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 Bicycles must be permitted to access and egress to podium bicycle parking through the lobby and lifts at all times. - iii Staff must be permitted to access the secure bike storage on ground floor. - iv Signs to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage is to be provided along the route and where bicycle parking is provided. - b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
18	Loading and unloading (excluding waste collection vehicles) Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: - a Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. - b All vehicles waiting to be loaded or unloaded, must stand entirely within the site. - c All vehicles must enter and exit the site in a forward gear other than a Medium Rigid Vehicle (MRV) which is permitted to undertake a reverse manoeuvre into the site. - d The largest vehicle permitted on the site is a Medium Rigid Vehicle. The dimensions of the vehicle are to be generally in accordance with AS2890.2.
19	Off street ramp signal management system 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: - a The ramp signal management system must be installed on the location/s generally shown on the approved drawings. - b Vehicles entering the site must be given priority to avoid queuing to the public road. - c Vehicle detectors and signal lanterns must be installed at all hold locations and in any other locations required to ensure safe and efficient operation. - d 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. - e Clearly visible signage must be provided within car parking area instructing short-term accommodation residents how to initiate an exit sequence for the signal system.

Engineering	
20	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 1.5 metre wide footpath on Vista Street for the full frontage of the site. - ii A minimum 1.5 metre wide path connecting the public footpath on Vista Street 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 requirements, section 9 - Specifications and section 10 – Standard drawings.
21	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.
22	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - a Provide electricity to the subject building/s. - b No additional poles and pole-mounted transformers are to be erected within public roads. - c Meet the requirements of the electricity supplier (e.g. Energex).
23	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - a Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
24	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.
25	Existing infrastructure, structures and services Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: - a Remove redundant vehicle crossing/s. - b Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).

26	Vehicle crossing Obtain an Operational Works approval for the design and construction of the vehicle crossing's, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: - a Designed and constructed in accordance with the Driveways and vehicle crossings code of the City Plan. - b Constructed and positioned to enable the maintenance of a public road and road verge and not cause any obstruction to pedestrians or vehicle traffic. - c Designed generally in accordance with Institute of Public Works Engineering Australasia (IPWEA) standard drawing RSD-102. - d Designed not cause damage to vehicles or road infrastructure. - e Providing effective access between the road and the property. - f Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
Stormwater Drainage	
27	Stormwater Infrastructure Construction Obtain an Operational Works approval for the design, construction of City owned stormwater assets and for the connection of a stormwater drainage system to a lawful point of discharge for the site and connect the development, prior to commencement of the use at no cost to Council; and include in particular: - a Connection must be to an approved City structure and not consist of saddle style connections. - b Construct and maintain the City owned stormwater drainage system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 – Specifications and Section 10 – Standard drawings.
28	Overland flow paths and hydraulic alterations The development must not cause loss or damage as a result of: - a Increase peak flow rates downstream from the site; - b Increase flood levels external to the site; and - c Increase duration of inundation external to the site.
29	Maintenance of stormwater quantity and proprietary treatment devices (<i>specific condition</i>) Prepare and implement a site-specific stormwater quantity (detention tank) and stormwater quality improvement devices (SQID) maintenance management plan (MMP) in accordance with approved stormwater management plan prior to the commencement of use. The MMP must be prepared by a suitably qualified professional consistent with the maintenance requirements of the proposed devices. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan. The MMP must address the following: - a The MMP must require the legal entity to maintain a record of all maintenance undertaken on the devices and make available to Council upon request. - b The MMP must include an estimate of all ongoing associated lifecycle costs related to the device (e.g. cleaning, inspection, maintenance, replacement, access, certifications, reporting, health and safety plans, training, etc.).
Sewer and Water Works	
30	Sewer connection Obtain an Operational Works approval for the design and construction of a sewer connection and

	connect the proposal to Council's sewer network at the existing 225mm main within the sewer easement (ASP170410) located within 18 Enderley Avenue (Lot 0 SP170410), prior to commencement of the use at no cost to Council and include in particular: - a Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - b The development is permitted with a single sewer connection to Council's sewerage network – refer Notes. - c The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition - d Connections to the approved sewer connection are to be undertaken in accordance with and having regard to the Advice Note entitled "Advice Note – Sewer connection" contained within this development permit. - e 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. - f Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - g Remove / seal / cap redundant sewer property services. Notes: - h An "Application Work on the City's infrastructure" form is required for the above works. - i 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.
31	Water connection Obtain an Operational Works approval for the design and construction of a water connection and connect the proposal to Council's water network at the existing 150mm main in Surfers Paradise Boulevard, prior to commencement of the use at no cost to Council and include in particular: - a The proposed development is permitted to connect to Council's water network through a singular connection as outlined below: - b This connection will supply a single master meter for potable water; and - c If required, a single fire meter. - d Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - e Water meters must be in accordance with the Metering Technical Specifications, Council's standard water meter drawings, and SEQ's large meter arrangement drawings. - i 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. - ii Remove redundant water meters / connections. Notes: - f Refer to the 'Fire Loading' condition of this development permit. - g An "Application Work on the City's infrastructure" form is required for the above works. - h Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of

	Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement. i Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.
32	Sub-metering Provide individual sub-metering for each unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
33	Fire loading Ensure the fire loading does not exceed 15 L/s for 4 hours. <i>Explanatory Notes:</i> - Compliance with this condition required certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice. - 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. - The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above. - If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc. - If the development <i>does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.</i>
Solid Waste Management	
34	Bin type, storage capacity and storage points Provide the following equipment to service the development prior to commencement of the use at no cost to Council: <u>Residential Use:</u> • 2 x 2000L general waste bulk bin • 2 x 2000L recycle bulk bin <u>Commercial Use:</u> • 1 x 1100L general waste bulk bins • 1 x 1100L recycle bulk bin
35	Commercial storage point – Bulk bins Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.16 - Solid waste management at no cost to Council: - No steps or lips on bin-carting route. - Hose cock for bin washing.

	- c Concrete slab graded to drainage point within the storage point. - d Drainage point connected to sewerage network with trade waste requirements. - e Adequate artificial lighting - f Air locked, fly and vermin proofed, mechanically ventilated and solely used for the storage of waste
36	Residential storage point / waste room – Bulk bins Design the residential bin storage point prior to the use commencing and in accordance with City Plan Policy SC.16 - Solid waste management at no cost to Council: - a No steps or lips on bin-carting route. - b Hose cock for bin washing. - c Concrete slab graded to drainage point within the storage point. - d Drainage point connected to sewerage network with trade waste requirements. - e Adequate artificial lighting. - f Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of waste. - g The storage room is to be locked and only accessible to property / building management in order to prevent residents from depositing any general / recycling directly into the bins.
37	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	
38	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. <i>Advice Note: Pursuant to the Register of Fees and Charges, a fee is incurred for Council to assess the management plan submitted as part of this condition.</i>
39	Construction management plan - a Obtain a Management Plan approval from Council for 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 Identify haul routes proposed for the transportation of material to and from the site. - xxii Provide loading/unloading operations. - xxiii 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. - xxiv Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. - xxv Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. - xxvi 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.

40	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 qualified 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.
41	Dust management plan a Obtain a Management Plan approval from Council for a Dust management plan generally in accordance with the policy of the City Plan prior to any works commencing, at no cost to Council. b The Dust management plan must be prepared by a suitably qualified professional and include in particular: - i Provide details of sources of dust and particulate emissions. - ii Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019. - iii Identify the procedures to be adopted for monitoring and reporting air emissions.

	- iv Provide details of complaint response procedures that will be adopted. - v Identify the procedures to be adopted for revision and review of the dust management plan. c Implement the Dust management plan during all construction works at no cost to Council. <i>Advice Note:</i> <i>The management plan required by this condition is to be submitted to Council via the City website link 'Apply for an Environmental Management Plan' at https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/DA-types/Management-plans.</i>
42	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 Plan Policy SC6.12– Land development guidelines, section 4.5.17.1.2 – Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.
43	Noise management plan - a Obtain a Management Plan approval from Council for a Noise management plan addressing construction activities prior to any works commencing, at no cost to Council. - b The Noise management plan must be prepared by a suitably qualified professional and include in particular: - i Provide details of expected noise sources. - ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019. - iii Identify the measures and work procedures to monitor noise emissions. - iv Provide details of complaint response procedures. - v Identify procedures to monitor and review the noise management plan. - c Implement the Noise management plan prior to any works commencing at no cost to Council. <i>Advice Note:</i> <i>The management plan required by this condition is to be submitted to Council via the City website link 'Apply for an Environmental Management Plan' at https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/DA-types/Management-plans.</i>
44	Sand removal strategy - a Obtain endorsement from Council's Infrastructure Gold Coast branch prior to the commencement of sand extraction and deposition, to implement a sand removal strategy, generally in accordance with the PO4 of the City Plan – Coastal erosion hazard overlay code, at no cost to Council. - b Implement the sand removal strategy in accordance with Council's Infrastructure Gold Coast branch's endorsement, at no cost to Council.

Purpose	Timing	Council Contact															
Obtain endorsement from Council's Infrastructure Gold Coast branch prior to the commencement of sand extraction and deposition, to implement a sand removal strategy, and in particular: - i Ensure the sand is sieved (using a 20mm sieve to remove all material other than clean sand); - ii Ensure the sand is placed on an ocean beach or approved stockpile location in accordance with Council requirements; - iii Appropriate beach protection and/or restoration measures are implemented; - iv Provide the estimate total quantity of the sand.	Within the 10 business days prior to the intention to commence sand removal works.	Beach Teams (Infrastructure Gold Coast) sandmanagement@goldcoast.qld.gov.au															
<i>Advice Note: Council will determine if the sand is suitable for deposition on a beach, including identification of the required beach or approved stockpile. If officers determine the sand is not suitable for deposition, Council may provide advice to satisfy this condition.</i>																	
45 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.																	
46 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.																	
47 Certification of works - Arboriculture Assessment Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Arboriculture Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan / Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Final Arborist report</td><td>1 month from completion of</td><td></td><td>Minimum AQF level 5</td><td>Arboricultural Assessment</td></tr></table>			Arboriculture Assessment					Certified document	Certification date	Plan / Drawing	Expert discipline	Requesting Council Section	Final Arborist report	1 month from completion of		Minimum AQF level 5	Arboricultural Assessment
Arboriculture Assessment																	
Certified document	Certification date	Plan / Drawing	Expert discipline	Requesting Council Section													
Final Arborist report	1 month from completion of		Minimum AQF level 5	Arboricultural Assessment													

		construction works for the approved development		Arborist	07 5582 8866																	
The certification is to confirm: Works have been completed in accordance with AS 4970-2025 Protection of trees on development sites and the approved Arboricultural Impact Assessment & Tree Protection Plan.																						
48	Supervision of works - Arboriculture Assessment During construction of any works the following professionals must be appointed to supervise the below described actions:																					
<table><tr><th colspan="5">Arboriculture Assessment</th></tr><tr><th colspan="2">Expertise required of the suitably qualified professional</th><th colspan="3">Actions to be overseen by the professional</th></tr><tr><td colspan="2">Minimum AQF Level 5 Arborist</td><td colspan="3">Construction and fencing works within the Tree Protection Zone (TPZ) / Notional Root Zone (NRZ) of subject trees to be retained</td></tr></table>						Arboriculture Assessment					Expertise required of the suitably qualified professional		Actions to be overseen by the professional			Minimum AQF Level 5 Arborist		Construction and fencing works within the Tree Protection Zone (TPZ) / Notional Root Zone (NRZ) of subject trees to be retained				
Arboriculture Assessment																						
Expertise required of the suitably qualified professional		Actions to be overseen by the professional																				
Minimum AQF Level 5 Arborist		Construction and fencing works within the Tree Protection Zone (TPZ) / Notional Root Zone (NRZ) of subject trees to be retained																				
49	Bond a The applicant must give security to Council (in the form of cash/cheque/unconditional bank guarantee) in the amount of \$60,000.00 and enter into a bond agreement to secure compliance with the applicant's obligations under Condition 15 to ensure two (2) <i>Norfolk Island Pines</i> (<i>Araucaria heterophylla</i>) numbered 1 and 2 detailed within Arborist report by Heritage tree care dated 19 May 2026 conditioned to be retained are not damaged. b The bond agreement must be entered into and the bond given prior to the commencement of any works. The bond will be held for a period of 12 months after the successful final town planning compliance inspection by council. After this period Council will determine whether the requirements of Condition 3 have been satisfied to enable to release of the bond. Note: Please see the below link for the bond application forms. Please select 'performance bond' under 'bond types'. Please fill out the bond application form, tick "Performance Bond" with the itemised quote and send to PETCAS@goldcoast.qld.gov.au or lodge over the counter. https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/Post-development-approvals-appeals/Operational-works-construction/Landscape-works-bonds Note: <i>Refer to development bonds available on Council's website for further information</i> https://www.goldcoast.qld.gov.au or contact Contributed Assets on 07 5582 9034 for more information on the Bond lodgement.																					
50	Certification of works - Architecture Assessment Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:																					
<table><tr><th colspan="5">City Design - Architecture Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th colspan="2">Requesting Council Section</th></tr><tr><td>Pedestrian Wind Environmental</td><td>Prior to the issue of a Development</td><td></td><td>Wind Engineering Consultant</td><td colspan="2">City Design – Architecture Assessment Architecture@goldcoast.qld.gov.au</td></tr></table>						City Design - Architecture Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section		Pedestrian Wind Environmental	Prior to the issue of a Development		Wind Engineering Consultant	City Design – Architecture Assessment Architecture@goldcoast.qld.gov.au	
City Design - Architecture Assessment																						
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																		
Pedestrian Wind Environmental	Prior to the issue of a Development		Wind Engineering Consultant	City Design – Architecture Assessment Architecture@goldcoast.qld.gov.au																		

	Report (based on a wind tunnel model)	Permit for Building Work for works above ground level																		
	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.																			
51	Certification of works – Civil Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Civil Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Registered survey plan</td><td>Prior to commencement of the use</td><td>-</td><td>Registered land surveyor</td><td>Development Compliance</td></tr></table> The certification is to confirm: The site is amalgamated into one lot.					Civil Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Registered survey plan	Prior to commencement of the use	-	Registered land surveyor	Development Compliance
Civil Engineering																				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																
Registered survey plan	Prior to commencement of the use	-	Registered land surveyor	Development Compliance																
52	Certification of works - Civil Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Civil Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Post construction certification</td><td>Prior to commencement of the use</td><td>Stormwater Management Plan, Reference 'AU251205', Revision 02, dated 27 August 2026, and prepared by Edge Consulting Engineers</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Civil Engineering</td></tr></table> The certification is to confirm: All stormwater devices (quantity and quality) have been installed on-site in accordance with Council's approved stormwater management plan and drawings and are functioning as designed.					Civil Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Post construction certification	Prior to commencement of the use	Stormwater Management Plan, Reference 'AU251205', Revision 02, dated 27 August 2026, and prepared by Edge Consulting Engineers	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering
Civil Engineering																				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																
Post construction certification	Prior to commencement of the use	Stormwater Management Plan, Reference 'AU251205', Revision 02, dated 27 August 2026, and prepared by Edge Consulting Engineers	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering																
53	Certification of works - Civil Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below,																			

confirming as follows:				
Civil Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
The certification is to confirm: a Electricity supply is available to the proposed development in accordance with the electrical reticulation condition.				
Civil Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to the commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
The certification is to confirm: b Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				
54	Certification of works - Civil Engineering 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 a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering
55	Certification of works – Civil Engineering (Solid Waste Management)			

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming the design complies with the City Plan Policy SC6.16 – Solid waste management as follows:

Civil Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Waste Management compliance report which confirms the construction of the items listed below has been completed and inspected by the 'expert discipline' nominated and in accordance with the approved Waste Management Plan; • Bin storage point; • Waste chute and construction complies with the manufacturer's specifications; • Bin carting route; • Bin servicing point;	Prior to commencement of the use	Waste Management Plan, Reference 'MRA25-191', Revision V.1, dated 16 December 2025, prepared by MRA Environmental, as amended by the Technical Memorandum titled 'Amendments to the Waste Management Provisions for 27 Vista Street, Surfers Paradise', Reference 'RH2605-121', dated 27 August 2026, and prepared by Rhodium Environmental.	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering
The grade of the bin carting route is in accordance with the approved Waste Management Plan		Waste Management Plan, Reference 'MRA25-191', Revision V.1, dated 16 December 2025, prepared by MRA Environmental, as amended by the Technical Memorandum titled 'Amendments to the Waste Management Provisions for	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering

			27 Vista Street, Surfers Paradise', Reference 'RH2605-121', dated 27 August 2026, and prepared by Rhodium Environmental.		
<i>Note: A waste consultant may provide a letter of support for the certification(s) noted above, however the formal certification must come from one of the corresponding expert disciplines listed above.</i>					
56	Pre-start inspection – Civil Engineering Arrange a pre-start inspection prior to the commencement of building works for the bin storage and bin servicing point				
Purpose			Council contact		
Discuss Council's Civil Engineering team and Council approval requirements and expectations through the construction phase			inspections@goldcoast.qld.gov.au		
57	Hold point inspection – Solid Waste Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines the City Plan for the following: <i>Please note: Inspections for multiple items is preferred.</i>				
	Purpose	Hold Point	Council contact		
A	Bin storage point	Within 5 business days of the bin storage point being completed.	Contributed Assets inspections@goldcoast.qld.gov.au		
B	Bin servicing point <u>Note: The VXO must be completed prior to booking this inspection</u>	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 and servicing point have been undertaken in	Within 5 business days of bin servicing point and vehicle access being	Contributed Assets inspections@goldcoast.qld.gov.au		

	accordance with the approved MCU drawings.	completed.		
58 Supervision of works – Environmental Assessment During construction of any works the following professionals must be appointed to supervise the below described actions:				
Environmental Assessment				
Expertise required of the suitably qualified professional		Actions to be overseen by the professional		
A suitably qualified and experienced acid sulfate soil professional		Supervise the excavation and treatment of all acid sulfate soils.		
59 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	<i>Within 5 days of completion of earthworks or prior to commencement of use, whichever occurs first.</i>	-	Suitably qualified professional	<i>Environmental Assessment</i>
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.				
60 Certification of works – 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/ Drawing	Expert discipline	Requesting Council Section
Acoustic compliance report	Prior to commencement of the use	Proposed Mixed use Development 27 Vista Street Surfers Paradise ACOUSTIC REPORT; Author: AcousticWorks;	Acoustic Engineer	Environmental Health

			Date: 3 September 2026; Ref: 22025438 R01E 27 Vista Street Surfers Paradise RTN ENV RAIL.docx; Ver: R01E		
The certification is to confirm: The development has been designed and constructed in accordance with the recommendations outlined in the approved Acoustic Report. The certification must include on-site assessment of all mechanical plant and equipment in operation and confirm compliance with the relevant criteria identified within the approved report.					
61 Certification of works – Landscape Assessment Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:					
Operational Works – Landscape Assessment					
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	
Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment	
The certification must include photographs and is to confirm: The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the <i>Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes</i> and the Landscape Architect specifications.					
62 Certification of works – Transport Assessment Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:					
(A) Transport Assessment					
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	
Post construction certificate	Prior to commencement of the use	-	Transport Engineer	Transport Assessment	
The certification is to confirm: That the off-street ramp signal management system is designed and constructed in accordance with the requirements of the condition within this decision notice titled 'Off -street ramp signal management system'.					
Plumbing and Drainage Act 2018					
63 Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work					

	commencing. <i>Note:</i> <i>A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>																		
Advice Notes																			
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.																		
B	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Arboriculture</td></tr><tr><td>- Operational works - vegetation clearing</td></tr></table> <table><tr><td>OPW Engineering</td></tr><tr><td>- Operational works - vehicle access works</td></tr></table> <table><tr><td>Environmental Assessment</td></tr><tr><td>- Environmental Management Plan - Acid sulfate soils management plan</td></tr></table> <table><tr><td>Contributed Assets</td></tr><tr><td>Connections / disconnections: Application to work on the City's Infrastructure</td></tr><tr><td>Temporary Road Closure and Works Zone Permit Application</td></tr></table> <table><tr><td>Development Assessment</td></tr><tr><td>Referral Agency Assessment</td></tr><tr><td>Operational Works - infrastructure</td></tr></table> <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table> <table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table> <table><tr><td>Transport Assessment</td></tr><tr><td>- Operational works – Infrastructure</td></tr></table> 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).	Arboriculture	- Operational works - vegetation clearing	OPW Engineering	- Operational works - vehicle access works	Environmental Assessment	- Environmental Management Plan - Acid sulfate soils management plan	Contributed Assets	Connections / disconnections: Application to work on the City's Infrastructure	Temporary Road Closure and Works Zone Permit Application	Development Assessment	Referral Agency Assessment	Operational Works - infrastructure	Landscape Assessment	- Operational works - landscape works (Private works)	Plumbing and Drainage	- Permit for plumbing and drainage work	Transport Assessment	- Operational works – Infrastructure
Arboriculture																			
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OPW Engineering																			
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Connections / disconnections: Application to work on the City's Infrastructure																			
Temporary Road Closure and Works Zone Permit Application																			
Development Assessment																			
Referral Agency Assessment																			
Operational Works - infrastructure																			
Landscape Assessment																			
- Operational works - landscape works (Private works)																			
Plumbing and Drainage																			
- Permit for plumbing and drainage work																			
Transport Assessment																			
- Operational works – Infrastructure																			

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 <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
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 limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). - d Ensuring existing survey marks, including cadastral marks at property corners, i.e., pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. - f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of

	payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
G	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.
H	Fire ant control Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The Biosecurity Regulation 2016 specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: • reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; • cleaning machinery, vehicles, and equipment before arriving at or leaving sites; • complying with treatment requirements where a site falls within a suppression treatment area; • ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and • reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au.
I	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 100 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd. and the Civil Aviation Safety Authority (CASA).
J	Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS) Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS) 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.

K	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 <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
L	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.
M	Advertising Devices No advertising device(s) is to be erected on the premises without the necessary approval under Council's <i>Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016</i>. The applicant should contact Council's Customer Contact Centre on (07) 56675987 to discuss licensing requirements.
N	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Council is not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
O	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.
P	Council water, sewer and stormwater infrastructure to be protected during site works The developer is responsible at all times for ensuring that Council's water, sewerage and stormwater infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water, sewer and stormwater assets. Where Council water, sewer and stormwater infrastructure is damaged during construction, Council will undertake immediate repairs, and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent

	repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party. <i>Note: If works associated with the development result in reduced cover over an existing Council water, sewer or stormwater pipe, the pipe may require replacement / upgrading to a different material, subject to an Operational Works application assessment.</i>
Q	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 (Refer to TMR's Non-Transport Utility Management and Design Manual) and certification by a Registered Professional Engineer of Queensland (RPEQ). <i>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.</i>
R	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Council's Civil Engineering team. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
S	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
T	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
U	Sewer connection The private internal sanitary drainage system must be designed and installed in accordance with <i>Plumbing and Drainage Act 2018</i>. Pipe sizing is to align with the size of the connection point provided by the infrastructure provider. A performance solution prepared under NCC Volume 3, may be appropriate to manage the internal pipe sizing.
V	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, i.e.: MCU drawings) to demonstrate all water required water meters (50mm and larger) fit into the layout of the development.
W	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.
X	Operational Works meeting prior to lodgement (Council encourages pre-lodgement meetings to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. This will serve to streamline any future Operational Works application and can minimise construction issues. To arrange a meeting please visit: https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/Development-application-pre-lodgement-advice
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/2025/562. 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 Material change of use (Code assessment) for a Multiple dwelling (25 units), Short-term accommodation (75 units), Food and drink outlet and Shop (Neighbourhood store).
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 • Commercial design code • High rise accommodation code • General development provisions code • Healthy waters code • Driveways and vehicle crossings code • Transport code • Solid waste management 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 achieves a high-quality and articulated tower and podium built form which appropriately responds to adjoining development, the streetscape and the established high-density character of the locality, consistent with the intent of the Light rail urban renewal area overlay code, High density residential zone code and High rise accommodation design code. • The podium height and setbacks are appropriate having regard to its functional requirements and adjoining interfaces. Along the northern boundary with 2961 Surfers Paradise Boulevard, the 1 metre setback at Levels 1 and 2 is acceptable as the podium largely comprises car parking and access, incorporates a north-western building cut-out to provide visual relief, and is treated with ventilation screening, a green wall and upper-level landscaping to reduce the appearance of bulk and manage the interface with the adjoining property. • The reduced tower setback to Vista Street, comprising a main building line setback of 2–2.285 metres and 0.83 metre pinch points associated with architectural fins, is appropriate having regard to the surrounding built form context. The intermittent and angular fins provide articulation and visual interest, while the

orientation and separation from the tower opposite assists in managing building dominance, bulk and potential urban canopying along the street.

- The siting and design of the development facilitates the retention and protection of the existing Norfolk Island pines, which make an important contribution to the established streetscape character. Their retention, together with new ground-level and podium landscaping, assists in softening the built form and maintaining a high-quality, landscaped pedestrian interface. The retention of the existing trees is also secured through conditions of approval.
- The development appropriately manages potential amenity impacts including privacy, overlooking, noise, sunlight, wind, traffic and vibration through building separation, setbacks, operating hours, design measures and recommended conditions.
- The proposed tower is located outside the Airport Environs Obstacle Limitation Surface mapped by City Plan and therefore will not adversely impact the safe and efficient operation of the Gold Coast Airport.
- There is sufficient capacity within the existing water supply, wastewater, transport and other relevant infrastructure networks to accommodate the additional development and density proposed on the site.
- Through the provision of the proposed proprietary stormwater treatment devices, the development appropriately manages stormwater quality and achieves the relevant outcomes of the Healthy waters code.

Matters prescribed by a regulation

Not applicable