Our reference: MIN/2024/360
Your reference: 41901-01

Decision notice— change application approval including amended suite of development conditions for OPW/2023/311.
(Given under section 83(1) of the *Planning Act 2016.)*

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 5 July 2024 for the development approval dated 11 September 2023.

Date of decision notice: 31 July 2024

Applicant details

Applicant name:	Hb QLD Pty Ltd
Applicant contact details:	C/- Morton's Urban Solutions PO BOX 2484 SOUTHPORT QLD 4215

Application details

Application number:	MIN/2024/360
Approval sought:	Change to Development Permit for Operational Works
Details of the change:	• Amended earthworks • Additional driveway added to drawings • Removal of PMT
Original Application number	OPW/2023/311
Details of original decision	Operational Works for Change to Ground Level and Works for Infrastructure.
Date of original decision	11 September 2023

Location details

Street address:	79 Courtney Drive, UPPER COOMERA QLD 4209
Real property description:	Lot 188 RP173728, Lot 189 RP173728, Lot 190 RP173728, Lot 191 RP173728, Lot 192 RP173728

Decision

Date of decision:	31 July 2024
Decision details:	Under Delegated Authority, the Supervisor Operational Works has resolved to approve the development application in full with conditions.

Affected Entity(s) for the application

Not applicable – no part of the application required referral to an affected entity.

Details of the approval

Development permit	Operational works for Change to Ground Level and Works for Infrastructure.

Conditions

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

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 two years.

Approved plans and drawings

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

Appeal rights

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

For further information please contact Wasim Ahmed, Civil Engineer on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

Antony Kocsmar
Supervisor - Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast
Enc:
Conditions imposed by Council as Assessment manager
Attach:
Stamped approved plans and drawings
Appeal rights extracts

New and/or amended conditions imposed by Council as the Responsible Entity

Condition 2 which currently reads

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

Operational Works

Drawing Title	Author	Date	Drawing No.	Ver
COVER SHEET	MORTONS URBAN SOLUTIONS	N/A	41901-01-000	C
SAFETY IN DESIGN	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-003	A
RISK MATRIX & NOTES	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-004	A
ROAD HIERARCHY, STAGING PLAN & GENERAL NOTES	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-005	C
EXISTING FEATURES & DEMOLITION PLAN	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-020	B
BULK EARTHWORKS CUT TO FILL PLAN SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-040	A
BULK EARTHWORKS CUT TO FILL PLAN SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-041	A
BULK EARTHWORKS CUT TO FILL PLAN SHEET 03	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-042	A
BULK EARTHWORKS CUT TO FILL PLAN SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-043	B
GEOTECHNICAL REQUIREMENTS PLAN	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-045	B
BULK EARTHWORKS SECTION KEY PLAN	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-050	A
BULK EARTHWORKS SECTIONS-SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-051	A
BULK EARTHWORKS SECTIONS-SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-052	A
BULK EARTHWORKS SECTIONS-SHEET 03	MORTONS URBAN	03-03-2023	41901-01-053	A

	SOLUTIONS			
BULK EARTHWORKS SECTIONS-SHEET 04	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-054	A
BULK EARTHWORKS SECTIONS-SHEET 05	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-055	A
RETAINING WALL AND DETAIL GRADING PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-060	B
RETAINING WALL AND DETAIL GRADING PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-061	B
RETAINING WALL AND DETAIL GRADING PLAN SHEET 03	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-062	B
RETAINING WALL AND DETAIL GRADING PLAN SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-063	B
RETAINING WALL AND DETAIL GRADING PLAN SHEET 05	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-064	B
RETAINING WALL AND DETAIL GRADING PLAN SHEET 06	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-065	B
RETAINING WALL DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-070	B
RETAINING WALL DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	01-08-2023	41901-01-070A	A
FINAL TRIM DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-071	A
PADMOUNT SECTIONS PADMOUNT 1 SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-075	A
PADMOUNT SECTIONS PADMOUNT 5 SHEET 01	MORTONS URBAN SOLUTIONS	01-08-2023	41901-01-076	A
FINAL SURFACE AND SEDIMENT AND EROSION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-080	B
FINAL SURFACE AND SEDIMENT AND EROSION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-081	B
COMBINED SERVICES PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-090	C
COMBINED SERVICES PLAN SHEET 02	MORTONS URBAN	14-07-2023	41901-01-091	C

	SOLUTIONS			
ROADWORKS PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-100	C
ROADWORKS PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-101	B
ROADWORKS DETAILS	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-120	B
LONGITUDINAL SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-200	B
LONGITUDINAL SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-201	B
LONGITUDINAL SECTIONS ROADS 03 & 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-202	B
LONGITUDINAL SECTIONS ROADS 06 & 09	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-203	B
CROSS SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-300	A
CROSS SECTIONS ROAD 01 CONTINUED	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-301	A
CROSS SECTIONS ROAD 01 CONTINUED AND ROAD 03	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-302	A
CROSS SECTIONS ROAD 04	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-303	A
CROSS SECTIONS ROAD 06	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-304	A
CROSS SECTIONS ROAD 09	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-305	B
INTERSECTION GRADING DETAILS	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-400	B
CONCRETE JOINTING PLAN AND DETAILS	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-410	B
LINEMARKING & SIGNAGE PLAN SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-420	B
LINEMARKING & SIGNAGE PLAN SHEET 02	MORTONS URBAN	14-07-2023	41901-01-421	B

	SOLUTIONS			
SEWER RETICULATION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-500	B
SEWER RETICULATION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-501	B
SEWER RETICULATION DETAILS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-510	A
SEWER RETICULATION PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-530	B
SEWER RETICULATION PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-531	B
SEWER RETICULATION PROFILES SHEET 03	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-532	B
SEWER RETICULATION PROFILES SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-533	B
SEWER RETICULATION HOUSE CONNECTION PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-550	B
SEWER RETICULATION HOUSE CONNECTION PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-551	B
STORMWATER DRAINAGE PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-600	C
STORMWATER DRAINAGE PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-601	C
STORMWATER PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-620	B
STORMWATER PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-621	B
STORMWATER PROFILES SHEET 03	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-622	B
STORMWATER PROFILES SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-623	B
STORMWATER OUTLETS AND TYPICAL DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-640	B
STORMWATER PIT DETAILS SHEET 01	MORTONS URBAN	14-07-2023	41901-01-650	B

	SOLUTIONS			
STORMWATER PIT DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-651	B
STORMWATER PIT DETAILS SHEET 03	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-652	B
STORMWATER BASIN PLAN AND DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-660	C
STORMWATER BASIN PLAN AND DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-661	C
STORMWATER BASIN SECTIONS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-662	A
STORMWATER BASIN DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-663	C
STORMWATER BASIN DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-664	A
STORMWATER CATCHMENT PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-670	B
STORMWATER CATCHMENT PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-671	B
STORMWATER CALCULATION TABLES MINOR STORM EVENT	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-680	B
STORMWATER CALCULATION TABLES MAJOR STORM EVENT	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-681	B
WATER RETICULATION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-700	B
WATER RETICULATION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-701	B
WATER RETICULATION DETAILS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-710	A

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

Is changed to read

2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings

including as amended in red by the Council:

Operational Works				
Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
COVER SHEET	MORTONS URBAN SOLUTIONS	N/A	41901-01-000	K
ROAD HIERARCHY, STAGING PLAN & GENERAL NOTES	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-005	D
EXISTING FEATURES & DEMOLITION PLAN	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-020	B
BULK EARTHWORKS CUT TO FILL PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-040	B
BULK EARTHWORKS CUT TO FILL PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-041	D
BULK EARTHWORKS CUT TO FILL PLAN SHEET 03	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-042	B
BULK EARTHWORKS CUT TO FILL PLAN SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-043	B
GEOTECHNICAL REQUIREMENTS PLAN	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-045	D
BULK EARTHWORKS SECTION KEY PLAN	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-050	D
BULK EARTHWORKS SECTIONS-SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-051	A
BULK EARTHWORKS SECTIONS-SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-052	A
BULK EARTHWORKS SECTIONS-SHEET 03	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-053	A
BULK EARTHWORKS SECTIONS-SHEET 04	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-054	B
BULK EARTHWORKS SECTIONS-SHEET 05	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-055	A
RETAINING WALL AND DETAIL GRADING PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-060	D
RETAINING WALL AND DETAIL GRADING PLAN SHEET 02	MORTONS URBAN	19-06-2024	41901-01-061	C

		SOLUTIONS			
RETAINING WALL AND DETAIL GRADING PLAN SHEET 03	MORTONS URBAN SOLUTIONS	23-02-2024	41901-01-062	C
RETAINING WALL AND DETAIL GRADING PLAN SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-063	B
RETAINING WALL AND DETAIL GRADING PLAN SHEET 05	MORTONS URBAN SOLUTIONS	11-10-2023	41901-01-064	C
RETAINING WALL AND DETAIL GRADING PLAN SHEET 06	MORTONS URBAN SOLUTIONS	11-10-2023	41901-01-065	C
RETAINING WALL DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-070	B
RETAINING WALL DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	23-02-2024	41901-01-070A	B
FINAL TRIM DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-071	A
PADMOUNT SECTIONS PADMOUNT 5 SHEET 01	MORTONS URBAN SOLUTIONS	01-12-2023	41901-01-076	C
FINAL SURFACE AND SEDIMENT AND EROSION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-080	C
FINAL SURFACE AND SEDIMENT AND EROSION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-081	D
COMBINED SERVICES PLAN SHEET 01	MORTONS URBAN SOLUTIONS	17-07-2024	41901-01-090	I
COMBINED SERVICES PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-091	E
ROADWORKS PLAN SHEET 01	MORTONS URBAN SOLUTIONS	17-07-2024	41901-01-100	H
ROADWORKS PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-101	E
ROADWORKS DETAILS	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-120	C
LONGITUDINAL SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-200	B
LONGITUDINAL SECTIONS ROAD 01	MORTONS URBAN	14-07-2023	41901-01-201	B

	SOLUTIONS			
LONGITUDINAL SECTIONS ROADS 03 & 04	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-202	C
LONGITUDINAL SECTIONS ROADS 06 & 09	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-203	B
CROSS SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-300	B
CROSS SECTIONS ROAD 01 CONTINUED	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-301	A
CROSS SECTIONS ROAD 01 CONTINUED AND ROAD 03	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-302	A
CROSS SECTIONS ROAD 04	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-303	A
CROSS SECTIONS ROAD 06	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-304	A
CROSS SECTIONS ROAD 09	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-305	B
INTERSECTION GRADING DETAILS	MORTONS URBAN SOLUTIONS	31-05-2024	41901-01-400	C
CONCRETE JOINTING PLAN AND DETAILS	MORTONS URBAN SOLUTIONS	17-07-2024	41901-01-410	D
LINEMARKING & SIGNAGE PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-420	E
LINEMARKING & SIGNAGE PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-421	C
SEWER RETICULATION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-500	D
SEWER RETICULATION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-501	E
GORDON DRIVE SEWER RETICULATION CONNECTION DETAILS	MORTONS URBAN SOLUTIONS	06-03-2024	41901-01-505	B
SEWER RETICULATION DETAILS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-510	A
SEWER RETICULATION PROFILES SHEET 01	MORTONS URBAN	06-03-2024	41901-01-530	C

	SOLUTIONS			
SEWER RETICULATION PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-531	C
SEWER RETICULATION PROFILES SHEET 03	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-532	C
SEWER RETICULATION PROFILES SHEET 04	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-533	D
SEWER RETICULATION PROFILES SHEET 05	MORTONS URBAN SOLUTIONS	06-03-2024	41901-01-534	A
SEWER RETICULATION HOUSE CONNECTION PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-550	C
SEWER RETICULATION HOUSE CONNECTION PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-551	C
STORMWATER DRAINAGE PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-600	F
STORMWATER DRAINAGE PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-601	E
STORMWATER PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-620	C
STORMWATER PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-621	B
STORMWATER PROFILES SHEET 03	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-622	C
STORMWATER PROFILES SHEET 04	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-623	D
STORMWATER OUTLETS AND TYPICAL DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-640	B
STORMWATER PIT DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-650	E
STORMWATER PIT DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-651	B
STORMWATER PIT DETAILS SHEET 03	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-652	D
STORMWATER BASIN PLAN AND DETAILS SHEET 01	MORTONS URBAN	19-06-2024	41901-01-660	D

	SOLUTIONS			
STORMWATER BASIN PLAN AND DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-661	D
STORMWATER BASIN SECTIONS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-662	A
STORMWATER BASIN DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-663	C
STORMWATER BASIN DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-664	A
STORMWATER CATCHMENT PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-670	D
STORMWATER CATCHMENT PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-671	D
STORMWATER CALCULATION TABLES MINOR STORM EVENT	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-680	C
STORMWATER CALCULATION TABLES MAJOR STORM EVENT	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-681	C
WATER RETICULATION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-700	G
WATER RETICULATION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-701	D
WATER RETICULATION DETAILS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-710	A

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

Amended suite of development conditions for development approval MIN/2024/360

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the development permit dated 11 September 2023 for OPW/2023/311 is set out below:

General	
1	**Timing** a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

Operational Works

Drawing Title	Author	Date	Drawing No.	Ver
COVER SHEET	MORTONS URBAN SOLUTIONS	N/A	41901-01-000	K
ROAD HIERARCHY, STAGING PLAN & GENERAL NOTES	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-005	D
EXISTING FEATURES & DEMOLITION PLAN	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-020	B
BULK EARTHWORKS CUT TO FILL PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-040	B
BULK EARTHWORKS CUT TO FILL PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-041	D
BULK EARTHWORKS CUT TO FILL PLAN SHEET 03	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-042	B
BULK EARTHWORKS CUT TO FILL PLAN SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-043	B
GEOTECHNICAL REQUIREMENTS PLAN	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-045	D
BULK EARTHWORKS SECTION KEY PLAN	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-050	D
BULK EARTHWORKS SECTIONS-SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-051	A
BULK EARTHWORKS SECTIONS-SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-052	A
BULK EARTHWORKS SECTIONS-SHEET 03	MORTONS URBAN	03-03-2023	41901-01-053	A

	SOLUTIONS			
BULK EARTHWORKS SECTIONS-SHEET 04	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-054	B
BULK EARTHWORKS SECTIONS-SHEET 05	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-055	A
RETAINING WALL AND DETAIL GRADING PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-060	D
RETAINING WALL AND DETAIL GRADING PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-061	C
RETAINING WALL AND DETAIL GRADING PLAN SHEET 03	MORTONS URBAN SOLUTIONS	23-02-2024	41901-01-062	C
RETAINING WALL AND DETAIL GRADING PLAN SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-063	B
RETAINING WALL AND DETAIL GRADING PLAN SHEET 05	MORTONS URBAN SOLUTIONS	11-10-2023	41901-01-064	C
RETAINING WALL AND DETAIL GRADING PLAN SHEET 06	MORTONS URBAN SOLUTIONS	11-10-2023	41901-01-065	C
RETAINING WALL DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-070	B
RETAINING WALL DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	23-02-2024	41901-01-070A	B
FINAL TRIM DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-071	A
PADMOUNT SECTIONS PADMOUNT 5 SHEET 01	MORTONS URBAN SOLUTIONS	01-12-2023	41901-01-076	C
FINAL SURFACE AND SEDIMENT AND EROSION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-080	C
FINAL SURFACE AND SEDIMENT AND EROSION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-081	D
COMBINED SERVICES PLAN SHEET 01	MORTONS URBAN SOLUTIONS	17-07-2024	41901-01-090	I
COMBINED SERVICES PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-091	E
ROADWORKS PLAN SHEET 01	MORTONS URBAN	17-07-2024	41901-01-100	H

	SOLUTIONS			
ROADWORKS PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-101	E
ROADWORKS DETAILS	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-120	C
LONGITUDINAL SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-200	B
LONGITUDINAL SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-201	B
LONGITUDINAL SECTIONS ROADS 03 & 04	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-202	C
LONGITUDINAL SECTIONS ROADS 06 & 09	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-203	B
CROSS SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-300	B
CROSS SECTIONS ROAD 01 CONTINUED	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-301	A
CROSS SECTIONS ROAD 01 CONTINUED AND ROAD 03	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-302	A
CROSS SECTIONS ROAD 04	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-303	A
CROSS SECTIONS ROAD 06	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-304	A
CROSS SECTIONS ROAD 09	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-305	B
INTERSECTION GRADING DETAILS	MORTONS URBAN SOLUTIONS	31-05-2024	41901-01-400	C
CONCRETE JOINTING PLAN AND DETAILS	MORTONS URBAN SOLUTIONS	17-07-2024	41901-01-410	D
LINEMARKING & SIGNAGE PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-420	E
LINEMARKING & SIGNAGE PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-421	C
SEWER RETICULATION PLAN SHEET 01	MORTONS URBAN	19-06-2024	41901-01-500	D

	SOLUTIONS			
SEWER RETICULATION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-501	E
GORDON DRIVE SEWER RETICULATION CONNECTION DETAILS	MORTONS URBAN SOLUTIONS	06-03-2024	41901-01-505	B
SEWER RETICULATION DETAILS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-510	A
SEWER RETICULATION PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	06-03-2024	41901-01-530	C
SEWER RETICULATION PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-531	C
SEWER RETICULATION PROFILES SHEET 03	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-532	C
SEWER RETICULATION PROFILES SHEET 04	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-533	D
SEWER RETICULATION PROFILES SHEET 05	MORTONS URBAN SOLUTIONS	06-03-2024	41901-01-534	A
SEWER RETICULATION HOUSE CONNECTION PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-550	C
SEWER RETICULATION HOUSE CONNECTION PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-551	C
STORMWATER DRAINAGE PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-600	F
STORMWATER DRAINAGE PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-601	E
STORMWATER PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-620	C
STORMWATER PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-621	B
STORMWATER PROFILES SHEET 03	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-622	C
STORMWATER PROFILES SHEET 04	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-623	D
STORMWATER OUTLETS AND TYPICAL DETAILS SHEET 01	MORTONS URBAN	14-07-2023	41901-01-640	B

	SOLUTIONS			
STORMWATER PIT DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-650	E
STORMWATER PIT DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-651	B
STORMWATER PIT DETAILS SHEET 03	MORTONS URBAN SOLUTIONS	27-11-2023	41901-01-652	D
STORMWATER BASIN PLAN AND DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-660	D
STORMWATER BASIN PLAN AND DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-661	D
STORMWATER BASIN SECTIONS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-662	A
STORMWATER BASIN DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-663	C
STORMWATER BASIN DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-664	A
STORMWATER CATCHMENT PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-670	D
STORMWATER CATCHMENT PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-671	D
STORMWATER CALCULATION TABLES MINOR STORM EVENT	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-680	C
STORMWATER CALCULATION TABLES MAJOR STORM EVENT	MORTONS URBAN SOLUTIONS	20-12-2023	41901-01-681	C
WATER RETICULATION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-700	G
WATER RETICULATION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	19-06-2024	41901-01-701	D
WATER RETICULATION DETAILS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-710	A

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

3 **Approved Plans**

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

Geotechnical Engineering				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Geotechnical Report, Broadscale Geotechnical Investigation and Landslide Risk Assessment for Proposed Residential Subdivision, End of Courtney Drive, Upper Coomera	Pacific Geotech	10 January 2023	PG-4116A, 2022-12-13, GR VER 1	1

4 When the approval lapses if works is not completed

This approval will lapse if the works is not completed by 25 August 2026, in accordance with section 88 of the Planning Act 2016.

Environmental and Landscaping

5 Tree pruning and work

a Topping, lopping, spur or spike climbing of any tree must not occur.

b Pruning may only occur in a manner consistent with the *Australian Standard AS4373 -2007 – Pruning of Amenity Trees.*

c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with *Australian Standard AS4373 - 2007 - Pruning of Amenity Trees.*

6 Root pruning and barriers

a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers.

b Ensure root barriers are installed to a minimum depth of 900mm along the side closest to the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.

7 No damage to retained vegetation

Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.

8 Vegetation clearing

Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to a request is made to Council to approve the plan of subdivision/commencement of the use/commencement of any works at no cost to Council:

and include in particular:

i The approved ROL drawing.

ii The approved building layout.

iii The approved bushfire management plan.

iv A fauna management plan.

v A vegetation management plan.

vi A sediment and erosion control and construction management plan.

vii A letter from an Department of Environment and Science (DES) approved spotter catcher and any necessary fauna management plan or a DES endorsed fauna translocation management plan.

Engineering	
9	**Rectification of Council's infrastructure** a Rectify any damage caused to Council infrastructure (including roads, kerb & channelling, service pits, footpaths and water and sewer reticulation networks) prior to an 'on maintenance' inspection, at no cost to Council. b Maintain the rectified Council infrastructure at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.11 – Land development guidelines, sections 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.
10	**Footpaths** a Construct and maintain the footpath identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.11 – Land development guidelines, sections 2 Transport network standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings. b Ensure that there is a minimum 300mm circumferential separation between any footpath and the outer edge of existing/new power poles. Fill the space with compacted cold-mix asphalt to a minimum depth of 50mm.
11	**Roadworks** Construct and maintain the roadworks identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.11 – Land development guidelines, sections 2 Transport network standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications & 10 Standard drawings.
12	**Earthworks and private retaining walls** a Construct the earthworks and private retaining walls identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.11 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings. b Maintain the earthworks and private retaining walls (inclusive of any associated drainage) identified above at no cost to Council at all times.
Stormwater Drainage	
13	**Overland flow paths and hydraulic alterations** a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site ii Increase flood levels external to the site iii Increase duration of inundation external to the site that could cause loss or damage
14	**Stormwater drainage / Legal point of discharge** Construct and maintain the stormwater drainage system identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.11 – Land development guidelines, sections 4 Stormwater drainage and water sensitive urban design standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.

Sewer and Water Works

15 Sewer reticulation

Construct and maintain the sewer reticulation system identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, and include in particular:

i The sizing of the sewer reticulation system must be in accordance with the WSAA Sewerage Code of Australia – SEQ Service Providers Edition

ii Remove / seal / cap redundant sewer property services.

Note:

An "Application Work on the City's infrastructure" form is required for the above works.

The development's sewerage connection must be completed and approved by Council prior to an application for a Pre-start meeting for the approved water connection.

16 Water reticulation

Construct and maintain the water reticulation system identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, and include in particular:

i Conduits are required to be installed to service the proposed development via trenchless technology (open cutting of the road is not permitted) to connect to Council's potable water supply network.

ii Remove redundant water meters / connections. A connection application is required for these works.

iii Water meters must be in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.

iv The maintenance period for these works is twelve (12) months. The maintenance bond requirements to be followed as per the Land Development Guidelines.

Note:

An "Application Work on the City's infrastructure" form is required for the above works.

The development's sewerage connection must be completed and approved by Council prior to connection approval for the approved water connection.

Construction Management

17 Certification of works

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

Operational Works

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Appendix A Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- All works have been undertaken generally in accordance with the approval.

Operational Works				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Design and inspection intent certificate for retaining walls	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- The retaining walls have been designed in accordance with relevant standards (i.e AS4678).
- Retaining walls have been adequately completed with inspections completed at the following stages:
  - Footing (including excavation and reinforcement);
  - Drainage behind the wall (including geo-fabric, backfill and perforated pipe) and completion (including point of stormwater discharge)

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Retaining structures design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

i All retaining structures on site / within the stage are designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loading.

ii All designed retaining structures on site / within the stage achieve adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Retaining structures construction	Prior to a request is made to Council to approve the plan of subdivision		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

All constructed retaining structures on site / within the stage achieved adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.				

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Batters construction	Prior to a request is made to Council to approve the plan of subdivision		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.				

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post-construction certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: All landslide risk mitigation measures recommended in the geotechnical report titled:				

"Geotechnical Report, Broadscale Geotechnical Investigation and Landslide Risk Assessment for Proposed Residential Subdivision, End of Courtney Drive, Upper Coomera", prepared by Pacific Geotech, Ref: PG-4116A, 2022-12-13, GR VER 1, dated 10 January 2023, have been complied with and implemented on site / within the stage.

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Landslide risk rating	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: Each lot on site / within the stage achieves a landslide risk rating of 'low' or better and each lot is suitable for its intended purpose.				

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction earthworks certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments. ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007. iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.				

Water and Waste				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Requirements of Council Water and Sewerage	Prior to a request to accept on		Registered Professional Engineer of	Water and Waste

acceptance testing guideline	maintenance		Queensland (RPEQ)	

The certification is to confirm:

i. Constructed works comply with necessary standards and confirm level and location details.

i. Installed components meet specifications and standards for materials and design and installation specifications and acceptance testing requirements.

18 Supervision of works

During construction of any works the following professionals must be appointed to supervise the below described actions:

All works approved by this permit	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Registered Professional Engineer of Queensland (RPEQ)	All supply, installation, construction, testing and commissioning of works
Operational works	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007

19 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.

20 Transport of soil/fill/excavated material

During the transportation of soil and other fill/excavated material:

a All trucks hauling soil, or fill/excavated material must have their loads secure and covered.

b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis.

c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.

21 Earthworks as-constructed data

Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with City Plan Policy SC6.11 – Land development guidelines, section 8.5 prior to acceptance of On maintenance.

22 Erosion and sediment control

a. Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council.

b. Undertake works generally in accordance with the operational works approval and include in particular:

i. Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A).

ii. Erosion, sediment and dust control measures must be implemented in accordance with the approved plan / drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).

iii. Sediment control structures (e.g. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff.

iv. A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.

v. 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 (DERM, September 2009) prior to discharging from the site.

c Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, Section 4.5.17.1.2 – Compliance.

23 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following:

Purpose	Council contact
Review and discuss this Operational works – infrastructure approval.	Contributed Assets (07) 5582 9034
Prior to requesting a Pre-start meeting, provide "for construction issue design drawings", including amendments, following potholing undertaken as part of the preliminary site works. All design changes must be included in the drawing set. *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.*	GCWDA@goldcoast.qld.gov.au

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

24 Hold point inspection

Arrange a hold point inspection to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines/Landscape work code of the City Plan for the following:

Purpose	Hold Point	Council contact
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

25 **On maintenance**

Arrange an on maintenance meeting to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following:

Purpose	Hold Point	Council contact
Confirm completion of works have been undertaken in accordance with this approval	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

26 **Off maintenance**

Arrange an off maintenance meeting to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following:

Purpose	Hold Point	Council contact
Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

Advice Notes

A **Council water and sewer mains to be protected during site works**

The developer is responsible at all times for ensuring that Council's water and sewerage 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 and sewer assets.

Where Council water and sewer 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.

B **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 Water and Waste.

Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au

C **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
D	**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: **Water and Waste** Connections / disconnections: Application to work on the City's Infrastructure Application for Temporary Road / Footpath Closure – CoGC City Assets **Environmental Assessment** - Operational works - vegetation clearing A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.
E	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
F	**Riverine Protection Permit** A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing / adjoining the site.
G	**Species Management Program** Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
H	**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.
I	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.

J	**Consistency with other related approvals** The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of COM/2019/82 dated 20 June 2023. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
K	**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.
L	**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.
M	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). 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 DATSIMA's Cultural Heritage Coordination Unit on 07 3405 3050 for further information on the responsibilities of developers under the ACHA.
N	**Encroachment of works** If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
O	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc. by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration; b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); d Ensuring 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; e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceed $150,000. 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; and f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. g 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
P	**Water usage** The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water & Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
Q	**Fire ant control** Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.