

Our reference: OPW/2024/239

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

Date of decision notice: 19 November 2024

Applicant details

Applicant name: Fpi Queensland Pty Ltd
Applicant contact details: C/- Gassman Development Perspective
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: OPW/2024/239
Approval sought: Development Permit for Operational Works
Details of proposed development: Operational Works for Infrastructure, Change to Ground Level and Vehicle Access Works

Location details

Street address: 1 Highlands Street, STAPYLTON QLD 4207
Real property description: BAL Lot 505 SP316171

Decision

Date of decision: 18 November 2024
Decision details: Under Delegated Authority, the Senior Authorising Civil Engineer has resolved to approve the development application in full with conditions.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval: Operational Works for Infrastructure (roadworks, footpath, stormwater and water), Change to Ground Level and Vehicle Access Works (4x VXOs)

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

AUTHORISED BY



Nathan Seiler

Senior Authorising Civil Engineer

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

Conditions imposed by Council as Assessment manager

General																																																																											
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.																																																																										
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings: <table><tr><th colspan="5">Operational Works</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>DRAWING INDEX AND LOCALITY PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>OCT 2024</td><td>5941 ENG EXT3 001</td><td>F</td></tr><tr><td>GENERAL NOTES SHEET 1 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 002</td><td>B</td></tr><tr><td>GENERAL NOTES SHEET 2 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 003</td><td>B</td></tr><tr><td>LEGEND</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 004</td><td>B</td></tr><tr><td>KEY LAYOUT PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>27/03/24</td><td>5941 ENG EXT3 005</td><td>D</td></tr><tr><td>EXISTING SURFACE LAYOUT PLAN SHEET 1 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 010</td><td>B</td></tr><tr><td>EXISTING SURFACE LAYOUT PLAN SHEET 2 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 011</td><td>B</td></tr><tr><td>DEMOLITION AND PROTECTION LAYOUT PLAN SHEET 1 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 020</td><td>B</td></tr><tr><td>DEMOLITION AND PROTECTION LAYOUT PLAN SHEET 2 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 021</td><td>B</td></tr><tr><td>SEDIMENT AND EROSION CONTROL NOTES AND DETAILS</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 100</td><td>B</td></tr><tr><td>SEDIMENT BASIN NOTES AND DETAILS</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>24/08/23</td><td>5941 ENG EXT3 101</td><td>B</td></tr><tr><td>SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>23/02/24</td><td>5941 ENG EXT3 110</td><td>C</td></tr></table>					Operational Works					Drawing Title	Author	Date	Drawing No.	Ver	DRAWING INDEX AND LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	OCT 2024	5941 ENG EXT3 001	F	GENERAL NOTES SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 002	B	GENERAL NOTES SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 003	B	LEGEND	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 004	B	KEY LAYOUT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 005	D	EXISTING SURFACE LAYOUT PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 010	B	EXISTING SURFACE LAYOUT PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 011	B	DEMOLITION AND PROTECTION LAYOUT PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 020	B	DEMOLITION AND PROTECTION LAYOUT PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 021	B	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 100	B	SEDIMENT BASIN NOTES AND DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 101	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 110	C
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	SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 111	D
	EARTHWORKS CUT AND FILL PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 120	C
	EARTHWORKS CUT AND FILL PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 121	D
	ROADWORKS AND DRAINAGE TYPICAL DETAILS SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 400	C
	ROADWORKS AND DRAINAGE TYPICAL DETAILS SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 401	C
	ROADWORKS AND DRAINAGE TYPICAL DETAILS SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 402	C
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 410	D
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 411	D
	CONTROL LINE LAYOUT PLAN AND SETOUT TABLE SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 420	C
	CONTROL LINE LAYOUT PLAN AND SETOUT TABLE SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 421	D
	CHRISTENSEN ROAD LONGITUDINAL SECTION SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 450	C
	CHRISTENSEN ROAD LONGITUDINAL SECTION SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 451	C
	CHRISTENSEN ROAD LONGITUDINAL SECTION SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 452	C
	ROADWORKS CROSS SECTIONS SHEET 1 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 470	C
	ROADWORKS CROSS SECTIONS SHEET 2 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 471	C
	ROADWORKS CROSS SECTIONS SHEET 3 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 472	C
	ROADWORKS CROSS SECTIONS SHEET 4 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 473	C

	ROADWORKS CROSS SECTIONS SHEET 5 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 474	C
	ROADWORKS CROSS SECTIONS SHEET 6 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 475	C
	ROADWORKS CROSS SECTIONS SHEET 7 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 476	C
	ROADWORKS CROSS SECTIONS SHEET 8 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 477	C
	ROADWORKS CROSS SECTIONS SHEET 9 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 478	C
	ROADWORKS CROSS SECTIONS SHEET 10 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 479	C
	KRET CONTROL LINE LAYOUT, LONG SECTIONS AND SETOUT TABLES	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 490	C
	STORMWATER DRAINAGE CATCHMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 500	C
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 510	C
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 511	C
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	23/02/24	5941 ENG EXT3 512	C
	STORMWATER DRAINAGE CALCULATION TABLE	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 550	D
	WATER RETICULATION LAYOUT PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	11/04/24	5941 ENG EXT3 700	D
	WATER RETICULATION LAYOUT PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	11/04/24	5941 ENG EXT3 701	E
	TYPICAL THRUST BLOCK DETAILS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	11/04/24	5941 ENG EXT3 705	A
	TYPICAL THRUST BLOCK DETAILS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	11/04/24	5941 ENG EXT3 706	A
	WATER RETICULATION LONGITUDINAL SECTION SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/10/24	5941 ENG EXT3 710	E

	WATER RETICULATION LONGITUDINAL SECTION SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/10/24	5941 ENG EXT3 711	E
	SIGNS AND LINEMARKING NOTES AND DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	24/08/23	5941 ENG EXT3 800	B
	SIGNS AND LINEMARKING LAYOUT PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	11/04/24	5941 ENG EXT3 810	D
	SIGNS AND LINEMARKING LAYOUT PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	11/04/24	5941 ENG EXT3 811	E
	SWEPT PATH ANALYSIS PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	11/04/24	5941 ENG EXT3 900	D
	SWEPT PATH ANALYSIS PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	27/03/24	5941 ENG EXT3 901	D
And ensure that: - i The VXOs concrete is 175mm thick having a minimum of N32 grade. The minimum steel reinforcement is SL72 mesh with a minimum 50 mm top cover. - ii Standard change in grade requirements in AS2890.1 is complied with. 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	When the approval lapses if works is not completed This approval will lapse if the works is not completed by 18 November 2027, in accordance with section 88 of the Planning Act 2016.				
Engineering					
4	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 SC6.12 – Land development guidelines, sections 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.				
5	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 SC6.12 – 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.				

6	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 SC6.12 – Land development guidelines, sections 2 Transport network standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications & 10 Standard drawings.
7	Earthworks a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.12 – 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 identified above at no cost to Council at all times.
Stormwater Drainage	
8	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
9	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 SC6.12 – 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.
Water Works	
10	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 SC6.12 – 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. <i>Notes:</i> 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.

Construction Management

11 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.

Contributed Assets

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Requirements of Council Water and Sewerage acceptance testing guideline	Prior to a request to accept on maintenance Or connect to existing mains and the use of the connection		Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Constructed works comply with necessary standards and confirm level and location details.
- Installed components meet specifications and standards for materials and design and installation specifications and acceptance testing requirements.

12 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
13	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.	
14	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.	
15	Earthworks as-constructed data Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with City Plan Policy SC6.12 – Land development guidelines, section 8.5 prior to request for practical completion of the works.	
16	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 SC6.12 – 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.	

17	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td>Review and discuss this Operational works – infrastructure approval.</td><td>Contributed Assets (07) 5582 9034</td></tr><tr><td>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. <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></td><td>inspections@goldcoast.qld.gov.au</td></tr></table> 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.	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. <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>	inspections@goldcoast.qld.gov.au						
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18	Hold point inspection Arrange a hold point inspection to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines/Landscape work code of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines</td><td>As indicated in SC6.12 City Plan Policy – Land development guidelines</td><td>Contributed Assets (07) 5582 9034</td></tr><tr><td>Undertake a vehicular crossing pre-pour inspection to ensure work is in accordance with the Operational works approval inclusive of any necessary footpath tie ins.</td><td>Prior to placement of concrete</td><td>Development Compliance 07 5582 8184</td></tr><tr><td>Undertake a vehicular crossing post-pour inspection to ensure work is in accordance with the Operational works approval</td><td>After placement of concrete</td><td>Development Compliance 07 5582 8184</td></tr></table> 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.	Purpose	Hold Point	Council contact	Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines	As indicated in SC6.12 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034	Undertake a vehicular crossing pre-pour inspection to ensure work is in accordance with the Operational works approval inclusive of any necessary footpath tie ins.	Prior to placement of concrete	Development Compliance 07 5582 8184	Undertake a vehicular crossing post-pour inspection to ensure work is in accordance with the Operational works approval	After placement of concrete	Development Compliance 07 5582 8184
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Undertake a vehicular crossing pre-pour inspection to ensure work is in accordance with the Operational works approval inclusive of any necessary footpath tie ins.	Prior to placement of concrete	Development Compliance 07 5582 8184											
Undertake a vehicular crossing post-pour inspection to ensure work is in accordance with the Operational works approval	After placement of concrete	Development Compliance 07 5582 8184											
19	On maintenance Arrange an on maintenance meeting to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm completion of works have been undertaken in accordance with this approval</td><td>Prior to commencement of the on maintenance period</td><td>Contributed Assets 07 5582 9034</td></tr></table>	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						
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.								
20	Off maintenance Arrange an off maintenance meeting to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following:								
	<table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval</td><td>Prior to Asset handover / conclusion of on maintenance period</td><td>Contributed Assets (07) 5582 9034</td></tr></table>	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		
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	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.								
21	Bond a. Provide security to Council in the amount of \$5,000 to secure: i. Compliance with all conditions of this approval (excluding the off-maintenance condition) b. Provide the security prior to arranging a Pre-start inspection. Council will hold the security until i. Works are acceptable to proceed to on maintenance <i>Information note: Contact Contributed Assets on 07 5582 9034 for more information on the Bond lodgement.</i>								
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 Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au								

C	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>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> A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.	Contributed Assets	Connections / disconnections: Application to work on the City's Infrastructure	Temporary Road Closure and Works Zone Permit Application
Contributed Assets				
Connections / disconnections: Application to work on the City's Infrastructure				
Temporary Road Closure and Works Zone Permit Application				
D	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/2023/82 dated 21 December 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).			
E	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.			
F	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			
G	Pavement designs Any pavement designs shown on the approved plans are considered 'indicative only'. Pavement designs are to be submitted to and approved by Contributed Assets in accordance with the Land Development Guidelines.			
H	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.			
I	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.			
J	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('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.
K	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.
L	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 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
M	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

N	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.
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