

Our reference: MIN/2024/708

Decision notice— change application approval for OPW/2024/523

(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 12 December 2024 for the development approval dated 13 September 2024.

Date of decision notice: 8 January 2025

Applicant details

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

Application details

Application number: MIN/2024/708
Approval sought: Operational works for infrastructure (Sewer and stormwater infrastructure)
Details of the change: Minor changes to sewer and stormwater infrastructure
Original Application number: OPW/2024/523
Details of original decision: Operational works for infrastructure (civil works – 28 lots) to facilitate COM/2019/82
Date of original decision: 13 September 2024

Location details

Street address: Lot 900 Courtney Drive, UPPER COOMERA QLD 4209
Real property description: Lot 900 SP313554

Decision

Date of decision: 3 January 2025
Decision details: Under Delegated Authority, the Coordinator Operational Works Assessment 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 - infrastructure (minor changes to sewer and stormwater infrastructure)

Conditions

Amended conditions of approval for a development permit for operational works approval are enclosed in this notice.

The approved change(s) do not affect the other previously approved conditions. The development must be undertaken in accordance with the amended conditions & the other previously approved conditions in the decision notice dated 13 September 2024.

Approved drawings

Approved drawings reflecting the approved change(s) are attached and are identified in the conditions imposed by Council in the amended development conditions.

Appeal rights

You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application.

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.

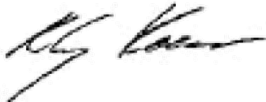
An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

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 Planning Assessment on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Antony Kocsmar

Coordinator Operational Works Assessment
For the Chief Executive Officer
Council of the City of Gold Coast

Enc:

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

Attach:

Stamped approved plans and drawings for development approval
Appeal rights extracts

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	27.04.24	000	C
Road Hierarchy, Staging Plan and General Notes	Mortons Urban Solutions	27.04.24	005	A
Retaining Wall and Detail Grading Plan Sheet 01	Mortons Urban Solutions	07.08.24	060	B
Retaining Wall and Detail Grading Plan Sheet 02	Mortons Urban Solutions	07.08.24	061	B
Retaining Wall and Detail Grading Plan Sheet 03	Mortons Urban Solutions	07.08.24	062	B
Retaining Wall Details Sheet 01	Mortons Urban Solutions	07.08.24	070	B
Padmount Sections Sheet 01	Mortons Urban Solutions	07.08.24	075	B
Final Surface and Sediment and Erosion Plan Sheet 01	Mortons Urban Solutions	27.04.24	080	A
Final Surface and Sediment and Erosion Plan Sheet 02	Mortons Urban Solutions	27.04.24	081	A
Combined Services Plan Sheet 01	Mortons Urban Solutions	27.04.24	090	A
Roadworks Plan Sheet 01	Mortons Urban Solutions	27.04.24	100	A
Roadworks Details Sheet 01	Mortons Urban Solutions	27.04.24	120	A
Longitudinal Sections Road 07	Mortons Urban Solutions	27.04.24	200	A
Longitudinal Sections Road 10	Mortons Urban Solutions	27.04.24	201	A

	Cross Sections Road 07	Mortons Urban Solutions	27.04.24	300	A
	Cross Sections Road 07 & Road 11	Mortons Urban Solutions	27.04.24	301	A
	Cross Sections Road 10	Mortons Urban Solutions	27.04.24	302	A
	Intersection Grading Details Sheet 01	Mortons Urban Solutions	27.04.24	400	A
	Concrete Jointing Details Sheet 01	Mortons Urban Solutions	27.04.24	410	A
	Linemarking and Signage Plan Sheet 01	Mortons Urban Solutions	07.08.24	420	B
	Sewer Reticulation Plan Sheet 01	Mortons Urban Solutions	07.08.24	500	B
	Sewer Reticulation Plan Sheet 02	Mortons Urban Solutions	27.04.24	501	A
	Sewer Reticulation Details Sheet 01	Mortons Urban Solutions	07.08.24	510	B
	Sewer Reticulation Profiles Sheet 01	Mortons Urban Solutions	07.08.24	530	B
	Sewer Reticulation Profiles Sheet 02	Mortons Urban Solutions	07.08.24	531	B
	Sewer Reticulation House Connection Profiles Sheet 01	Mortons Urban Solutions	27.04.24	550	A
	Stormwater Drainage Plan Sheet 01	Mortons Urban Solutions	27.04.24	600	A
	Stormwater Drainage Plan Sheet 02	Mortons Urban Solutions	27.04.24	601	A
	Stormwater Profiles Sheet 01	Mortons Urban Solutions	27.04.24	620	A
	Stormwater Profiles Sheet 02	Mortons Urban Solutions	27.04.24	621	A
	Stormwater Profiles Sheet 03	Mortons Urban Solutions	27.04.24	622	A
	Stormwater Outlets and Typical Details Sheet 01	Mortons Urban Solutions	27.04.24	640	A
	Stormwater Pit Details Sheet 01	Mortons Urban Solutions	27.04.24	650	A
	Stormwater Pit Details Sheet 02	Mortons Urban Solutions	27.04.24	651	A
	Stormwater Basin Plan and Details Sheet 01	Mortons Urban Solutions	27.04.24	660	A
	Stormwater Basin Forebay Details Sheet 01	Mortons Urban Solutions	27.04.24	661	A

Stormwater Basin Sections Sheet 01	Mortons Urban Solutions	27.04.24	662	A
Stormwater Basin Sections Sheet 02	Mortons Urban Solutions	27.04.24	663	A
Stormwater Basin Sections Sheet 03	Mortons Urban Solutions	27.04.24	665	A
Stormwater Catchment Plan Sheet 01	Mortons Urban Solutions	27.04.24	670	A
Stormwater Calculation Tables Minor Storm Event Sheet 01	Mortons Urban Solutions	27.04.24	680	A
Stormwater Calculation Tables Major Storm Event Sheet 01	Mortons Urban Solutions	27.04.24	681	A
Water Reticulation Plan Sheet 01	Mortons Urban Solutions	07.08.24	700	B
Water Reticulation Details	Mortons Urban Solutions	27.04.24	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

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