

Our reference: COM/2022/61

Your reference:

Decision notice—approval (with conditions)

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

Date of decision notice: 22 November 2023

Applicant details

Applicant name: Fpi Queensland Pty Ltd

Applicant contact details: C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: COM/2022/61

Approval sought: Combined Application

Details of proposed development: Development Permit for Operational Works for Infrastructure and Vegetation Clearing.

Location details

Street address: 84-160 Christensen Road South, Stapylton Qld 4207

Real property description: Lot 334 SP193431, Lot 37 SP222486, Lot 6 SP274108, Lot 900 SP316137

Decision

Date of decision 20 November 2023.

Decision details: Under Delegated Authority, the Supervisor Operational Works 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 (Trunk Sewer Works) and Vegetation Clearing (Tree removal assoc. with Trunk Sewer).

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

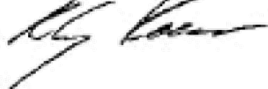
Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

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 Nathan Seiler, Senior 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

Conditions imposed by Council as Assessment manager

Works for Infrastructure (Trunk Sewer)																																																																															
General																																																																															
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.																																																																														
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council: <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</td><td>07/11/2023</td><td>5941 ENG SNA2 001</td><td>H</td></tr><tr><td>GENERAL NOTES</td><td>Gassman</td><td>26/07/2023</td><td>5941 ENG SNA2 002</td><td>D</td></tr><tr><td>LEGEND</td><td>Gassman</td><td>26/07/2023</td><td>5941 ENG SNA2 003</td><td>D</td></tr><tr><td>KEY PLAN LAYOUT AND BOREHOLE INVESTIGATION LOCATIONS</td><td>Gassman</td><td>14/08/2023</td><td>5941 ENG SNA2 005</td><td>E</td></tr><tr><td>CONTOUR AND DETAIL PLAN SHEET 1 OF 5</td><td>Gassman</td><td>14/08/2023</td><td>5941 ENG SNA2 010</td><td>E</td></tr><tr><td>CONTOUR AND DETAIL PLAN SHEET 2 OF 5</td><td>Gassman</td><td>14/08/2023</td><td>5941 ENG SNA2 011</td><td>E</td></tr><tr><td>CONTOUR AND DETAIL PLAN SHEET 3 OF 5</td><td>Gassman</td><td>26/07/2023</td><td>5941 ENG SNA2 012</td><td>D</td></tr><tr><td>CONTOUR AND DETAIL PLAN SHEET 4 OF 5</td><td>Gassman</td><td>26/07/2023</td><td>5941 ENG SNA2 013</td><td>D</td></tr><tr><td>CONTOUR AND DETAIL PLAN SHEET 5 OF 5</td><td>Gassman</td><td>26/07/2023</td><td>5941 ENG SNA2 014</td><td>D</td></tr><tr><td>DEMOLITION AND PROTECTION PLAN SHEET 1 OF 5</td><td>Gassman</td><td>14/09/2023</td><td>5941 ENG SNA2 020</td><td>F</td></tr><tr><td>DEMOLITION AND PROTECTION PLAN SHEET 2 OF 5</td><td>Gassman</td><td>14/08/2023</td><td>5941 ENG SNA2 021</td><td>E</td></tr><tr><td>DEMOLITION AND PROTECTION PLAN SHEET 3 OF 5</td><td>Gassman</td><td>26/07/2023</td><td>5941 ENG SNA2 022</td><td>D</td></tr><tr><td>DEMOLITION AND PROTECTION PLAN SHEET 4</td><td>Gassman</td><td>26/07/2023</td><td>5941 ENG SNA2 023</td><td>D</td></tr></table>				Operational Works					Drawing Title	Author	Date	Drawing No.	Ver	DRAWING INDEX AND LOCALITY PLAN	Gassman	07/11/2023	5941 ENG SNA2 001	H	GENERAL NOTES	Gassman	26/07/2023	5941 ENG SNA2 002	D	LEGEND	Gassman	26/07/2023	5941 ENG SNA2 003	D	KEY PLAN LAYOUT AND BOREHOLE INVESTIGATION LOCATIONS	Gassman	14/08/2023	5941 ENG SNA2 005	E	CONTOUR AND DETAIL PLAN SHEET 1 OF 5	Gassman	14/08/2023	5941 ENG SNA2 010	E	CONTOUR AND DETAIL PLAN SHEET 2 OF 5	Gassman	14/08/2023	5941 ENG SNA2 011	E	CONTOUR AND DETAIL PLAN SHEET 3 OF 5	Gassman	26/07/2023	5941 ENG SNA2 012	D	CONTOUR AND DETAIL PLAN SHEET 4 OF 5	Gassman	26/07/2023	5941 ENG SNA2 013	D	CONTOUR AND DETAIL PLAN SHEET 5 OF 5	Gassman	26/07/2023	5941 ENG SNA2 014	D	DEMOLITION AND PROTECTION PLAN SHEET 1 OF 5	Gassman	14/09/2023	5941 ENG SNA2 020	F	DEMOLITION AND PROTECTION PLAN SHEET 2 OF 5	Gassman	14/08/2023	5941 ENG SNA2 021	E	DEMOLITION AND PROTECTION PLAN SHEET 3 OF 5	Gassman	26/07/2023	5941 ENG SNA2 022	D	DEMOLITION AND PROTECTION PLAN SHEET 4	Gassman	26/07/2023	5941 ENG SNA2 023	D
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	SEWER LAYOUT PLAN SHEET 2 OF 5	Gassman	14/08/2023	5941 ENG SNA2 601	E
	SEWER LAYOUT PLAN SHEET 3 OF 5	Gassman	26/07/2023	5941 ENG SNA2 602	D
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	SEWER LAYOUT PLAN SHEET 5 OF 5	Gassman	26/07/2023	5941 ENG SNA2 604	D
	SEWER LONGITUDINAL SECTIONS SHEET 1 OF 7	Gassman	07/11/2023	5941 ENG SNA2 610	H
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	SEWER LONGITUDINAL SECTIONS SHEET 7 OF 7	Gassman	07/11/2023	5941 ENG SNA2 616	G
	STRUCTURE BENCHING DETAILS	Gassman	05/10/2023	5941 ENG SNA2 617	B
	EXISTING RETAINING WALL LAYOUT PLAN	Gassman	26/07/2023	5941 ENG SNA2 620	D
	EXISTING RETAINING WALL SECTIONS SHEET 1 OF 2	Gassman	26/07/2023	5941 ENG SNA2 621	D
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	SEWER STRUCTURE DETAILS SHEET 1 OF 3	Gassman	14/09/2023	5941 ENG SNA2 650	F
	SEWER STRUCTURE DETAILS SHEET 2 OF 3	Gassman	07/11/2023	5941 ENG SNA2 651	E
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:				
	Geotechnical Engineering				

	<table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Report on Geotechnical Investigation and Preliminary Acid Sulfate Soils Assessment, Vantage Estate, Stage 2 - Proposed External Trunk Gravity Sewer, Christensen Road South, Yatala</td><td>Douglas Partners Pty Ltd</td><td>February 2022</td><td>206529.00</td><td>-</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Report on Geotechnical Investigation and Preliminary Acid Sulfate Soils Assessment, Vantage Estate, Stage 2 - Proposed External Trunk Gravity Sewer, Christensen Road South, Yatala	Douglas Partners Pty Ltd	February 2022	206529.00	-															
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4	Amended drawings Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site. The following amendments must be included: a) Provide council with structure design details of sewer manhole structure 1/S1 in accordance with the SEQ code, as it is greater than 6m deep and requires special design.																									
Property																										
5	Requirement to register easements – Sewerage a Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. i “Sewerage” easement minimum 3m wide over proposed gravity sewerage infrastructure within the development site ii “Sewerage” easement minimum 1m wide from the front property boundary to connect to the sewerage easement noted above. This easement is to facilitate access to the infrastructure b The terms of the easement must include: i Standard terms document 707918364 must be referenced on Form 9 – easement document ii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. d Ensure sewer infrastructure is positioned in the centre of the easement. e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at																									

	the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.														
6	When the approval lapses if works is not completed This approval will lapse if the works is not completed by 20 November 2026, in accordance with section 88 of the Planning Act 2016.														
Environmental and Landscaping															
7	Vegetation management a Implement the vegetation management measures identified in the plan listed below at no cost to Council: <table border="1"><thead><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr></thead><tbody><tr><td>Vegetation Management Plan</td><td>Gassman Development Perspectives</td><td>July 2023</td><td></td><td>3.0</td></tr></tbody></table> b Undertake works generally in accordance with an operational works approval and S.C 6.8 Environmental Management Plans policy of the City Plan; and include in particular: - i Erect a fence around the drip zone of the vegetation to be retained. - ii No construction related activities (such as construction vehicle parking, liquid disposal, stockpiling etc. as Council considers appropriate) are to occur within the fenced area. - iii Retain hollow logs and relocate to an adjacent area - iv All existing retained trees within the area identified on the plan are to be managed in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites.					Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Management Plan	Gassman Development Perspectives	July 2023		3.0
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Engineering															
8	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.														
Stormwater Drainage															
9	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														
Sewer and Water Works															

10	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 SC6.12 – 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. <i>Note:</i> <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i> <i>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.</i>																																			
Construction Management																																				
11	Certification of works Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Operational Works</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Appendix A Certification from the Land Development Guidelines</td><td>Upon practical completion of works.</td><td>N/A</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: All works have been undertaken generally in accordance with the approval. <table><tr><th colspan="5">Water and Waste</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Requirements of Council Water and Sewerage acceptance testing guideline</td><td>Prior to a request to accept on maintenance</td><td></td><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Water and Waste</td></tr><tr><td>A Survey Plan with the required easements shown on the listed plan over the on-lot water arrangement / sewer</td><td>Prior to commence of the use</td><td></td><td>Registered Surveyor</td><td>Development Compliance Section</td></tr></table>	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	Water and Waste					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		Registered Professional Engineer of Queensland (RPEQ)	Water and Waste	A Survey Plan with the required easements shown on the listed plan over the on-lot water arrangement / sewer	Prior to commence of the use		Registered Surveyor	Development Compliance Section
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	The certification is to confirm: i. Constructed works comply with necessary standards and confirm level and location details. ii. Installed components meet specifications and standards for materials and design and installation specifications and acceptance testing requirements. iii. Easements are correctly located over the infrastructure and meet the requirements specified in the SEQ Water Supply and Sewerage Design and Construction Code for water infrastructure.															
	<table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Report on Geotechnical and Preliminary Acid Sulfate Soils Assessment</td><td>Upon completion of works</td><td></td><td>suitably qualified professional</td><td>Environmental Assessment</td></tr></table> The certification is to confirm: - i If works at Borehole 9 exceed 6.0m, further testing to confirm extent of potential acid sulfate soils is required and an acid sulfate soil management plan. - ii The certification is to also provide a copy of all the verification testing results and applied liming rates.	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Report on Geotechnical and Preliminary Acid Sulfate Soils Assessment	Upon completion of works		suitably qualified professional	Environmental Assessment
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12	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table><tr><th colspan="2">All works approved by this permit</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>All supply, installation, construction, testing and commissioning of works</td></tr></table> <table><tr><th colspan="2">Environmental Assessment</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>A suitably qualified and experienced acid sulfate soil professional</td><td>Supervise the excavation and treatment of all acid sulfate soils.</td></tr></table>	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	Environmental Assessment		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	A suitably qualified and experienced acid sulfate soil professional	Supervise the excavation and treatment of all acid sulfate soils.			
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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

Erosion and sediment control

a.

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.

b

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.

16

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
Confirm on-site acid sulfate soil requirements for approved works	Environmental assessment (07) 5582 8866

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.

17	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: <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 SC6.11 City Plan Policy – Land development guidelines</td><td>As indicated in SC6.11 City Plan Policy – Land development guidelines</td><td>Contributed Assets (07) 5582 9034</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 SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034
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					
18	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: <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> 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 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					
19	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: <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> 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	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
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					
Advice Notes							
A	Vegetation protection A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.						
B	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.						
C	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.						

D	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
E	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.
F	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
G	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
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 <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.			
J	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>Water and Waste</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.	Water and Waste	Connections / disconnections: Application to work on the City's Infrastructure	Temporary Road Closure and Works Zone Permit Application
Water and Waste				
Connections / disconnections: Application to work on the City's Infrastructure				
Temporary Road Closure and Works Zone Permit Application				
K	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/2020/262 dated 30 April 2021. 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).			
L	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.			
M	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.			
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 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
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.

Vegetation Clearing					
General					
1	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:				
	Environmental Assessment				
	Drawing Title	Author	Date	Drawing No.	Ver
	Stage 2 External Sewer	Gassman Development	July 2023	Sheet 1 of 7	3.0

		Perspectives																							
	Stage 2 External Sewer	Gassman Development Perspectives	July 2023	Sheet 1 of 7	3.0																				
	Stage 2 External Sewer	Gassman Development Perspectives	July 2023	Sheet 2 of 7	3.0																				
	Stage 2 External Sewer	Gassman Development Perspectives	July 2023	Sheet 4 of 7	3.0																				
	Stage 2 External Sewer	Gassman Development Perspectives	July 2023	Sheet 5 of 7	3.0																				
	Stage 2 External Sewer	Gassman Development Perspectives	July 2023	Sheet 6 of 7	3.0																				
	Stage 2 External Sewer	Gassman Development Perspectives	July 2023	Sheet 7 of 7	3.0																				
	Rehabilitation Management Plan, External Sewer Stage 2	Gassman Development Perspectives	27 April 2023	5941 ENV RMP STG2	001 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.																									
2	Approved Plans Undertake and maintain the development generally in accordance with the following plans including as amended in red by the Council: <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Vegetation Management Plan</td><td>Gassman Development Perspectives</td><td>July 2023</td><td></td><td>3.0</td></tr><tr><td>Rehabilitation Management Plan Stage 2 Sewer</td><td>Gassman Development Perspectives</td><td>27 April 2023</td><td></td><td>2.0</td></tr></table> With the following amendments: i Replace mid storey species with <i>Acacia fimbriata</i> with <i>Acacia disparrima</i>					Environmental Assessment					Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Management Plan	Gassman Development Perspectives	July 2023		3.0	Rehabilitation Management Plan Stage 2 Sewer	Gassman Development Perspectives	27 April 2023		2.0
Environmental Assessment																									
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Vegetation Management Plan	Gassman Development Perspectives	July 2023		3.0																					
Rehabilitation Management Plan Stage 2 Sewer	Gassman Development Perspectives	27 April 2023		2.0																					
Environmental and Landscaping																									
3	Vegetation management a Implement the vegetation management measures identified in the plan listed below at no cost to Council: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Vegetation Management Plan</td><td>Gassman Development Perspectives</td><td>July 2023</td><td></td><td>3.0</td></tr></table> b Undertake works generally in accordance with an operational works approval and S.C 6.8					Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Management Plan	Gassman Development Perspectives	July 2023		3.0										
Plan Title	Author	Date	Plan Reference No.	Ver																					
Vegetation Management Plan	Gassman Development Perspectives	July 2023		3.0																					

	Environmental Management Plans policy of the City Plan; and include in particular: - i Erect a fence around the drip zone of the vegetation to be retained. - ii No construction related activities (such as construction vehicle parking, liquid disposal, stockpiling etc. as Council considers appropriate) are to occur within the fenced area. - iii Retain hollow logs and relocate to an appropriate area - iv All existing retained trees within the area identified on the plan are to be managed in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites.															
4	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 <i>Australian Standard AS4373 - 2007 – Pruning of Amenity Trees</i>. - 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 <i>Australian Standard AS4373 - 2007 - Pruning of Amenity Trees</i>.															
5	No damage to retained vegetation Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.															
6	Pre-clearance report Submit a pre-clearance (fauna assessment) report for review 1 week prior to the pre-start meeting, generally in accordance with the Environmental significance overlay code and City Plan Policy SC6.8 – Environmental management plans and include: - a Detailed pre-clearance survey by a DES approved Spotter Catcher undertaken no more than 2 weeks prior to commencement of works. - b Fauna management controls.															
Construction Management																
7	Certification of works Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Rehabilitation management plan</td><td>Upon completion of works</td><td></td><td>Rehabilitation/ Restoration Specialist</td><td>Environmental Assessment</td></tr></table> The certification is to confirm: i Rehabilitation works have been undertaken with the approved rehabilitation management plan	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Rehabilitation management plan	Upon completion of works		Rehabilitation/ Restoration Specialist	Environmental Assessment
Environmental Assessment																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Rehabilitation management plan	Upon completion of works		Rehabilitation/ Restoration Specialist	Environmental Assessment												
8	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions:															

	Environmental Assessment		
	Expertise required of the suitably qualified professional	Actions to be overseen by the professional	
	DES approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.	
9	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6. 12 – Land development guidelines for the following:		
	Purpose	Council contact	
	Undertake a pre-clearing fauna assessment including confirmation of wildlife spotter qualifications	Environmental assessment (07) 5582 8866	
	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.		
10	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6. 12 – Land development guidelines / Landscape work code of the City Plan for the following:		
	Purpose	Hold Point	Council contact
	Confirm the post clearing fauna summary	Within 5 business days of tree works being finalised	Environmental assessment (07) 5582 8866
	Confirm primary weed control and all required planting has been undertaken in accordance with the approved rehabilitation management plan	Prior to commencement of the 12-month establishment period	Environmental assessment (07) 5582 8866
	Confirm weed control, watering and replacement and repair of jute matting and the replacement of individual plants that have not survived. To ensure establishment of planted areas been undertaken in accordance with the approved rehabilitation management plan	At the end of the 12-month establishment period to start on-maintenance	Environmental assessment (07) 5582 8866
	Confirm weed control and watering and replacement and repair of jute matting and the replacement of individual plants that have not survived. To ensure maintenance of planted areas been undertaken in accordance with the approved rehabilitation management plan	At the end of the 12-month on-maintenance period to sign off maintenance	Environmental assessment (07) 5582 8866
	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	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	Vegetation protection A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.
C	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
D	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/