

OUR REF: 6181 - MC
YOUR REF: COM/2024/39

20 February 2025

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Via email: mail@goldcoast.qld.gov.au

Dear Sir/Madam,

**RE: REQUEST TO MAKE A MINOR CHANGE APPLICATION TO DEVELOPMENT PERMIT
FOR MATERIAL CHANGE OF USE – WAREHOUSE**

**AT: 11 Eastridge Street and 24 Homestead Drive, Stapylton QLD 4207 (Lot 120
and 121 on SP329476)**

We act on behalf of the Applicant, McNab Developments (QLD) Pty Ltd who seeks a request to make a minor change application under s78 of the *Planning Act 2016* (the Act) for the above-mentioned property.

We enclose the following:

- Forms and Consent, **Attachment A**;
- Current Approval Package COM/2024/39, **Attachment B**;
- Amended Proposal Plans, **Attachment C**;
- Amended Bulk Earthworks Plans, **Attachment D**; and
- Amended Landscape Intent Plan, **Attachment E**.

As the application will be lodged electronically, the prescribed fee of **\$3,999.60** (20% of \$19,998.00) will be paid upon receipt of Council's invoice.

1.0 SITE DESCRIPTION

Table 1 - Site Summary	
Site Address	11 Eastridge Street and 24 Homestead Drive, Stapylton QLD 4207
Real Property Description	Lot 120 and 121 on SP329476
Total Site Area	4.945 ha
Current Site Use	Industry (under construction)
Local Authority	Council of the City of Gold Coast
Zoning	Precinct B – General Impact Business and Industry

2.0 APPROVAL HISTORY

Table 2 below provides a targeted approval history relevant to the proposal minor change application.

Table 2 - Approval History	
Approval Reference	Comment
MIN/2023/64 Originally Dated: 3 May 2013	This approval is the most recent iteration of the overarching preliminary approval affecting the entire site. The approval sought implementation of an endorsed Place Code as well as a Land Use Classification Plan supporting industrial uses through industrial subdivision and relevant land use precincts.
MIN/2020/454 Dated: 2 November 2020	This approval is the most recent subdivision approval that created Stage 1 of the Vantage Industrial Estate, within which the subject site is located.
COM/2022/13 Dated: 22 April 2022	Combined application for boundary realignment and bulk earthworks. This approval reconfigured the three large central lots of Stage 1 to provide a tailored shaped and scale for Lot 121 to suit National Tiles end user.
GIC/2023/3 Dated: 27 February 2023	Approved a small increase to the approved PMT location on Lot 120 at the southern end.
COM/2024/39 Dated: 28 May 2024	A Combined application for the currently approved Warehouse and Low Impact Industrial use, also featured a Reconfiguring a Lot (ROL) component for an access easement, and an Operational Work aspect for Change to Ground Level. This is the approval this Minor Change is seeking to change.

3.0 BACKGROUND

The subject site is part of the Stage 1 area of the Vantage Industrial Estate in Stapylton. The approved development over the subject site features a 4,763m² Warehouse with a 272m² ancillary office space, 25 light duty carpark and a total of three vehicular crossovers, two for heavy vehicles and one for light. The approval also contained an ROL aspect as there is a fire truck access path from Lot 121, wrapping along the northern boundary of that lot, ensuring access around the entirety of the warehouse is available for firefighting purposes. The site also features heavy-duty pavement for truck manoeuvring providing access to the warehouse for heavy vehicles.

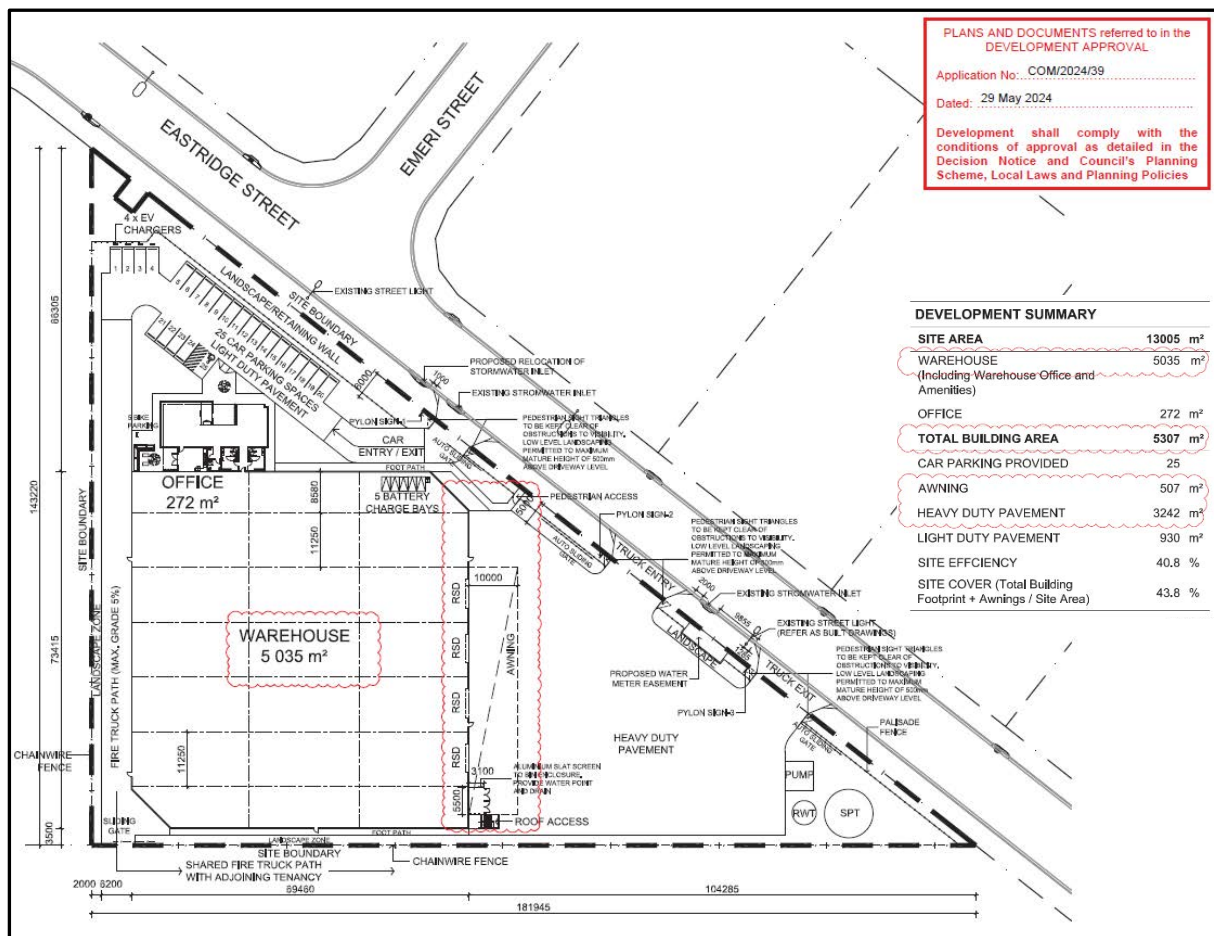


Figure 1: Stamped Approved Plans, COM/2024/39 (GDP files, 2025)

4.0 CHANGES REQUESTED UNDER S.78 OF THE PLANNING ACT 2016

This minor change application primarily proposes changes to this heavy-duty paved area, access and adjacent services and infrastructure. The changes proposed seek to consolidate the heavy truck entry and exit whilst providing a more efficient manoeuvring pad for the heavy vehicles in the site. Locations of certain ancillary infrastructure related to the warehouse has consequentially shifted but remains effective in the relevant proposed locations. Ultimately the changes are seeking to tailor the site layout to the specifications of the end user and their targeted operational and developmental outcomes for the site.

The most apparent change proposed is the consolidation of the heavy vehicle entry and exit into a single crossover, reducing the number of crossovers onto Eastridge Street. The new crossover will still maintain the width required for an entry and exist as well as remaining divided by a central concrete island, but results in a further separation to heavy and light vehicular access.

As a consequence of the consolidated crossover, frontage infrastructure and landscaping will be updated to be consistent with these changes. Public amenities such as footpaths along the frontage of the site have been altered to reflect the crossovers new position. Other service infrastructure such as the fire hydrant and water meter have been shifted slightly along the frontage again reflecting the changes. The northern crossover has also seen the existing stormwater inlet upgraded to a v-grate solution.

Within the site, a number of aspects outside of the warehouse space have been changed. The pump room, septic and rainwater treatment tanks have been relocated from the southeastern corner of the subject site to a location adjacent to the warehouse, adjacent to the southern boundary. This infrastructure has culminated in the removal of the recessed dock, previously in this location, however the rooftop access staircase remains. This has also resulted in the removal of two smaller roller doors in place of a fourth larger roller door, albeit, realigned along the warehouse façade to fit four. Further to this, the bin storage area has also been relocated to ensure maintained effective access for refuse collection vehicles. The waste storage area now sits centred along the warehouse façade, accessible via the heavy vehicle crossover, and provides ample space for bin collection and servicing.

The below is an extract of the proposed minor change plan, with each change highlighted by a red cloud, **Figure 2**.

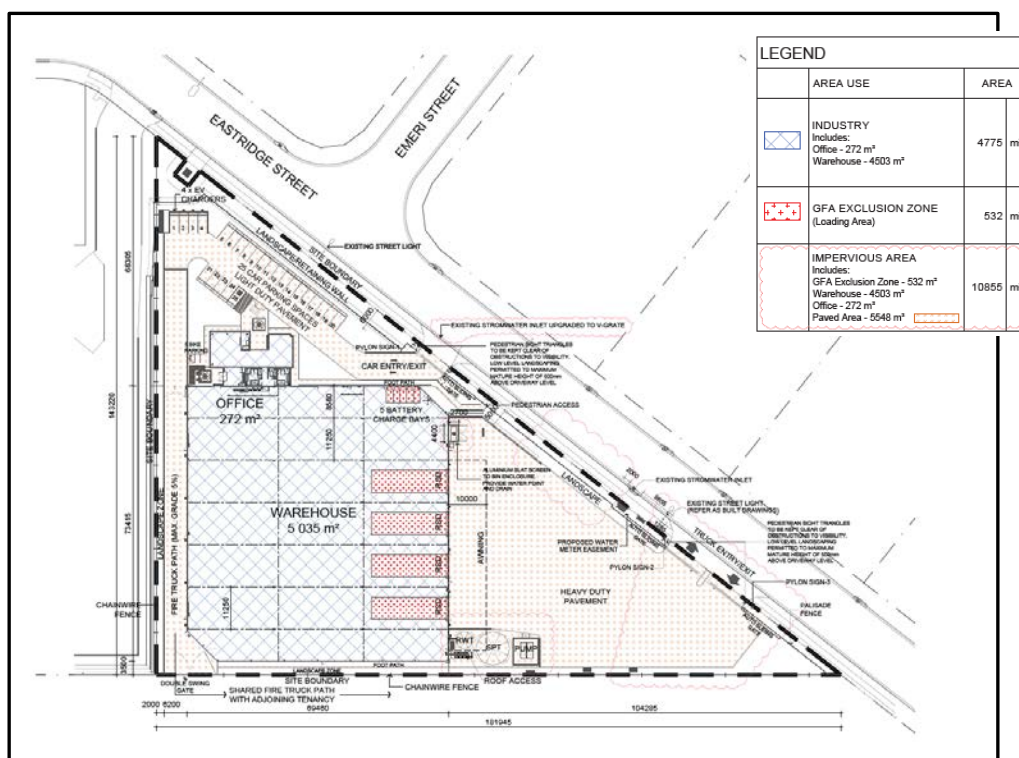


Figure 2: Amended Site Plan Extract (GDP files, 2025)

These amendments are reflected with the amended proposal plans provided within **Attachment C**.

Based on the above changes, the Applicant proposes the conditions be amended as outlined below:

Table 3 Summary of Requested Condition Changes			
Condition No.	Condition Aspect	Requested Change	Justification
General			
2	Approved drawings	Amend condition	Amend condition to reflect updated Proposal Plans, dates, drawing numbers and versions.
7	Landscaping Works	Amend condition	Amend condition to reflect updated Landscape Intent Package.
14	Footpaths – Site plan	Amend condition	Amend condition to reflect updated Proposal Plan, date, drawing number and version.
40	Approved drawings – Operational works	Amend condition	Amend condition to reflect updated Bulk Earthworks drawings
41	Approved drawings – Water and waste	Amend Condition	Amend condition to reflect updated Engineering drawings

Please note, the wash bay has been included for completeness, however, does not warrant any condition changes or amendments.

4.1 AMENDED INFRASTRUCTURE CHARGES NOTICE

As is indicated in the above amendments to the proposal plans, the Gross Floor Area (GFA) of the development has remained the same, however, the overall impervious area within the subject site has increased. Whilst only a minimal increase of 287m², from 10,568m² to 10,855m², the impervious area increase will require an amended infrastructure charges notice.

4.2 AFFECTED ENTITIES

Under Section 80 of the Act, affected entities must be notified of minor changes if required. Under this section an affected entity is defined as:

if the assessment manager would be the responsible entity for the change application if it were made—a referral agency for the development approval other than the chief executive

The original development application was referred for the following matters:

- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in Schedule 20.

Whilst these referral matters were triggered, as they were referred to the chief executive, they are not defined as an affected entity. Based on the above no affected entities are identified for this minor change.

5.0 PLANNING ACT 2016 LEGISLATIVE AND STATUTORY CONSIDERATIONS

5.1 PLANNING ACT 2016 – MINOR CHANGE ASSESSMENT PROVISIONS

To assist the determination of this minor change application, detailed assessment of the requested changes has been undertaken against the assessment provisions as outlined within section 81 of the Act in which the responsible.

The outcome of this assessment is as follows:

s.81(4) *must assess against, or have regard to, the matters that applied when the development application was made; and*

Comment: The original development application was made under the active preliminary approval over the subject site being the M38 Place Code.

s.81(5) *may assess against, or have regard to, the matters that applied when the change application was made.*

Comment: The existing preliminary approval remains active over the subject site and therefore provides the same assessment benchmarks that were imposed upon the original development application.

5.2 PLANNING ACT 2016 SCHEDULE 2 (DICTIONARY)

Chapter 1 Section 6 of the Act provides the Definitions and meanings of particular words used throughout the Act, and refers specifically to the Dictionary in Schedule 2.

Schedule 2 provides the definition of ‘minor change’:

- (a) for a development application; and
- (b) for a development approval.

For this particular application request, a minor change ‘for a development approval’ is relevant.

The definition assists in providing a guideline to the compliance within meaning of minor change, and is presented in the below table.

Table 4 Minor Change	
(b) for a development approval-	Comment/Compliance
(i) would not result in substantially different development; and	Complies The proposal does not result in substantially different development, as indicated in Table 5 below. It is the same land use, within the same site area.

Table 4 Minor Change

(b) for a development approval-	Comment/Compliance
	As such, the proposal is seen as generally consistent with the original approval.
(ii) if a development application for a development including the change, were made when the change application is made would not cause – (A) the inclusion of prohibited development in the development; or (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or (C) referral to extra referral agencies, other than to the chief executive officer; or (D) a referral agency to assess the application against, or have regard to, matters prescribed by a regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or (E) public notification if public notification was not required for the development application.	Complies The proposed change would not result in prohibited development. Complies Referral was applicable to the original development application. Complies No extra referral agencies will be triggered for referral. Complies No additional assessment matters are required to be assessed by a referral agency. Complies Public notification was not required for the original development application, nor will it be required because of the change.

Table 5 DA Rules Schedule 1 – Substantially different development

A change may be considered to result in a substantially different development if the proposed change:

Test	Comment/Compliance
(a) involves a new use; or	Complies Proposal does not involve a new use or additional impacts above what was originally approved.
(b) results in the application applying to a new parcel of land; or	Complies The proposal is over the same parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies The proposal does not involve a dramatic change in built form in terms of scale, bulk and appearance.
(d) changes the ability of the proposed development to operate as intended; or	Complies The proposal does not change the ability of the land use to function or operate.
(e) removes a component that is integral to the operation of the development; or	Complies The proposal does not remove any integral component to the proposed development or operation of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies The proposed changes will not result in significant impacts on traffic flow or transport network.
(g) introduces new impacts or increase the severity of known impacts; or	Complies The extent of the change will not introduce any new impacts, nor increase the severity of any known impacts.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	Complies The proposal does not remove any incentive or offset component in relation to the proposed development.
(i) impacts on infrastructure provisions.	Complies The proposal does not involve a change that would impact on the provision of planned infrastructure.

Given the above, we are of the position that the proposed changes generally comply with the relevant provisions under the Act.

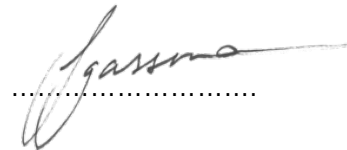
6.0 CONCLUSION

Having consideration to the above compliance statement and attached information, it is considered that the proposed changes to the conditions of approval are relatively minor in nature and are consistent with those that are generally envisaged under s.78 of the Act.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES PTY LTD

A handwritten signature in dark ink, appearing to read 'Fraser Gassman', is written over a horizontal dotted line.

FRASER GASSMAN
SENIOR TOWN PLANNER

Enclosed: Attachment A: Forms and Consent
 Attachment B: Current Approval Package – COM/2024/39
 Attachment C: Amended Proposal Plans
 Attachment D: Amended Bulk Earthwork Plans
 Attachment E: Amended Landscape Intent Plan



ATTACHMENT B

CURRENT APPROVAL PACKAGE COM/2024/39



gassman
development
perspectives

VantageYatala[®]

Date: 3 June 2024
Contact: Nicola Auret
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: COM/2024/39

Fpi Queensland Pty Ltd
C/- Gassman Development Perspectives (Fraser Gassman)
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Decision Notice

Property description	Lot 120 SP329476, Lot 121 SP329476
Property location	11 Eastridge Street, STAPYLTON QLD 4207
Application details	Combined Application

Please find enclosed the decision notice for the proposed development identified above.

For further information regarding the assessment of this application, access the Planning and Development page on City of Gold Coast's website cityofgoldcoast.com.au and reference application number COM/2024/39.

If you are unable to access the website, please email your query to mail@goldcoast.qld.gov.au and reference your application number.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours sincerely

City Development Branch
Planning & Environment Directorate
For the Chief Executive Officer
Council of the City of Gold Coast

Our reference: COM/2024/39
Your reference:

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

Date of decision notice: 3 June 2024

Applicant details

Applicant name: FPI Queensland Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives (Fraser Gassman)
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: COM/2024/39
Approval sought: Combined application for a Development permit (Code assessable) for a Material change of use and Reconfiguring a lot and Operational works
Details of proposed development:

- Material change of use for Warehouse and Low impact industry
- Reconfiguring a lot for access easement
- Operational works for change to ground level

Location details

Street address: 11 Eastridge Street, Stapylton Qld 4207
24 Homestead Drive, Stapylton Qld 4207
Real property description: Lot 120 SP329476
Lot 121 SP329476

Decision

Date of decision: 28 May 2024
Decision details: Under Delegated Authority, the Manager of the City Development Branch of Council has resolved to approve the development application in full with conditions

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) (Planning Regulation 2017) – Development impacting on state transport infrastructure	State Assessment Referral Agency (SARA)	Concurrency Agency	PO Box 3290, Southport BC QLD 4215

Details of the approval

Development approval

Combined Development permit for a Material change of use for Warehouse and Low impact industry, Reconfiguring a lot for access easement and Operational works for change to ground level

Conditions

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

Further development permits

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

- Operational works - landscape works (Private works)
- Operational works – infrastructure
- Operational works - vehicle access works
- Operational works - infrastructure
- Connections / disconnections: Application to work on the City's Infrastructure
- Temporary Road Closure and Works Zone Permit Application

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

Currency period for the approval (section 85 of the *Planning Act 2016*)

In accordance with section 85 of the *Planning Act 2016*, the Material change of use approval has a currency period of six years.

In accordance with section 85 of the *Planning Act 2016*, the Reconfiguring a lot approval has a currency period of four years.

In accordance with section 85 of the *Planning Act 2016*, the Operational works 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.
Referral Agency	You do not have appeal rights in relation to this decision

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

AUTHORISED BY



Adam Morris
Supervisor (North)
For the Chief Executive Officer
Council of the City of Gold Coast

enc:

Conditions imposed by Council as Assessment manager
Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Referral agency conditions and/or advice

Stamped approved plans and drawings

Documents required pursuant to section 43 of the *Planning Regulation 2017*

Infrastructure charges notice for the approved development

Appeal rights extracts

Development Conditions imposed by Council as Assessment Manager – Material change of use																													
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: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Site Plan</td><td>Fraser Property</td><td>09.05.24</td><td>Q22-001A-DA-002</td><td>C</td></tr><tr><td>Site Plan - GFA Impervious area</td><td>Fraser Property</td><td>08.05.24</td><td>Q22-001A-DA-003</td><td>B</td></tr><tr><td>Elevations</td><td>Fraser Property</td><td>09.05.24</td><td>Q22-001A-DA-200</td><td>C</td></tr><tr><td>Elevations Finishes</td><td>Fraser Property</td><td>09.05.24</td><td>Q22-001A-DA-500</td><td>C</td></tr></table> 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.				Drawing Title	Author	Date	Drawing No.	Ver	Site Plan	Fraser Property	09.05.24	Q22-001A-DA-002	C	Site Plan - GFA Impervious area	Fraser Property	08.05.24	Q22-001A-DA-003	B	Elevations	Fraser Property	09.05.24	Q22-001A-DA-200	C	Elevations Finishes	Fraser Property	09.05.24	Q22-001A-DA-500	C
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Elevations Finishes	Fraser Property	09.05.24	Q22-001A-DA-500	C																									
3	Approved Plan – Health Assessment Design and construct the development in accordance with the following acoustic plan including as amended in red by the Council: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Proposed Warehouse Facility Lot 120 Eastridge Street Stapylton</td><td>AcousticWorks</td><td>23 February 2024</td><td>2024026</td><td>R01B</td></tr></table>				Plan Title	Author	Date	Plan Reference No.	Ver	Proposed Warehouse Facility Lot 120 Eastridge Street Stapylton	AcousticWorks	23 February 2024	2024026	R01B															
Plan Title	Author	Date	Plan Reference No.	Ver																									
Proposed Warehouse Facility Lot 120 Eastridge Street Stapylton	AcousticWorks	23 February 2024	2024026	R01B																									
Property																													
4	Requirement to register easement – Water Supply a Register the following easements for the purpose stated below in accordance with the WSAA Water Supply Code of Australia – SEQ Edition and City of Gold Coast's Standard Water Meter Drawings. i“Water Supply” easement over all Council water meter assemblies – This item can be volumetric with a minimum 2.4m from slab to above the meter assembly 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 water infrastructure is positioned appropriately within the easement as per Council's Standard Water Meter Drawings. 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.										
5	Restrictions regarding Council easements and sewer and water supply infrastructure a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement. b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.										
Amenity											
6	Screening of visually offensive components Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a Refuse storage and servicing areas b Service equipment c Mechanical ventilation d Refrigeration units e Storage areas for machinery, materials, vehicles or the like.										
Environmental and Landscaping											
7	Landscaping works a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>LANDSCAPE INTENT PACKAGE</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>FEBRUARY 2024</td><td>6181: 02-11</td><td>B</td></tr></table> and include in particular:	Drawing Title	Author	Date	Drawing No.	Ver	LANDSCAPE INTENT PACKAGE	GASSMAN DEVELOPMENT PERSPECTIVES	FEBRUARY 2024	6181: 02-11	B
Drawing Title	Author	Date	Drawing No.	Ver							
LANDSCAPE INTENT PACKAGE	GASSMAN DEVELOPMENT PERSPECTIVES	FEBRUARY 2024	6181: 02-11	B							

	- i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species. - ii Tree species must be a minimum bag size of 100L at the time of planting. - iii Palm species must be a minimum 3 metres in height at the time of planting. - iv Shrub species must be a minimum 200mm pot size at the time of planting. - v Shrub planting along the shared boundaries must be planted at 1.0m intervals for the extent of the boundary excluding access points. - vi Tree planting along the frontage must be installed at 6.0m intervals for the full extent of the site frontage excluding access points. - vii Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. - viii Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting. - ix Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required. - x Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. - xi Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations. - xii An automatic irrigation system must be provided to all planter boxes. - xiii Include a maintenance management plan relating to the green wall systems. The maintenance management plan must: • Provide detailed information on how these vegetative systems will be safely accessed for maintenance. • Stipulate a maintenance schedule for these systems. • Provide details on the minimum standards to which these systems must be maintained. • Describe actions to be taken if the system does not function as intended. - xiv Include frontage fencing as shown on the approved stamped drawings, the subject of this application. - xv All road reserve turf must be repaired and replaced if damaged. - xvi Where street trees are removed, install street trees within the public road reserve fronting the subject site on Eastridge Street generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
8	Off street vehicle and car parking facilities - a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the M38 Industrial Estate Place Code: - i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles, parking spaces and service areas) must be in accordance with the approved drawings. - ii All spaces are drained, sealed and line marked.

	- iii Clearly identified signage and directional markings including: - Delineation of parking spaces for people with disabilities. - Delineation and signage indicating 'vehicle turn around' for the turnaround bay. - b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. - c The off-street parking facilities must only be used for vehicle parking.
9	Off street bicycle parking and end of trip facilities - a Design and construct off street bicycle parking and end of trip facilities at no cost to Council generally in accordance with the M38 Industrial Estate Place Code in particular: - i The off-street bicycle parking facilities must be in accordance with the approved drawings. - ii Signs and line marking to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line marking is to be provided along the route and where bicycle parking is provided. - b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
10	Loading and unloading (excluding waste collection vehicles) Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: - i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. - ii A vehicle, or vehicle waiting to be loaded or unloaded, must stand entirely within the site. - iii All vehicles must enter and exit the site in a forward gear.
11	Security gate requirements All security gates must remain open to allow vehicular access for employees and visitors during the hours of operation of the development.
12	Operational restrictions (<i>Specific condition</i>) No more than 25 staff are to be on site at any one time.
Engineering	
13	Existing structures and services - a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. - b Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: - i Remove redundant vehicle crossing/s. - ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).

	iii Remove/seal/cap any redundant sewer property service.										
14	Footpaths a Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to commencement of the use at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Site Plan</td><td>Fraser Property</td><td>09.05.24</td><td>Q22-001A-DA-002</td><td>C</td></tr></table> and include in particular: i A minimum 1.5 metre wide path connecting the existing public footpath on Eastridge Street to the development's internal pedestrian access point(s) at the property boundary. b Construct and maintain the footpaths identified above at no cost to Council	Drawing Title	Author	Date	Drawing No.	Ver	Site Plan	Fraser Property	09.05.24	Q22-001A-DA-002	C
Drawing Title	Author	Date	Drawing No.	Ver							
Site Plan	Fraser Property	09.05.24	Q22-001A-DA-002	C							
15	Rectification of Council's infrastructure a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.										
16	Driveways and vehicle crossings Obtain an operational works / licence approval as necessary for the design and construction of the driveway and vehicle crossing, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: i Constructed and positioned to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicle traffic. ii Designed not cause damage to vehicles or road infrastructure. iii Providing effective access between the road and the property. iv Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.										
17	Construction of vehicle crossing Design and construct the vehicle crossing generally in accordance with the Driveways and vehicle crossing code of the City Plan.										
18	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: i Provide underground electricity to the subject building/s. ii No additional poles and pole-mounted transformers are to be erected within public roads. iii Meet the requirements of the electricity supplier (e.g. Energex).										
19	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications										

	services network at no cost to Council and include in particular: - i Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
Stormwater Drainage	
20	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.
21	Erosion and sediment control - a Undertake works generally in accordance with the Healthy Waters code of the City Plan and include in particular: - i Sediment control structures e.g. sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. - ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. - iii All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP 2009) prior to discharging from the site. - iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance.
Sewer and Water Works	
22	Sewer connection Connect the site to Council's sewer network via the existing 150mm connection serving the site, prior to commencement of the use at no cost to Council and include in particular: - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The development is permitted with a single sewer connection to Council's sewerage network. - iii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition - iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

	vi Remove / seal / cap redundant sewer property services. <i>Notes:</i> An "Application Work on the City's infrastructure" form is required for item v above
23	Water connection Obtain an operational works approval for the design and construction of a water connection for the proposal and connect to Council's water network at the existing 150mm main in Eastridge Street, prior to commencement of the use at no cost to Council and include in particular: - i The development is permitted with a single potable water connection (and single master meter) to Council's water network. - ii The development is permitted with a single fire water connection (and single master meter) to Council's water network – if required. - iii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - iv Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings - v Remove redundant water meters / connections. <i>Notes:</i> An "Application Work on the City's infrastructure" form is required for the above works.
24	Fire loading Ensure the fire loading does not exceed 30 L/s for 4 hours. Provide certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.
Construction Management	
25	Construction management plan - a Prepare and submit for approval a Construction management plan prior to any works commencing. - b The Construction management plan must be prepared by a suitably qualified professional and include in particular: - i Provide details of any gantries or overhead protective awnings proposed over the road or footpath. - ii Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic. - iii Provide details for the parking of site workers vehicles. - iv Provide details on the location of street lights, fire hydrants, sewer and stormwater pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works. - v Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve. - vi Location and details of public information signs with contact name/s and phone numbers. - vii Provide details of proposed sediment and erosion control measures including any

	rubble grids or shakers. viii Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable. ix Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.). x Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours. xi Provide details of any proposed temporary vehicle crossing points. xii Location of buildings and structures on adjacent properties. xiii Provide details of how pedestrian movement around the site will be managed during and outside work hours. xiv Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works. xv Provide hours of construction. xvi Details on the presentation of hoarding to the street. xvii Provide details for tree management. xviii Demonstrate how the general public will be protected from construction activities. xix Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste materials. xx Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers xxi Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. xxii Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility. xxiii Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. a Implement the Construction management plan during all construction works at no cost to Council.															
26	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Certificate for electricity supply</td><td>Prior to commencement of the use</td><td>-</td><td>An authorised supplier (e.g. Energex)</td><td>Development Compliance</td></tr></table> The certification is to confirm: Electricity supply is available to the subject building/s.	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
Subdivision Engineering																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance												

	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
	The certification is to confirm: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				
27	Certification of works - Health and Regulatory Services Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
	Health and Regulatory Services				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Acoustic compliance report	Prior to commencement of the use	Proposed Warehouse Facility Lot 120 Eastridge Street Stapylton; Author: AcousticWorks; Dated: 23 February 2024; ref: 2024026; Ver: R01B	Acoustic Engineer	Health and Regulatory Services
	The certification is to confirm: The development has been designed and constructed in accordance with the established noise criteria and recommendations outlined in an approved Acoustic Report.				
28	Certification of works - Water and Waste				

	Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows: <table><tr><th>Certified document</th><th>Certification date</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Fire loading certification</td><td>Prior to a commencement of the use</td><td>Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier</td><td>Water and Waste</td></tr></table>	Certified document	Certification date	Expert discipline	Requesting Council Section	Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste
Certified document	Certification date	Expert discipline	Requesting Council Section						
Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Water and Waste						
29	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.								
30	Notice of works timetable Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.								
Plumbing and Drainage Act 2018									
31	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note: A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>								
Advice Notes									
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.								
B	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Landscape Assessment</td></tr><tr><td>Operational works - landscape works (Private works)</td></tr></table> <table><tr><td>Transport Assessment</td></tr><tr><td>Operational works – infrastructure</td></tr></table>	Landscape Assessment	Operational works - landscape works (Private works)	Transport Assessment	Operational works – infrastructure				
Landscape Assessment									
Operational works - landscape works (Private works)									
Transport Assessment									
Operational works – infrastructure									

	OPW Engineering
	Operational works - vehicle access works
	Water and Waste
	Operational works - infrastructure
	Connections / disconnections: Application to work on the City's Infrastructure
	Temporary Road Closure and Works Zone Permit Application
	A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
D	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
E	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of

	environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
G	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
H	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> 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 Fire Ants Portal (daf.qld.gov.au).
I	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
J	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.
K	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.
L	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
M	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
N	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.
O	Operational Works meeting prior to lodgement Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
P	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.
Property Notifications	
A	Operational restrictions (<i>Specific condition</i>) No more than 25 staff are to be on site at any one time.

Development Conditions imposed by Council as Assessment Manager – Reconfiguring a lot**General****32 Timing**

- c All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
- d 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.

33 Approved drawings

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

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Access Easement Plan over Lot 121 on SP239476	Gassman Development Perspectives	05/04/2024	6181 P EMT 001 A	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.

Property**34 Requirement to register access easement G**

- a Register an easement for access purposes in favour of Lot 120 SP329476, burdening Lot 121 SP329476 at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Access Easement Plan Over Lot 121 on SP239476	Gassman Development Perspectives	05/04/2024	6181 P EMT 001 A	A

- b The terms of the easement must include:
 - iii The responsibilities of the Grantor/Grantee for ongoing maintenance.
 - iv Specific clause to state the access easement is for emergency vehicle access only.
 - v Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.
- c Registration of the easement must occur at the same time as registering the plan of subdivision.
- d This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition

	and must do so within 40 business days of becoming aware on the non-compliance with this condition.															
Engineering																
35	Private road within proposed access easement G a Design and construct proposed private road (fire truck path) within proposed access easement G, connecting from the Southern boundary of Lot 120 SP329476 to the existing fire truck path within Lot 121SP329476, as generally marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Finished Surface Level Plan Sheet 1 of 2</td><td>Gassman Development Perspectives</td><td>27/02/2024</td><td>6181 ENG BE 120</td><td>A</td></tr></table> and include in particular: - i The absolute maximum gradient of the private road must not exceed 16%. - ii Must be constructed with concrete or an unbound pavement material (crushed rock or soil aggregate paving material) and surfaced with asphalt. - iii Must comply with AS2890.2-2018 Parking facilities Part 2: Off street commercial vehicle facilities. b Construct and maintain the private road identified above at no cost to Council at all times.	Drawing Title	Author	Date	Drawing No.	Ver	Finished Surface Level Plan Sheet 1 of 2	Gassman Development Perspectives	27/02/2024	6181 ENG BE 120	A					
Drawing Title	Author	Date	Drawing No.	Ver												
Finished Surface Level Plan Sheet 1 of 2	Gassman Development Perspectives	27/02/2024	6181 ENG BE 120	A												
Construction Management																
36	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Certificate for private road (fire truck path) within proposed access easement G</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>-</td><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: All works comply with the requirements of the private road within proposed access easement G condition.	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for private road (fire truck path) within proposed access easement G	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets
Subdivision Engineering																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Certificate for private road (fire truck path) within proposed access easement G	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets												
37	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.
38	Notice of works timetable Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.
Advice Notes	
Q	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.
R	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.
S	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - e Is not negated by the issuing of this development approval; - f Applies on all land and water, including freehold land; - g Lies with the person or entity conducting an activity; and - h If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
T	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
U	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: - i 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. - j 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'). k 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). l Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. m 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. n Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. o Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. p 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.
V	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
W	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> 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 Fire Ants Portal (daf.qld.gov.au).
X	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.

Development Conditions imposed by Council as Assessment Manager – Operational works																																																																										
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39	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																																																																									
40	Approved drawings – Operational works Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council: <table border="1"> <thead> <tr> <th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>Drawing Index and Locality Plan</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>001</td><td>A</td></tr> <tr> <td>General Notes</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>002</td><td>A</td></tr> <tr> <td>Legend</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>004</td><td>A</td></tr> <tr> <td>Key Plan Layout</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>005</td><td>A</td></tr> <tr> <td>Existing Surface Layout Plan</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>010</td><td>A</td></tr> <tr> <td>Sediment and Erosion Control Typical Details</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>050</td><td>A</td></tr> <tr> <td>Sediment and Erosion Control Plan</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>051</td><td>A</td></tr> <tr> <td>Bulk Earthworks Cut and Fill Plan</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>100</td><td>A</td></tr> <tr> <td>Finished Surface Level Plan Sheet 1 of 2</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>120</td><td>A</td></tr> <tr> <td>Finished Surface Level Cross Sections</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>150</td><td>A</td></tr> <tr> <td>Retaining Wall Control Line and Setout Tables</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>200</td><td>A</td></tr> <tr> <td>Retaining Wall Typical Details</td><td>Gassman Development Perspective</td><td>12/02/24</td><td>210</td><td>A</td></tr> <tr> <td>Retaining Wall Longitudinal Sections</td><td>Gassman Development Perspective</td><td>27/02/24</td><td>211</td><td>A</td></tr> </tbody> </table> 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				Drawing Title	Author	Date	Drawing No.	Ver	Drawing Index and Locality Plan	Gassman Development Perspective	27/02/24	001	A	General Notes	Gassman Development Perspective	27/02/24	002	A	Legend	Gassman Development Perspective	27/02/24	004	A	Key Plan Layout	Gassman Development Perspective	27/02/24	005	A	Existing Surface Layout Plan	Gassman Development Perspective	27/02/24	010	A	Sediment and Erosion Control Typical Details	Gassman Development Perspective	27/02/24	050	A	Sediment and Erosion Control Plan	Gassman Development Perspective	27/02/24	051	A	Bulk Earthworks Cut and Fill Plan	Gassman Development Perspective	27/02/24	100	A	Finished Surface Level Plan Sheet 1 of 2	Gassman Development Perspective	27/02/24	120	A	Finished Surface Level Cross Sections	Gassman Development Perspective	27/02/24	150	A	Retaining Wall Control Line and Setout Tables	Gassman Development Perspective	27/02/24	200	A	Retaining Wall Typical Details	Gassman Development Perspective	12/02/24	210	A	Retaining Wall Longitudinal Sections	Gassman Development Perspective	27/02/24	211	A
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42	Rectification of Council's infrastructure a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to 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 Plan Policy SC6.12 – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.																								
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44	Earthworks and private retaining walls a Construct the earthworks and private retaining walls identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Plan Policy SC6.12 – Land development guidelines, section 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings. b Maintain the earthworks and private retaining walls identified above at no cost to Council at all times.																								
Stormwater Drainage																									
45	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.															
46	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 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 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 sediment run-off. iv A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. 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. vi Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 - Compliance.															
Construction Management																
47	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.	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
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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												

Operational Works				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Design and inspection intent certificate for retaining walls	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
The certification is to confirm: - The retaining walls have been designed in accordance with relevant standards (i.e AS4678). - Retaining walls have been adequately completed with inspections completed at the following stages: - Footing (including excavation and reinforcement); - Drainage behind the wall (including geo-fabric, backfill and perforated pipe) and completion (including point of stormwater discharge)				
Geotechnical				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
The certification is to confirm: - Cut/fill batters and retaining structures associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure. - Constructed cut/fill batters and retaining structures on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.				
Geotechnical				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
The certification is to confirm: - Earthworks have been carried out in accordance with AS 3798-2007: <i>Guidelines on earthworks for commercial and residential developments</i>. - Supervision of bulk earthworks was completed to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007.				

	• Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.						
48	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table border="1"> <tr> <th colspan="2">Operational works</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>Bulk earthworks inspected to level 1 in accordance with AS3798-2007</td></tr> </table>	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
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Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007						
49	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.						
50	Haulage access/site management plan - Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing. - The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular. - Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - Provide Loading/unloading operations. - Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. - Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. - Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. - Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. - Comply with the Haulage access/site management plan during all construction works at no cost to Council.						
51	Transport of soil/fill/excavated material During the transportation of soil and other fill/excavated material: 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.						
52	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/ prior to acceptance of On maintenance.						
53	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 Operational works – change to ground level approval</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	Council contact	Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034		
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54	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></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
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55	Practical Completion Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines, section 7.3.1 City civil engineering inspections 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 receiving a practical completion letter</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 receiving a practical completion letter	Contributed Assets 07 5582 9034
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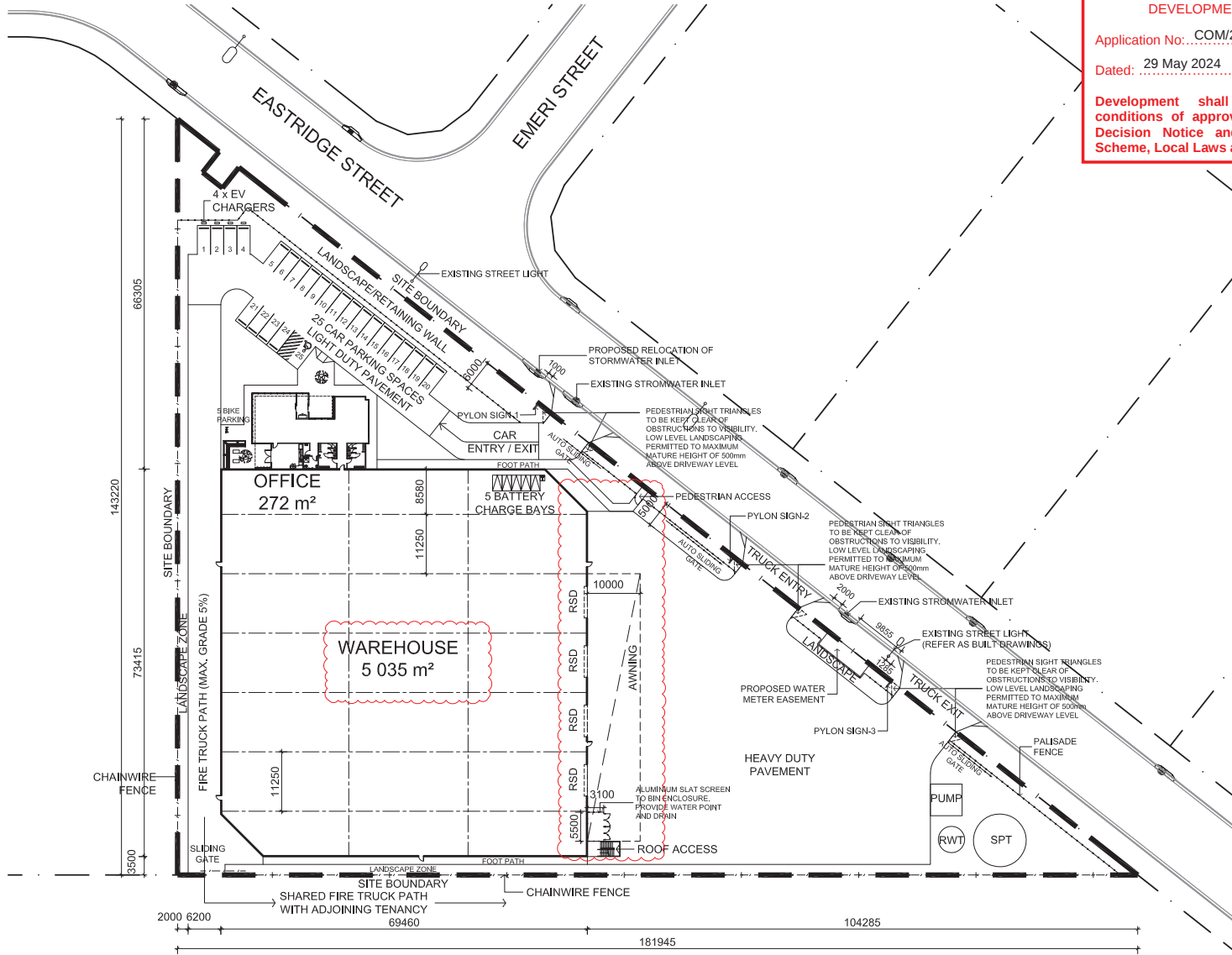
Advice Notes			
Y	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place 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.		
Z	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 Assessment</td></tr><tr><td>Referral Agency Assessment</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 Assessment	Referral Agency Assessment
Water and Waste Assessment			
Referral Agency Assessment			
AA	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.		
BB	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.		
CC	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties.		

	Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
DD	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.
EE	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). - d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. - f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. - g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
FF	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 and 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
GG	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> 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.

Statement of reasons (given under section 63(4) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for Material change of use (Code assessment) for Warehouse and Low impact industry.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Industrial Estate Place Code • Car parking, access and transport integration • Works for infrastructure code; • Landscape work • Reconfiguring a Lot code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	Not applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The development is located with enough distance to not impact on any nearby residential zoned land; • The development does not proposes uses which would disturb the industrial use of the surrounding lots; • The development maintains the future industrial use of the subject site; • The development is located within proximity to Stapylton Jacobs Well Road (State Road) and utilises the key transport network to support the industrial use of the land; • The development, with the inclusion of conditions, provides for the transport demand; and • The industrial building is in keeping with the visual amenity of the locality.
Compliance with assessment benchmarks	The development generally achieves the assessment benchmarks listed above.
Matters prescribed by a regulation	Not applicable



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

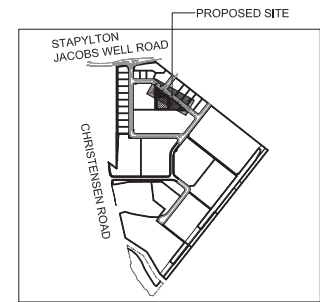
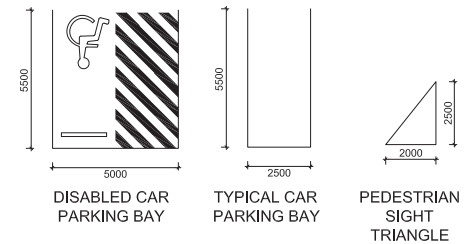
Application No: COM/2024/39

Dated: 29 May 2024

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	16.02.24
B	STORMWATER INLET AND STREET LIGHT ADDED	21.03.24
C	RECESSED DOCK AND WAREHOUSE OFFICE REMOVED, AWNING EXTENDED	09.05.24

DEVELOPMENT SUMMARY	
SITE AREA	13005 m²
WAREHOUSE (including Warehouse Office and Amenities)	5035 m²
OFFICE	272 m²
TOTAL BUILDING AREA	5307 m²
CAR PARKING PROVIDED	25
AWNING	507 m²
HEAVY DUTY PAVEMENT	3242 m²
LIGHT DUTY PAVEMENT	930 m²
SITE EFFICIENCY	40.8 %
SITE COVER (Total Building Footprint + Awnings / Site Area)	43.8 %



LOCATION PLAN



FRASERS PROPERTY INDUSTRIAL
LEVEL 3, 154 MELBOURNE STREET
SOUTH BRISBANE, QLD 4101
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LOT-120 PROPOSED INDUSTRIAL DEVELOPMENT

'VANTAGE YATALA' LOT-120 EASTRIDGE STREET,
STAPYLTON, QUEENSLAND

SITE PLAN

FOR DEVELOPMENT APPLICATION



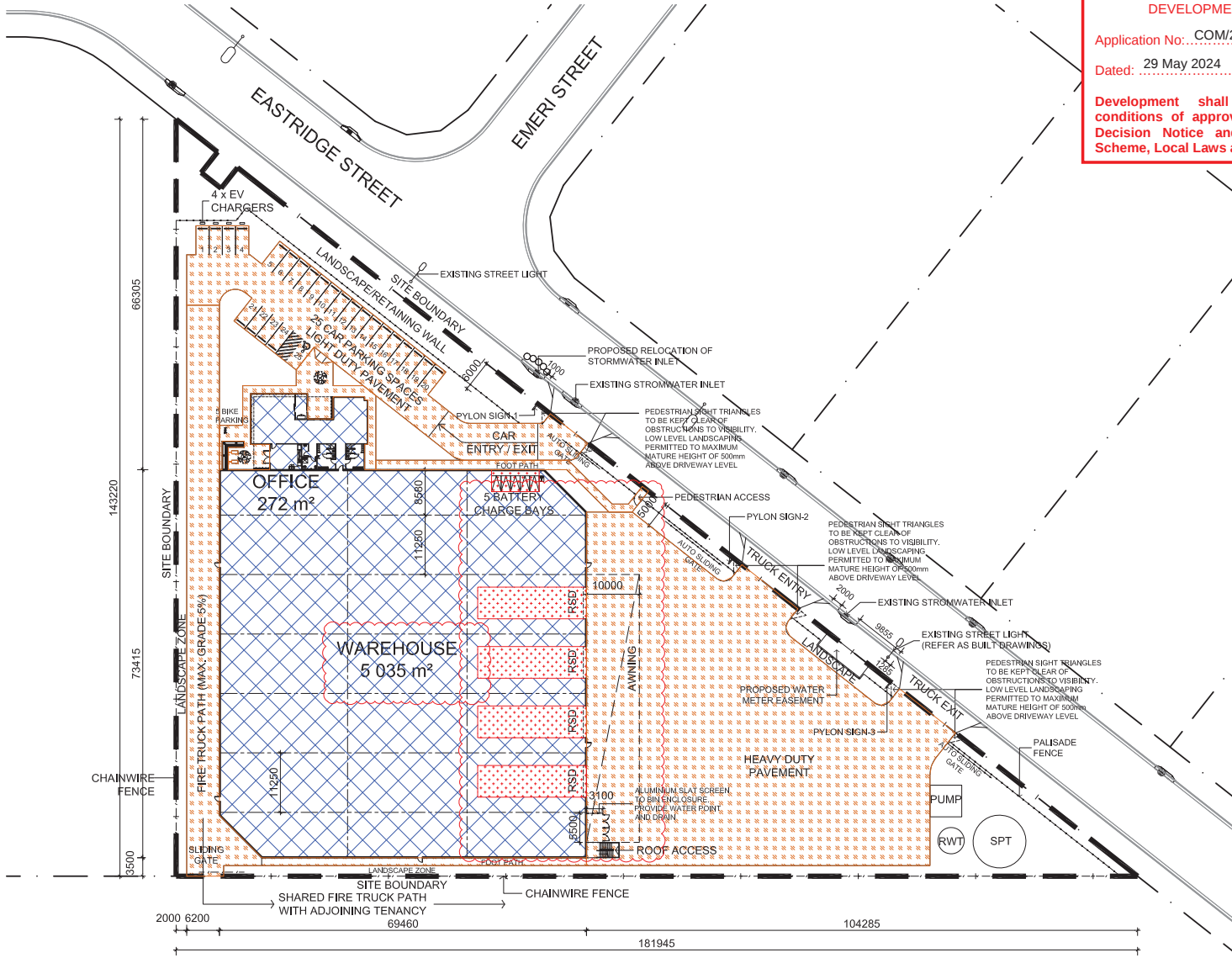
JOB
Q22-001A-DA-002

DATE
09.05.24

SCALE
1:400 @ A1

DRN.
MS

REV.
C



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2024/39

Dated: 29 May 2024

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	16.02.24
B	RECESSED DOCK AND WAREHOUSE OFFICE REMOVED, AWNING EXTENDED	09.05.24

LEGEND		
	AREA USE	AREA
	INDUSTRY Includes: Office - 272 m² Warehouse - 4503 m²	4775 m²
	GFA EXCLUSION ZONE (Loading Area)	532 m²
	IMPERVIOUS AREA Includes: GFA Exclusion Zone - 532 m² Office - 272 m² Warehouse - 4503 m² Paved Area - 5261 m²	10568 m²



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LOT-120 PROPOSED INDUSTRIAL DEVELOPMENT

'VANTAGE YATALA' LOT-120 EASTRIDGE STREET,
STAPYLTON, QUEENSLAND

SITE PLAN
GFA - IMPERVIOUS AREA

FOR DEVELOPMENT APPLICATION



JOB	DATE	
022-001A-DA-003	08.05.24	
SCALE	DRN.	REV.
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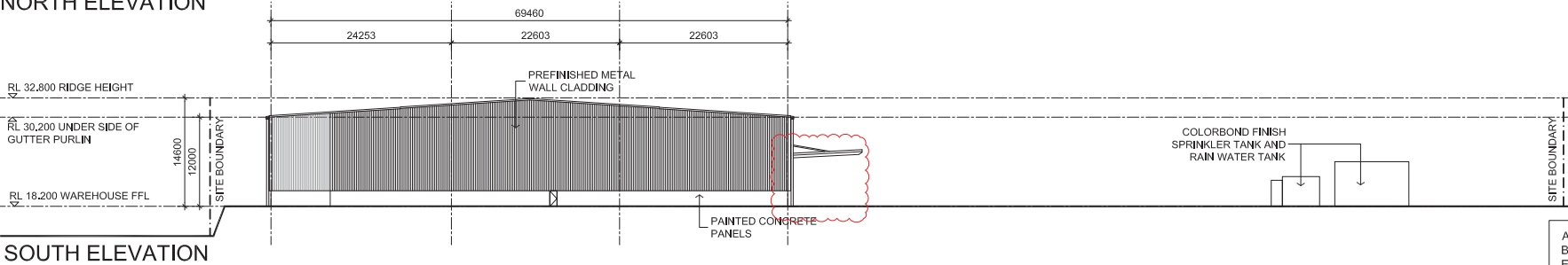
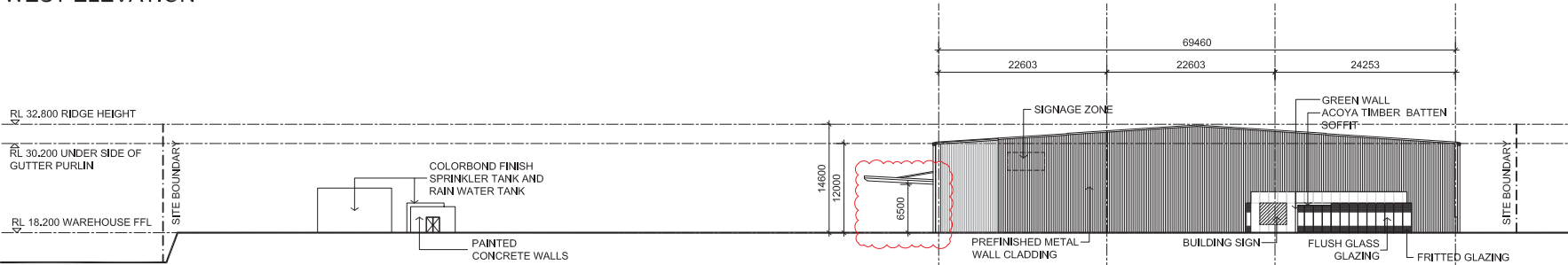
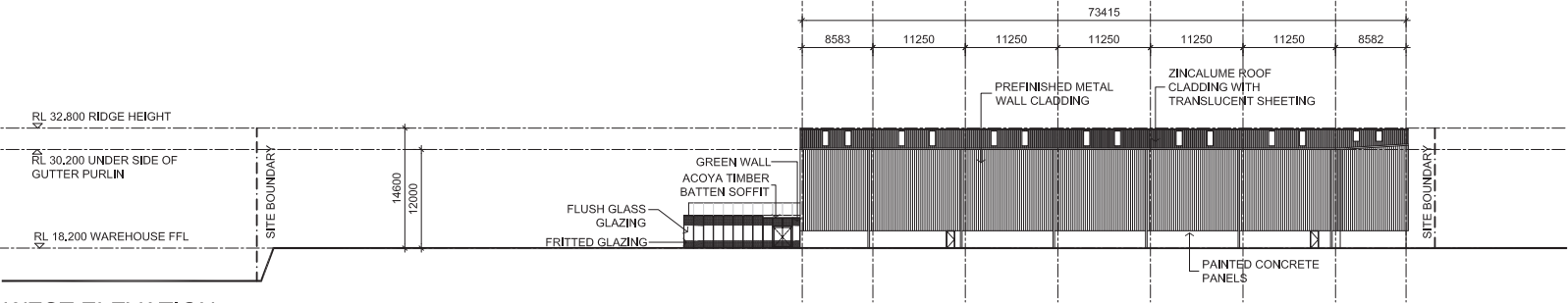
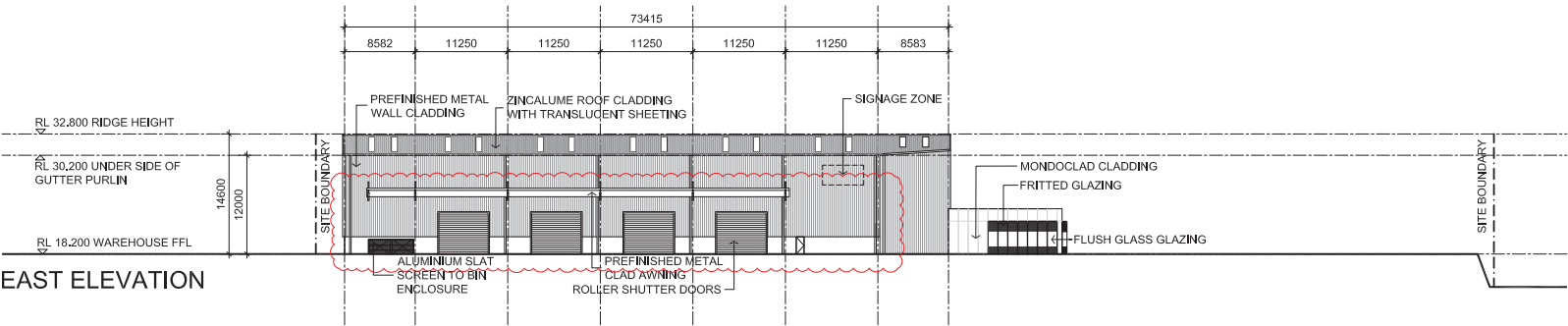
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	16.02.24
B	GENERAL UPDATE	26.02.24
C	RECESSED DOCK AND WAREHOUSE OFFICE REMOVED, AWNING EXTENDED	09.05.24

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/39

Dated: 29 May 2024

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUNCTION WITH CIVIL ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

FOR DEVELOPMENT APPLICATION

JOB	DATE	
Q22-001A-DA-200	09.05.24	
SCALE	DRN.	REV.
1:300 @ A1	KL	C



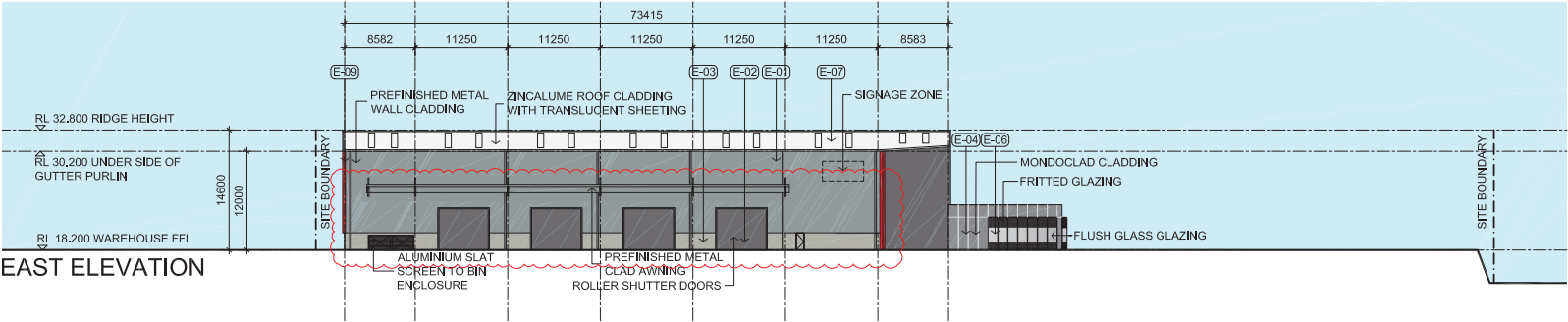
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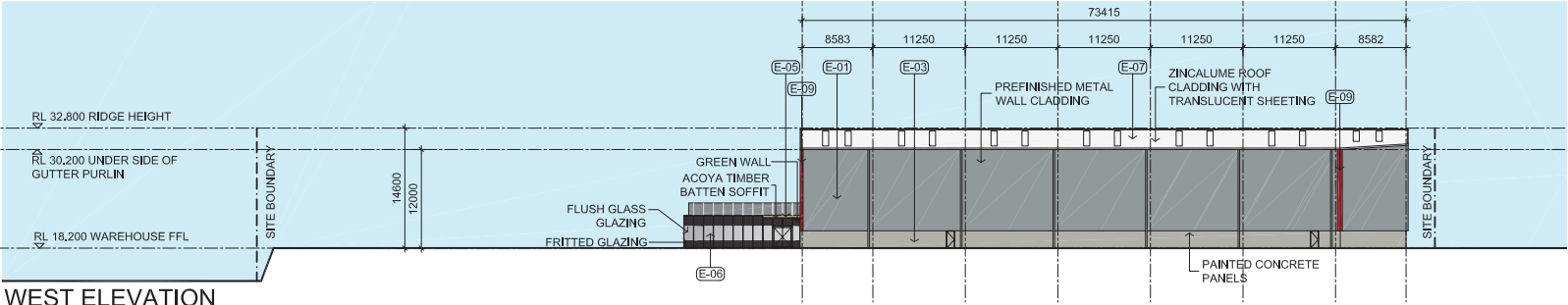
LOT-120 PROPOSED INDUSTRIAL DEVELOPMENT

'VANTAGE YATALA' LOT-120 EASTRIDGE STREET,
STAPYLTON, QUEENSLAND

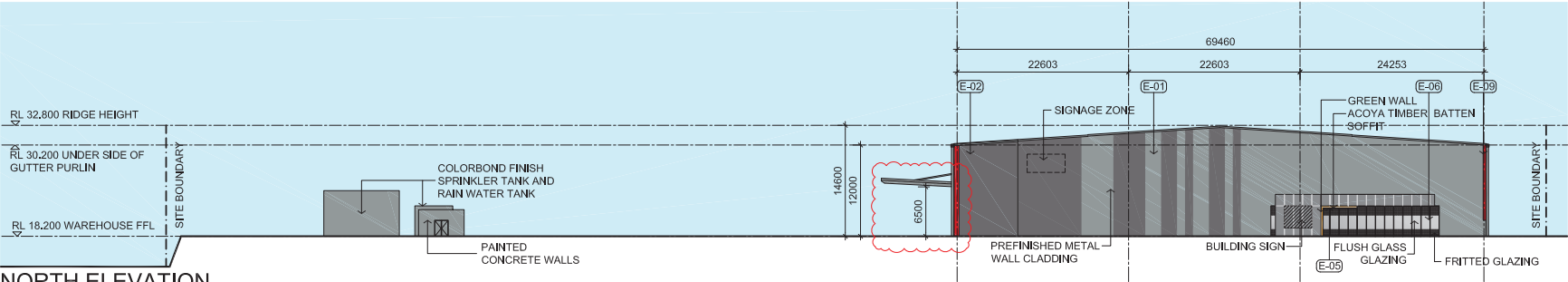
ELEVATIONS



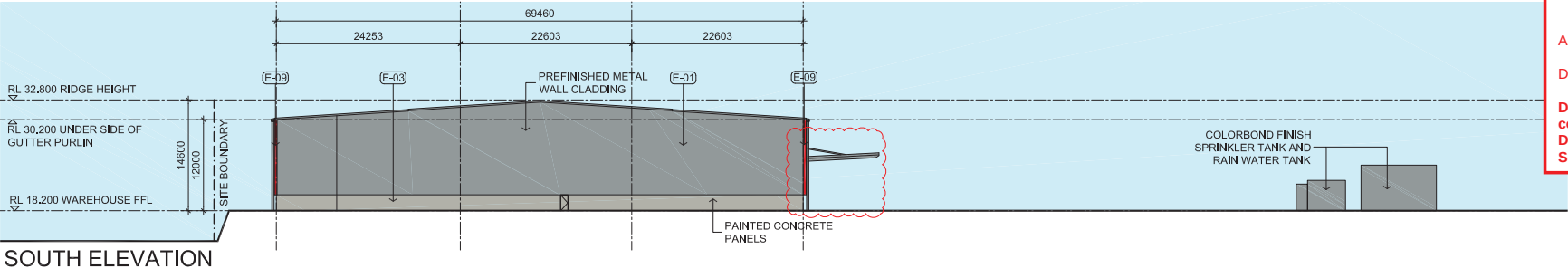
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

REV	DESCRIPTION	DATE
A	ISSUE FOR DA	16.02.24
B	FACADE COLOUR UPDATE	26.02.24
C	RECESSED DOCK AND WAREHOUSE OFFICE REMOVED, AWNING EXTENDED	09.05.24

LEGEND

- E-01** WAREHOUSE WALL, GUTTERS, CAPPING, DOWNPIPES, SPRINKLER AND RAINWATER TANK AND AWNING - COLORBOND 'WINDSPRAY'
- E-02** ROLLER SHUTTER DOORS AND WAREHOUSE CLADDING - COLORBOND 'BASALT MATT'
- E-03** DADO PANELS, WAREHOUSE EXIT DOORS AND DOWNPIPES TO MATCH 'RAL7038'
- E-04** OFFICE WALL CLADDING MONOCLAD GRAY METALLIC
- E-05** ACOYA OR APPROVED EQUIVALENT TIMBER CLADDING
- E-06** EXTERNAL GLAZING
- E-07** WAREHOUSE AND OFFICE ROOF ZINCALUME
- E-08** AC CONDENSOR AREA SCREEN ON OFFICE ROOF TO MATCH COLORBOND 'WINDSPRAY'
- E-09** WAREHOUSE WALL CLADDING MONOCLAD 'RED'

NOTE: COLOUR SWATCHES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY, REFER SAMPLES FROM MANUFACTURERS FOR TRUE COLOUR REFERENCES

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: COM/2024/39

Dated: 29 May 2024

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

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FOR DEVELOPMENT APPLICATION

JOB	DATE	
Q22-001A-DA-500	09.05.24	
SCALE	DRN.	REV.
1:300 @ A1	KL	C



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LOT-120 PROPOSED INDUSTRIAL DEVELOPMENT

'VANTAGE YATALA' LOT-120 EASTRIDGE STREET,
STAPYLTON, QUEENSLAND

ELEVATION
FINISHES

OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL

DRAWING INDEX		
DRAWING No.	REV No.	DRAWING TITLE
6181 ENG BE 001	A	DRAWING INDEX AND LOCALITY PLAN
6181 ENG BE 002	A	GENERAL NOTES
6181 ENG BE 004	A	LEGEND
6181 ENG BE 010	A	EXISTING SURFACE LAYOUT PLAN
6181 ENG BE 050	A	SEDIMENT AND EROSION CONTROL TYPICAL DETAILS
6181 ENG BE 051	A	SEDIMENT AND EROSION CONTROL PLAN
6181 ENG BE 100	A	BULK EARTHWORKS CUT AND FILL PLAN
6181 ENG BE 120	A	FINISHED SURFACE LEVEL PLAN
6181 ENG BE 150	A	FINISHED SURFACE LEVEL CROSS SECTIONS
6181 ENG BE 200	A	RETAINING WALL CONTROL LINE AND SETOUT TABLES
6181 ENG BE 210	A	RETAINING WALL TYPICAL DETAILS
6181 ENG BE 211	A	RETAINING WALL LONGITUDINAL SECTIONS



LOCALITY PLAN
SCALE 1:2000 (A1)

CLIENT



FPI QUEENSLAND PTY. LTD.

VantageYatala

SITE ADDRESS

LOT 120 on SP316137
EASTRIDGE STREET
STAPYLTON, QLD 4207

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2024/39

Dated: 10 April 2024

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

DWG No. 6181 ENG BE 001 – REV A

FEBRUARY 2024

1. CONTRACT DOCUMENTATION
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND CoGC STANDARD DRAWINGS AND SPECIFICATIONS.
2. DATUM
LEVELS SHOWN ON THE PLANS ARE A.H.D.
3. SURVEY SETOUT
THE SURVEY SET OUT INFORMATION TO ALLOW THE CONTRACTOR TO ACCURATELY SET OUT THE WORKS HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. THE CONTRACTOR IS NOT TO SCALE FROM THESE PLANS AS A MEANS OF OBTAINING SETOUT INFORMATION.
4. EXISTING SURVEY CONTROL STATIONS
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EXISTING SURVEY CONTROL STATIONS ARE NOT DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES. SHOULD THE CONTRACTOR IDENTIFY ANY CONFLICT BETWEEN EXISTING SURVEY CONTROL AND THE REQUIRED CONSTRUCTION ACTIVITIES THE SUPERINTENDENT IS TO BE NOTIFIED IMMEDIATELY.
5. EXISTING SERVICES
THE LOCATION OF EXISTING SERVICES WHERE SHOWN ON THE PLANS ARE INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT SERVICE AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE EXISTING SERVICES.
6. SITE ACCESS
THE CONTRACTOR SHALL ONLY GAIN ACCESS TO THE SITE VIA ACCESS LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.
7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CoGC COUNCIL REQUIREMENTS.
8. WORK EXTENT
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORKS AREAS UNDER THE CONTRACT. AT NO TIME IS THE CONTRACTOR TO ENTER ADJOINING PROPERTIES OR CONTRACT AREAS WITHOUT THE WRITTEN AUTHORISATION OF THE SUPERINTENDENT.
9. TESTING
ALL TESTING IS TO BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND REQUIREMENTS OF CoGC COUNCIL.
10. "AS CONSTRUCTED" SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS. THE CONTRACTOR IS TO PROVIDE ADEQUATE NOTICE TO THE PRINCIPAL'S SURVEYOR ON WHEN THIS IS REQUIRED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF CoGC COUNCIL.
11. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND CoGC.

1. PRECEDENCE
EARTHWORKS SPECIFICATION PREPARED BY PROJECT GEOTECHNICAL ENGINEER TO TAKE PRECEDENCE OVER STANDARD COUNCIL EARTHWORKS NOTES.
2. TOPSOIL STRIPPING
TOPSOIL SHALL BE STRIPPED PREPARED BY PROJECT GEOTECHNICAL ENGINEER TO TAKE PRECEDENCE OVER STANDARD COUNCIL EARTHWORKS NOTES.
3. EARTHWORKS LEVELS
EARTHWORKS LEVELS SHOWN ON THE DRAWING ARE TO FINISHED SURFACE LEVELS AND INCLUDE 100mm OF TOPSOIL. THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.
4. UNDESIRABLE MATERIAL
THE ENTIRE SITE/WORK AREAS SHALL BE CLEARED OF ALL UNDESIRABLE MATTER. THIS SHALL INCLUDE DEAD TIMBER, GRASS, OLD FOUNDATIONS, CONCRETE, MASONRY REMAINS, GARBAGE, DEBRIS AND ALL OTHER OBSTRUCTIONS TO THE WORKS UNLESS NOTED OTHERWISE. HOLES LEFT BY THE REMOVAL OF ANY OF THE ABOVE SHALL BE FILLED WITH APPROVED COMPACTED MATERIAL WITH PROPERTIES AT LEAST SIMILAR TO INSITU SOILS.
5. COMPACTION STANDARD
FILL MATERIAL SHALL BE COMPACTED TO THE FOLLOWING STANDARD, WHERE DRY DENSITY RATIO IS DETERMINED IN ACCORDANCE WITH AS 1289 USING STANDARD COMPACTION METHODS.
 - a. 100% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 80% IN COHESIONLESS MATERIAL FOR ROAD SUBGRADE.
 - b. 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 65% IN COHESIONLESS MATERIAL FOR ALL AREAS OTHER THAN THE ROADWAY AND BUILDING PADS.
 - c. 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 70% IN COHESIONLESS MATERIAL FOR BUILDING PADS.
5. PAVEMENT DEPTHS
EARTHWORKS VOLUMES DO NOT INCLUDE DESIGN PAVEMENT DEPTHS AS INDICATED ON THE TYPICAL BULK EARTHWORKS ROAD SECTION.
6. TESTING
ALL EARTHWORKS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3798 UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT. ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY.
7. ROCK
THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR EARTHWORKS RATES UNLESS SCHEDULED OTHERWISE WITHIN THE CONTRACT DOCUMENT.

9. DAMS AND PONDS
WHERE POSSIBLE, WATER FROM DAMS AND PONDS SHALL BE MAINTAINED AND UTILISED FOR CONSTRUCTION PURPOSES AND DUST SUPPRESSION. DAMS AND PONDS NOT TO BE RETAINED SHALL BE DEWATERED, CLEARED OF ANY FOREIGN MATTER AND ORGANIC MATERIAL WITH THIS MATERIAL TO BE REMOVED OFF SITE.
9. RETAINING STRUCTURES
THE DESIGN AND STRUCTURAL CERTIFICATION OF RETAINING STRUCTURES SHALL BE UNDERTAKEN BY THE CONTRACTOR'S STRUCTURAL ENGINEER (RPEQ) IN CONSULTATION WITH THE PROJECT'S CIVIL ENGINEER AND LANDSCAPE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR THE SUBMISSION AND APPROVAL COORDINATION OF THE ASSOCIATED DRAWINGS AND CERTIFICATION TO GoGC. A COPY OF THIS SUBMISSION IS TO BE PROVIDED TO THE SUPERINTENDENT.
10. TOPSOIL REPLACEMENT
ALL BATTERS AND ALLOTMENT CUT & FILL AREAS SHALL BE TOP SOILED FROM ONSITE STOCKPILES. IF DIRECTED BY THE SUPERINTENDENT THE TOPSOIL SHALL BE SCREENED PRIOR TO PLACING. THE CONTRACTOR SHALL ALLOW IN THEIR RATE FOR SCREENING AND THE DISPOSAL OF REJECT MATERIAL TO TIP OFFSITE INCLUDING ALL FEES. THE CONTRACTOR MUST ENSURE THAT THE STRIPPING SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO AVOID CONTAMINATION BY OVER CUTTING. IF TOPSOIL IS CONTAMINATED BY OVER CUTTING AND DETERMINED NOT SUITABLE FOR REUSE BY THE SUPERINTENDENT, THE CONTRACTOR SHALL BEAR THE COST OF REMOVAL FROM SITE OF ALL CONTAMINATED TOPSOIL AND THE COST TO SUPPLY AND IMPORT SUITABLE TOPSOIL FOR RE-SPREADING.
11. GRASSING / SEEDING
ALL CUT & FILL AREAS AND DISTURBED AREAS SHALL BE GRASSED OR SEEDED TO THE SATISFACTION OF THE SUPERINTENDENT.
12. STOCKPILES
ALL MATERIAL/SPoil ARISING FROM WORKS ON SITE SHALL BE COMPACTED TO AN APPROPRIATE STANDARD WITHIN THE FILL AREAS OF FUTURE STAGES AS NOMINATED BY THE SUPERINTENDENT. THE CONTRACTOR IS NOT TO CREATE STOCKPILES OF SURPLUS MATERIALS UNLESS WRITTEN AUTHORIZATION IS RECEIVED FROM THE SUPERINTENDENT.

- a. THE OBJECTIVES OF THE EROSION AND SEDIMENT CONTROL PROGRAM ARE:
 - a. ALLOW STORMWATER TO PASS THROUGH THE SITE IN A CONTROLLED MANNER AT NON-EROSIVE FLOW VELOCITIES.
 - b. MINIMISE SOIL EROSION FROM WATER AND WIND
 - c. MINIMISE ADVERSE EFFECTS OF SEDIMENT RUNOFF.
 - d. MINIMISE OR PREVENT ENVIRONMENTAL HARM ASSOCIATED WITH DISCHARGE FROM THE CONSTRUCTED SITE.
 - e. ENSURE THAT THE VALUE AND USE OF RESIDENTIAL AND INDUSTRIAL PROPERTIES ADJACENT TO THE DEVELOPMENT ARE NOT DIMINISHED AS A RESULT OF THE MIGRATION OF SEDIMENT FROM THE DEVELOPMENT.
2. THE EROSION AND SEDIMENT CONTROL PROGRAM SHALL COMPLY WITH THE ENVIRONMENTAL BEST ENGINEERING GUIDELINES FOR QUEENSLAND CONSTRUCTION SITES. THE CURRENT INSTITUTION OF ENGINEERS AUSTRALIA AND LOCAL AUTHORITY GUIDELINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTIONS INCLUDING THE MAINTENANCE PERIOD. NOTWITHSTANDING THE FINISHED EARTHWORK DESIGN SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AND DEVICES USING BEST PRACTICES AS NECESSARY TO MINIMISE THE QUANTITY LEAVING THE SITE DURING CONSTRUCTION AND UPON COMPLETION OF EARTHWORKS.
3. THE CONTRACTOR IS TO FOLLOW CONSTRUCTION PHASE AS OUTLINED IN THE CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPLACED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%. ALL PERIMETER BANK/SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM CONSTRUCTION AND GULLY INLETS. INLETS TO HAVE SILT PROTECTION IN ACCORDANCE WITH KERB INLET PROTECTION DETAIL AT LOCATIONS SHOWN OR AS INDICATED BY THE ENGINEER.
4. PRIOR TO THE COMMENCEMENT OF EARTHWORKS, THE CONTRACTOR IS TO CARRY OUT SOIL TESTING (IF REQUIRED BY SUPERINTENDENT) TO DETERMINE THE DISPERSIVE CHARACTERISTICS OF THE SOIL AND RESULTS TO BE GIVEN TO THE ENGINEERS SO THE FINALIZATION OF THE EROSION AND SEDIMENT CONTROL PLAN CAN BE COMPLETE.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN LOCATIONS AGREED WITH THE SUPERINTENDENT. CLEARING OF SITE AND STOCKPILE AREAS TO BE AS DIRECTED BY THE SUPERVISING ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AT ALL TIMES INCLUDING WEEKENDS AND PUBLIC HOLIDAYS.
6. SUITABLE ACCESS SHALL BE PROVIDED TO ALLOW MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES (IT IS TO BE NOTED THAT CLEARING SHALL ONLY OCCUR IN AREAS WHERE THERE IS NO OTHER ALTERNATIVE TO GAIN ACCESS TO THE LOCATION OF THE SEDIMENT CONTROL DEVICES). APPROVAL FOR REMOVAL OF PROTECTED SIZE VEGETATION MUST BE OBTAINED PRIOR TO CLEARING.
7. ROCK BUNDS TO BE PLACED AROUND ALL HEADWALLS DURING CONSTRUCTION.
8. 0.8m TURF IS TO BE PLACED BEHIND ON ALL BATTERS WITHIN PRIVATE OPEN SPACE STEEPER THAN 1:4 UNLESS OTHERWISE NOTED. THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE SEED, AS SPECIFIED, WITHIN 7 DAYS OF FINAL TRIMMING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT GRASS STRIKE RATES ARE ACHIEVED AT ON AND OFF MAINTENANCE INSPECTION IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
9. TURF IS TO BE PLACED FROM BACK OF KERB TO ROAD RESERVE BOUNDARY ON ALL ROADS AFTER EARTHWORKS ARE COMPLETE.
10. GEO-FABRIC LINING OF CHANNELS AND CHECK DAMS MAY BE REQUIRED SUBJECT TO THE SITE CONDITIONS.
11. FILLING AND OR MAINTENANCE OF EXISTING AND OR SEDIMENT BASINS MAY REQUIRE FLOCCULATION.
12. BATTERS WITHIN PUBLIC OPEN SPACE TO BE VEGETATED IN ACCORDANCE WITH THE APPROVED OPEN SPACE MANAGEMENT PLAN (OSMP).
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OUT GPT'S, SEDIMENT FOREBAYS AND ALL OTHER SEDIMENT CONTROL DEVICES DURING CONSTRUCTION AND PRIOR BOTH ON AND OFF MAINTENANCE INSPECTIONS WITH CoGc. THE CONTRACTOR SHALL ALLOW FOR THE COST OF THESE WORKS WITHIN THEIR SUBMITTED TENDER PRICE.

- a. ERECT SITE SIGNAGE, CONSTRUCT ENTRY AND EXIT POINT AS INDICATED CONSTRUCT VEHICLE WASH-DOWN AREA AND ASSOCIATED SILT MANAGEMENT DEVICES.
- b. CONSTRUCT SITE OFFICE AND STORAGE COMPOUND AREA
- c. ERECT SILT FENCE AT LOW POINTS OF THE SITE AS DEMONSTRATED
- d. ERECT TEMPORARY TREE PROTECTION FENCING FOR VEGETATION TO BE RETAINED IN ACCORDANCE WITH AN OPW (TREE CLEARING) APPROVAL OR IN ACCORDANCE WITH AS4970 PROTECTION OF TREES ON DEVELOPMENT SITE.
- e. CONSTRUCT ROCK CHECK DAMS AND SILT FENCE DOWN STREAM OF BASIN.
- f. CONSTRUCT BASIN TO FULL DEPTH.
- g. CONSTRUCT BALANCE OF BASIN IN CONJUNCTION WITH CLEARING AND BULK EARTHWORKS OPERATIONS.
- h. BASIN TO BE UTILISED AS A TEMPORARY SEDIMENT BASIN. DO NOT FILL IN FILTRATION MATERIAL UNTIL CONSTRUCTION OF DEVELOPMENT IS COMPLETE.
2. CLEARING AND BULK EARTHWORKS

THERE SHALL BE NO CLEARING OF PROTECTED SITE VEGETATION WITHOUT AN APPROVED TREE CLEARING PLAN WHICH SHALL BE IN ACCORDANCE WITH AS4970.

SILT FENCE, SAND BAGS AND EARTH RILLS WITHIN ROADS TO BE ERECTED AS INDICATED OR REQUIRED DURING CLEARING & EARTHWORKS.

SUPERINTENDENT TO CONFIRM THE EXTENT OF CLEARING PRIOR TO COMMENCEMENT OF WORKS.
3. CONSTRUCTION OF SEWER/ROOFWATER / STORMWATER /SERVICES

EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH AND TO PROTECT PIPE WORKS AND DIRECT SURFACE MATERIAL AWAY FROM EXCAVATIONS.

TOPSOIL AND GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER AND ROOFWATER DRAINAGE CONSTRUCTION.

DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SILT POND.
4. CONSTRUCTION – SEDIMENT BASINS

SEDIMENT BASIN TO BE CONSTRUCTED TO THE EARTHWORK PROFILES SHOWN.

STORMWATER OUTLET PIPES TO BE TEMPORARY BLOCKED OFF UNTIL DECOMMISSIONING OF SEDIMENT BASIN (SUBSEQUENT TO CONSTRUCTION OF ALL STAGES).

PLACE SPOIL FROM SEDIMENT BASIN INTO ALLOCATED AREAS AS ENGINEERED FILL IN ACCORDANCE WITH THE STAGING ORDER.

SEDIMENT BASIN SHALL ONLY BE REMOVED AFTER APPROVAL BY SUPERINTENDENT AND COUNCIL.
5. CONSTRUCTION – STOCKPILING

TEMPORARY SILT FENCE TO BE ERECTED 5m FROM TOE OF BATTER ON LOW SIDE OF STOCKPILING.

STOCKPILE SITE TO BE CLEARED OF ADJACENT PROPERTY BOUNDARIES SO AS NOT TO CAUSE NUISANCE TO ADJOINING PROPERTIES.

NO STOCKPILES ARE TO BE LOCATED WITHIN THE DRIP ZONE OR STRUCTURAL ROOT ZONE OF ANY RETAINED VEGETATION.
6. CONSTRUCTION – ROADWORKS

SILT FENCES TO ALLOTMENTS TO BE ERECTED.

KERB INLET PROTECTION TO BE PROVIDED TO ALL GULLIES.
7. CONSTRUCTION – ALLOTMENTS

TOPSOIL AND SEED ALLOTMENTS.

SILT FENCES TO ALLOTMENTS TO BE RE-ERECTED.

COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATE THE GRASS STRIKE IS SUFFICIENT (80% WITHIN 30 CALENDAR DAYS OF FINAL ALLOTMENT RIMMING).
8. POST CONSTRUCTION – ALLOTMENTS

TOPSOIL AND GRASS SEED ALL ALLOTMENTS.

COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATES THE GRASS STRIKE IS SUFFICIENT (80% WITHIN 30 CALENDAR DAYS OF FINAL ALLOTMENT TRIMMING).
9. POST CONSTRUCTION – BASIN

BASIN TO CONTINUE ACTING AS SEDIMENT BASIN UNTIL COMPLETION OF ALL STAGES.
10. POST CONSTRUCTION – ROAD RESERVES

TOPSOIL AND TURFING IS TO BE PROVIDED BEHIND KERB.
11. MAINTENANCE (PRE TO POST CONSTRUCTION)

THE SILT FENCES ARE TO BE INSPECTED WEEKLY.

ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY.

SILT AFTER RAIN IS TO BE CLEARED FROM STREETS AND ALLOTMENTS IMMEDIATELY AND CORRECTIVE ACTION TAKEN TO AVOID A RE-OCCURRENCE OF THE FAILURE.
12. BASIN CONSTRUCTION

PRIOR TO COMMENCING CONSTRUCTION OF THE DETENTION BASIN THE DIVERSION OF SURFACE WATER FROM THE PROPOSED WORK AREAS, USING MEASURES SUCH AS OPEN DRAINS/SUMPS, ARE REQUIRED TO AID IN SITE DE-WATERING.

BASIN TO CONTINUE ACTING AS SEDIMENT BASIN UNTIL 85% OF CATCHMENT CONSTRUCTION IS COMPLETE.

THE CLAY FILLING FOR THE BASIN WALLS SHALL BE PLACED IN HORIZONTAL LAYERS OF 200mm THICKNESS AND COMPACTED TO DENSITY RATIO WITHIN THE RANGE 98%-102% STANDARD COMPACTION (AS 1289.5.1.1). (PLACEMENT MOISTURE CONTENT SHOULD BE WITHIN THE RANGE OMC -1% TO OMC -2% (WHERE OMC = OPTIMUM MOISTURE CONTENT FOR STANDARD COMPACTION). CONTRACTOR TO PROVIDE SAFETY FENCING TO BASIN DURING CONSTRUCTION AND APPROPRIATE SIGNAGE (PERMANENT OR TEMPORARY).



Client:



Project:

LOT-120 PROPOSED
INDUSTRIAL
DEVELOPMENT

Site Address:

VANTAGE YATALA Lot-120
EASTRIDGE STREET
STAPYLTON, QLD 4207

RPD:

Lot: 120
Plan: SP316137
Local Authority: CoGC

Level Datum: AHD
Meridian: -
PSM: -
RL: -

ISSUED FOR APPROVAL

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Drawing Title:

LEGEND

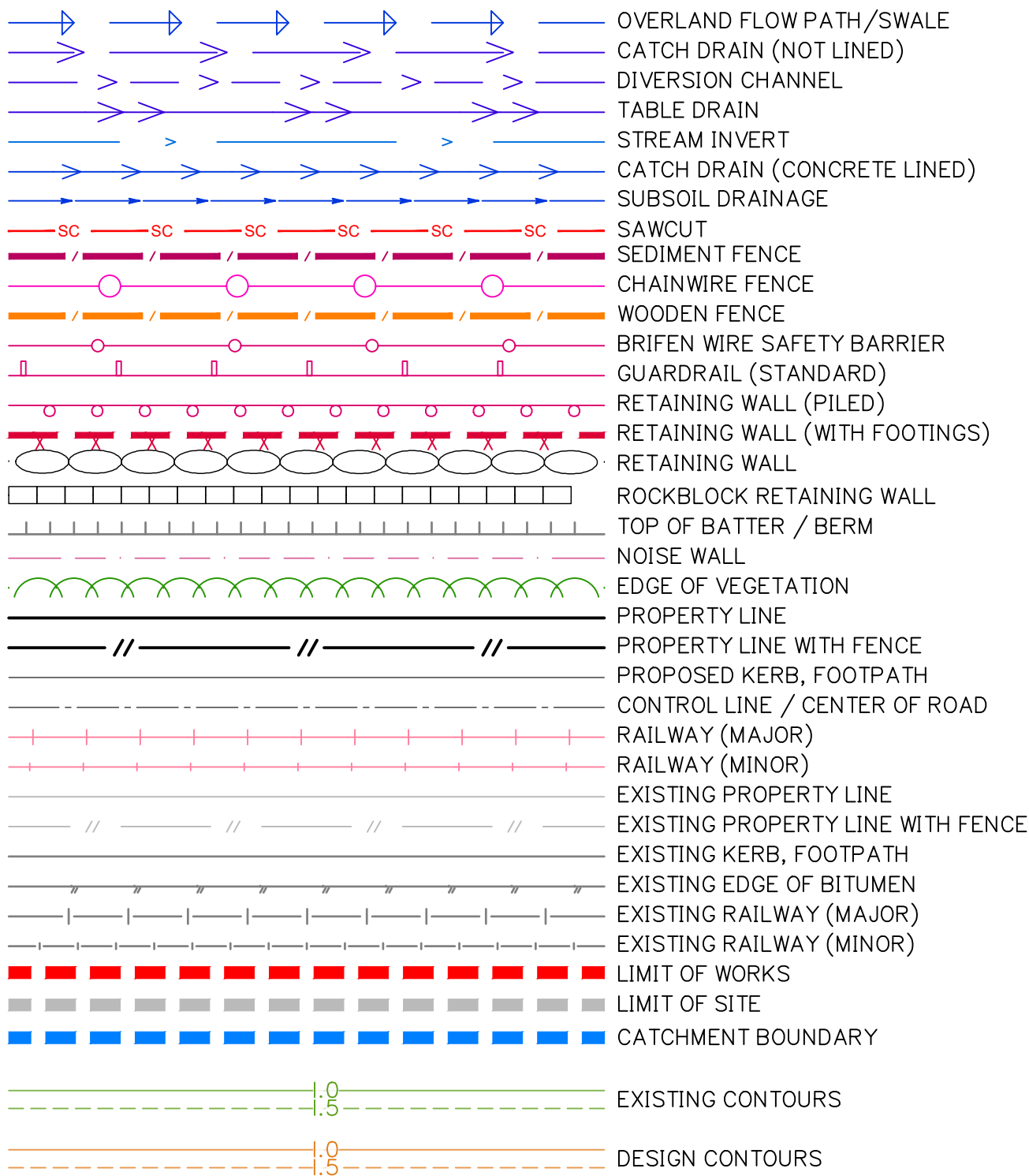
A	27/02/24	ORIGINAL ISSUE	ML	MG
Rev	Date	Description	DRN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

Scale:

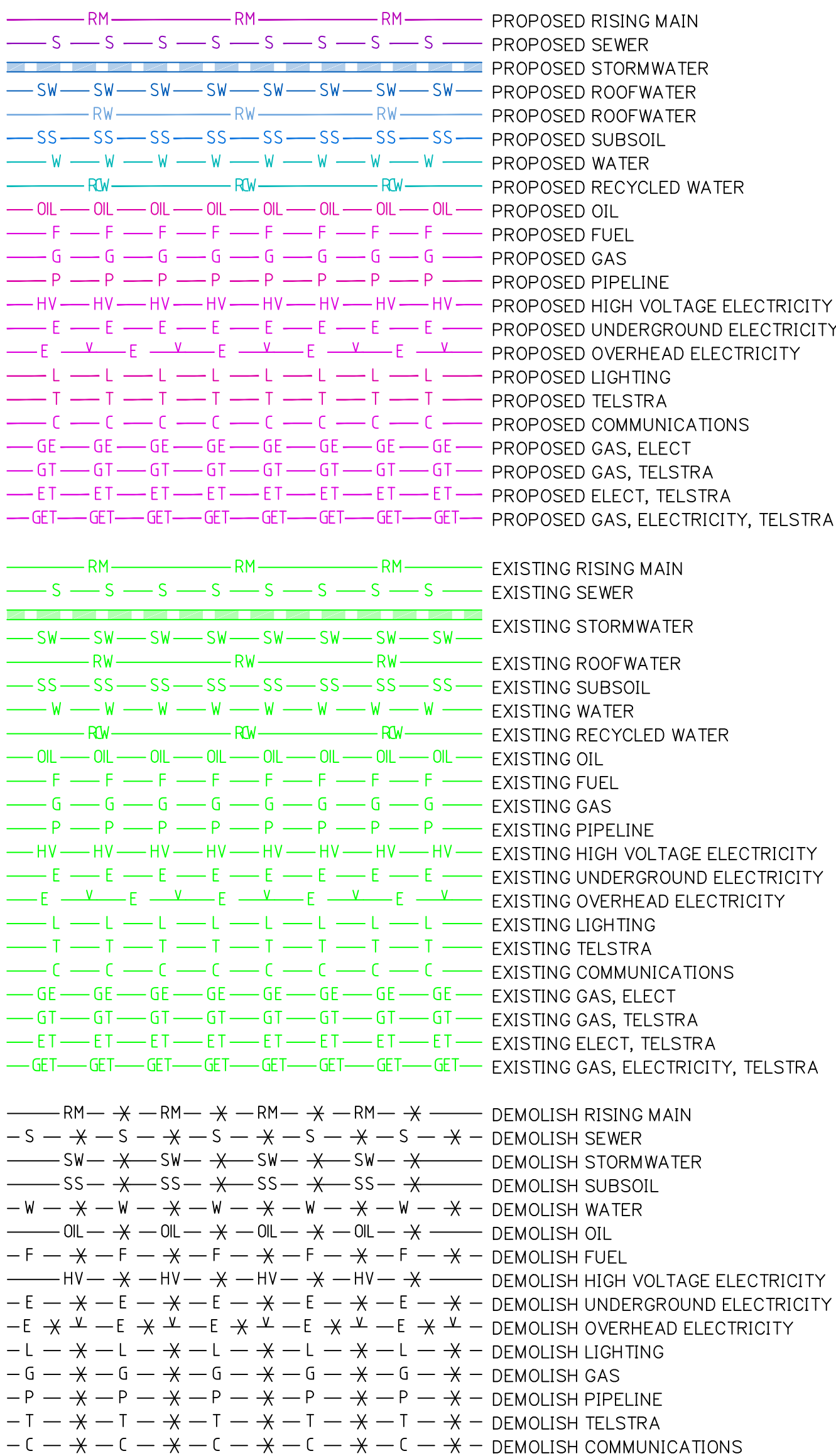
PROJECT NORTH POINT

Project No.: 6181	
Designed: JH	Drafted: ML
Approved:	MG
RPEQ	16939
Signed:	
Date:	27/02/2024
Drawing No:	Revision
6181 ENG BE 004	A

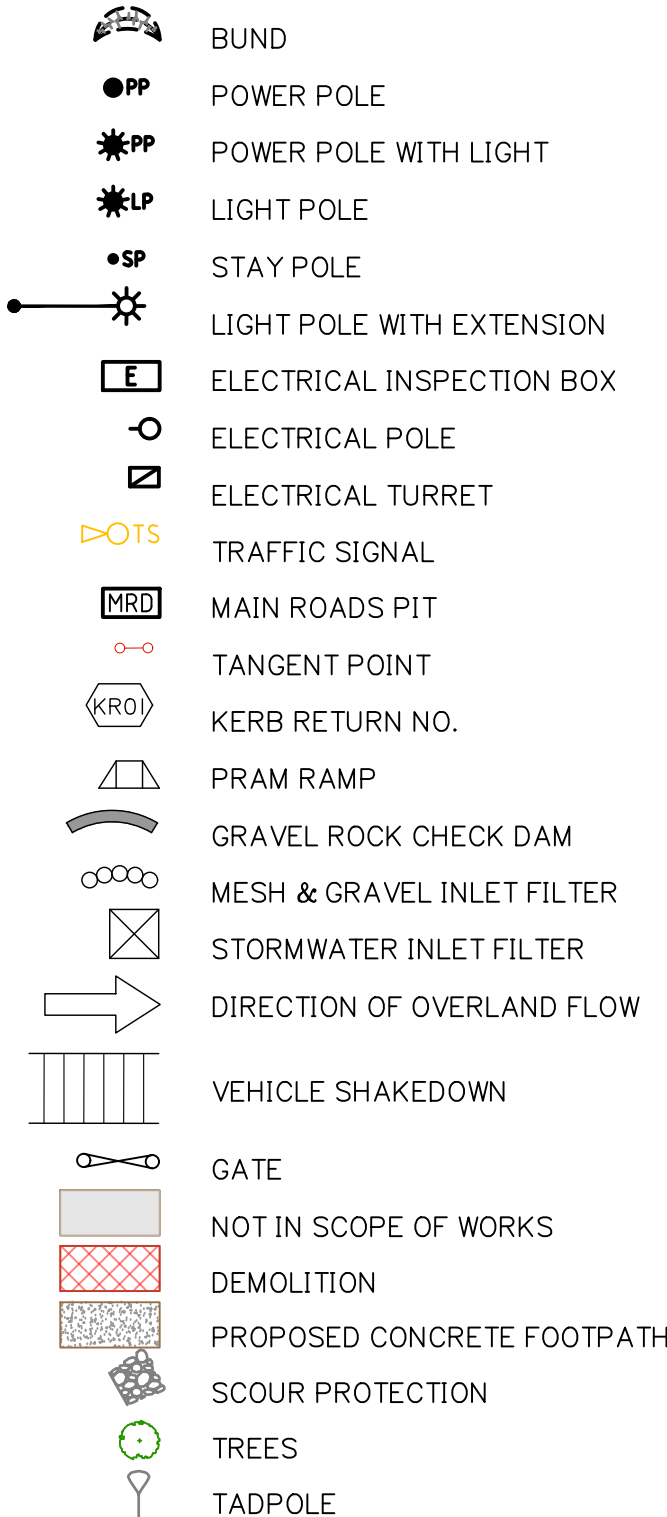
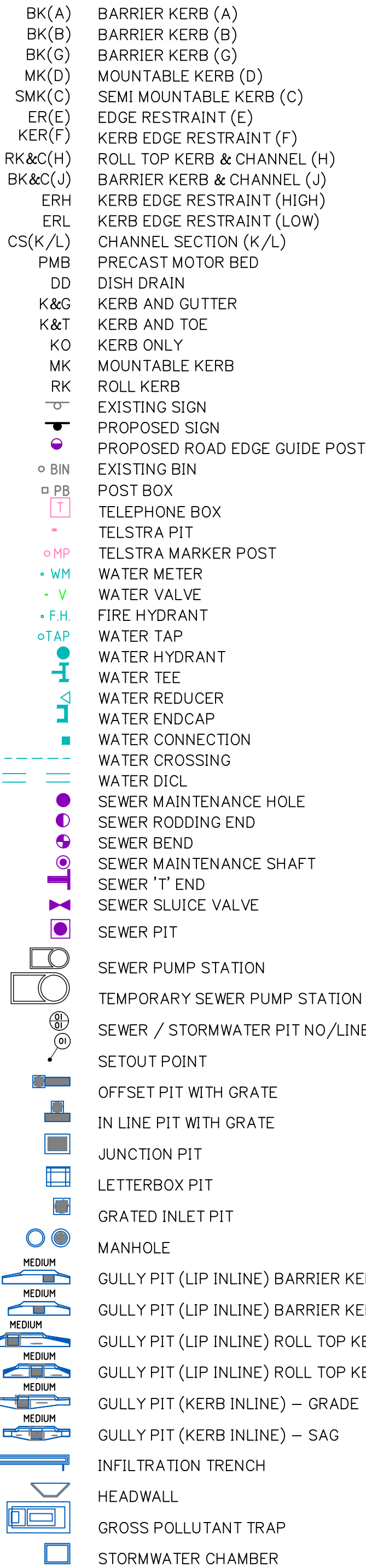
FEATURE LEGEND



SERVICES LEGEND



SYMBOLS



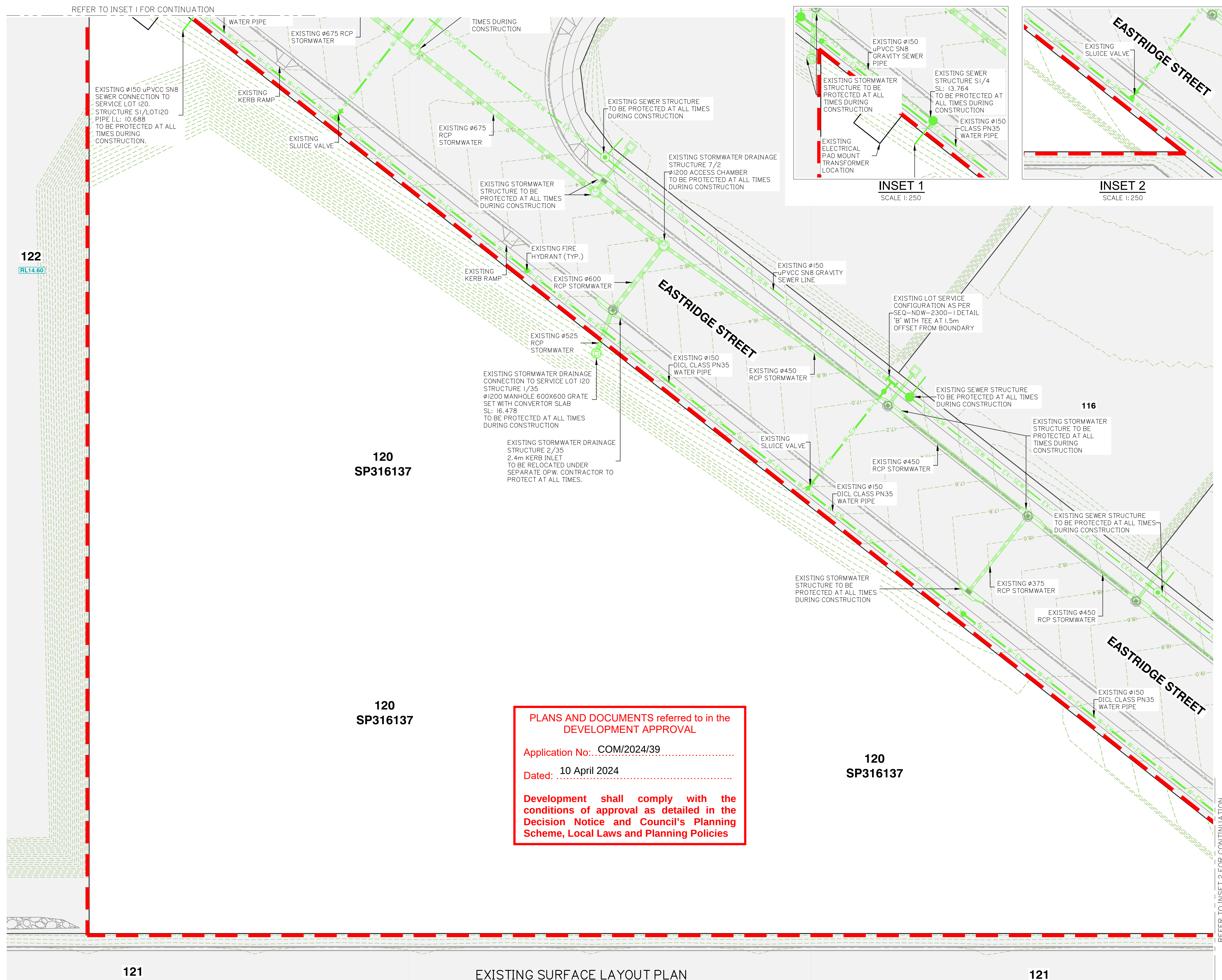
PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2024/39

Dated: 10 April 2024

Development shall comply with the
conditions of approval as detailed in the
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Scheme, Local Laws and Planning Policies

LEGEND

[illegible]

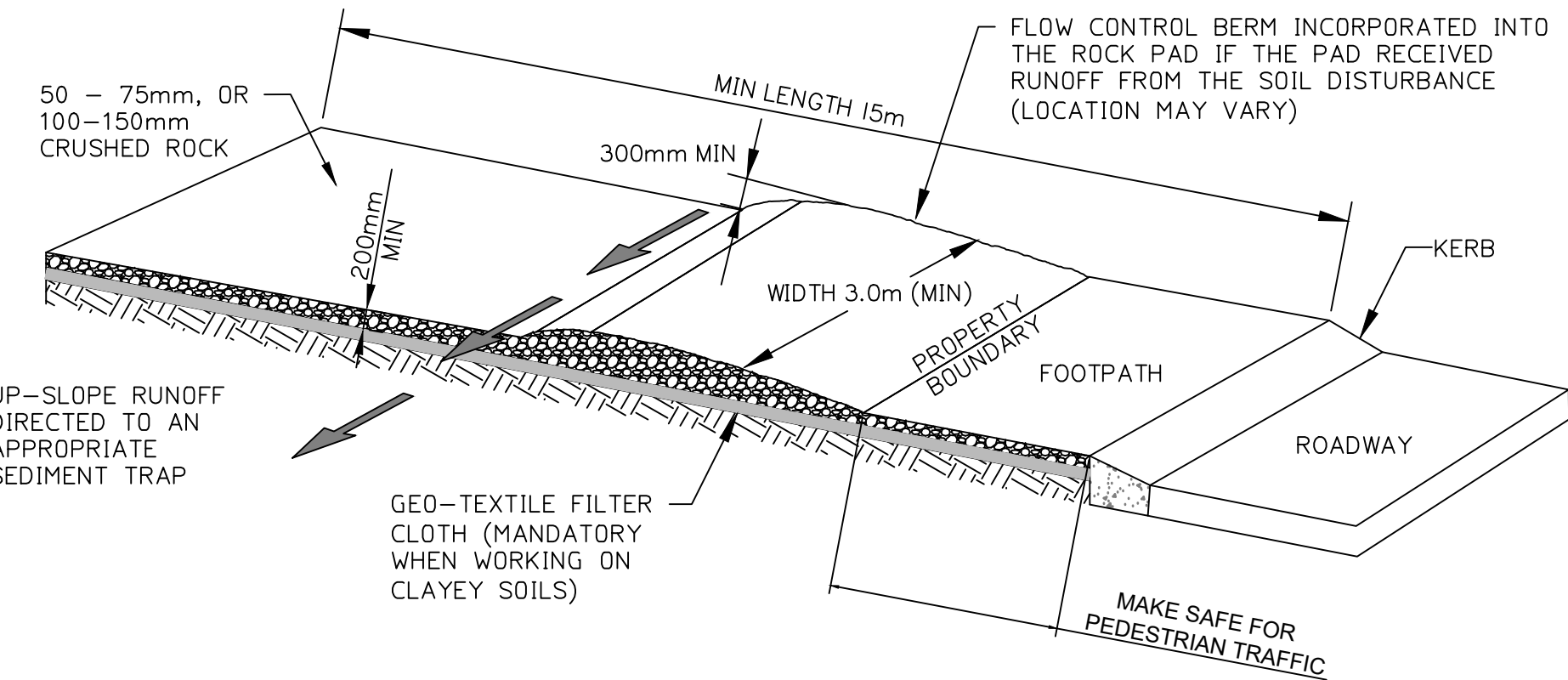
A	27/02/24	ORIGINAL ISSUE	ML	MG
Rev	Date	Description	DRN	CHK
DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.			A1 UNREDUCED	
CULVERT AND PIPE SIZES IN MILLIMETRES			A3 REDUCED	

Scale: 

PROJECT NORTH POINT

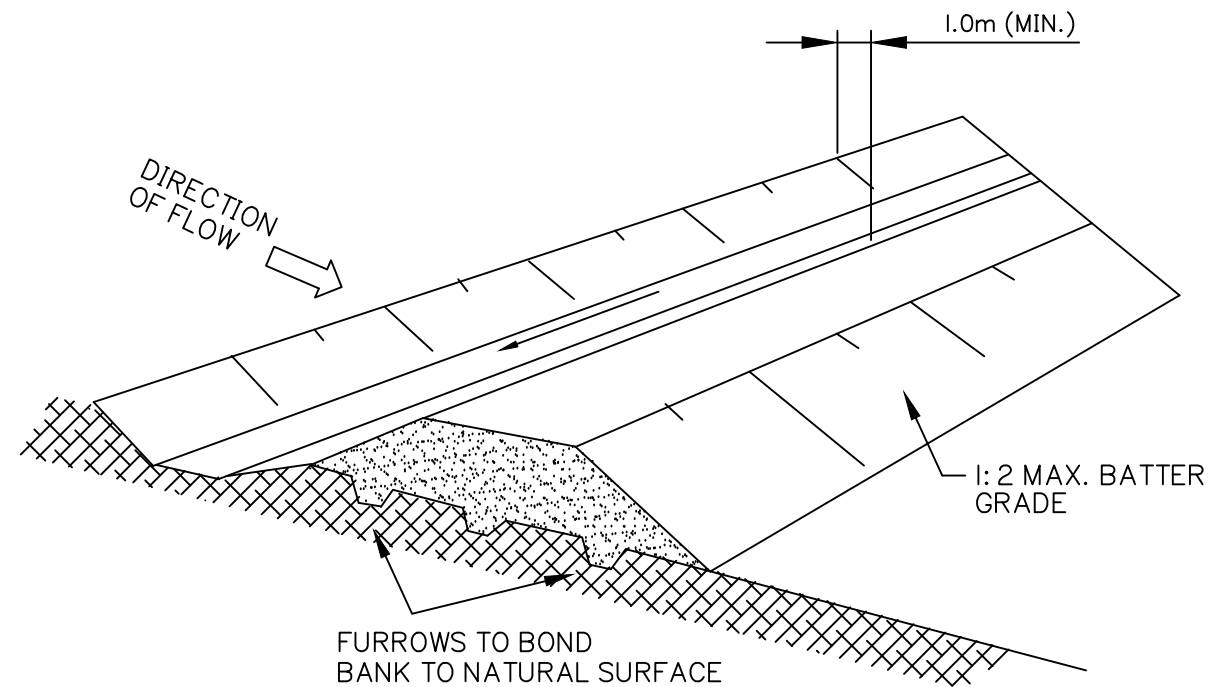


Project No.	6181
Designed:	JH
Drafted:	ML
Approved:	
	MG
IPEQ	16939
Signed:	
Date:	27/02/2024
Drawing No:	
6181 ENG BE 010	



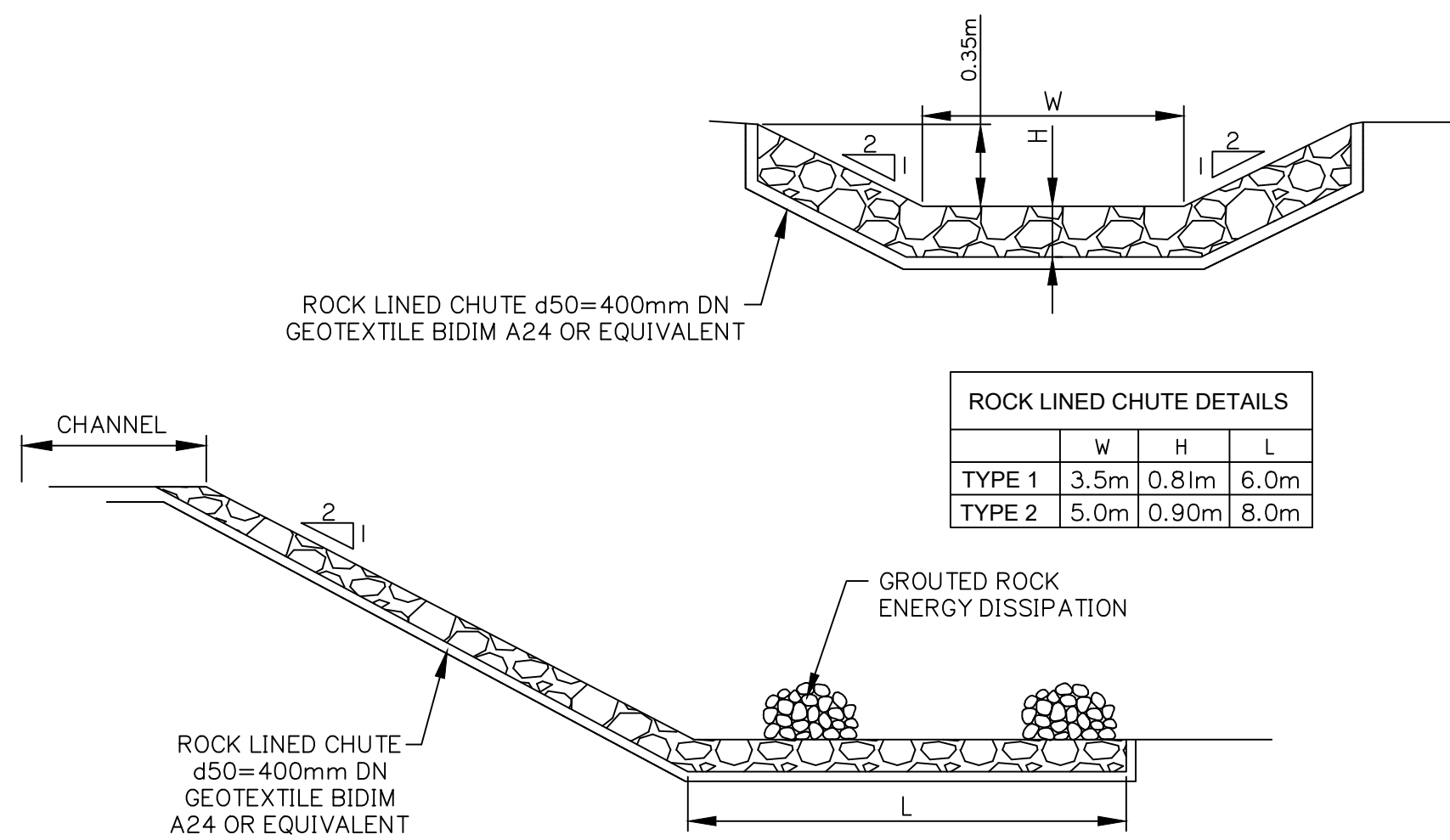
ENTRY/EXIT PAD FOR CONSTRUCTION SITE

NOT TO SCALE



DIVERSION DRAIN

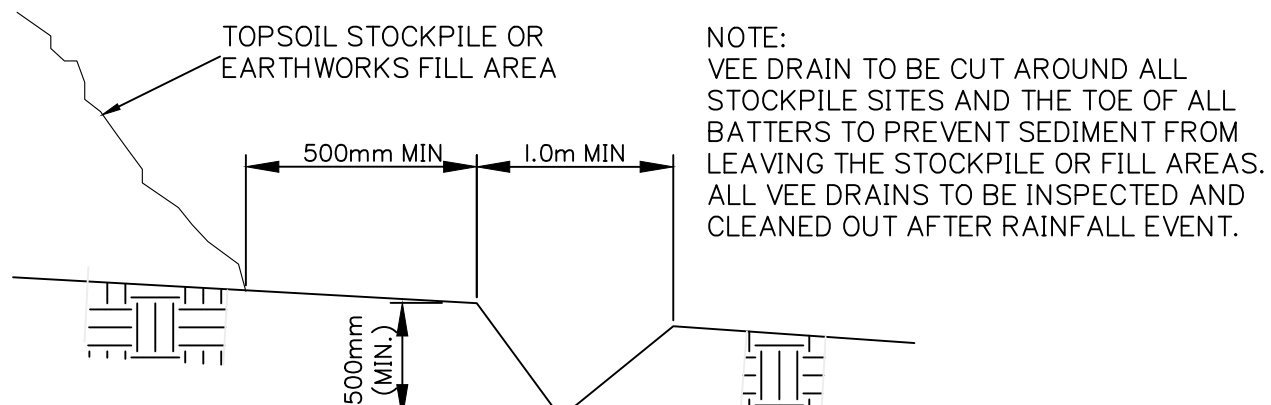
NOT TO SCALE



ROCK LINED CHUTE

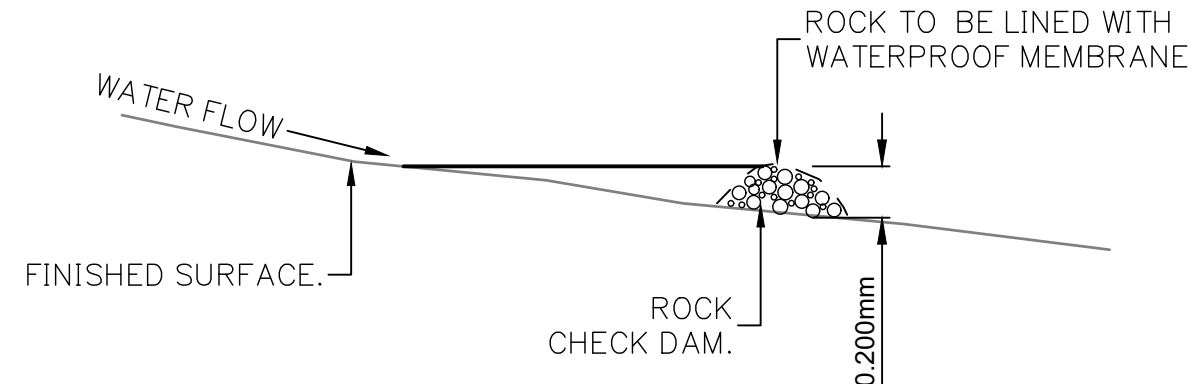
NOT TO SCALE

ROCK LINED CHUTE DETAILS			
	W	H	L
TYPE 1	3.5m	0.81m	6.0m
TYPE 2	5.0m	0.90m	8.0m



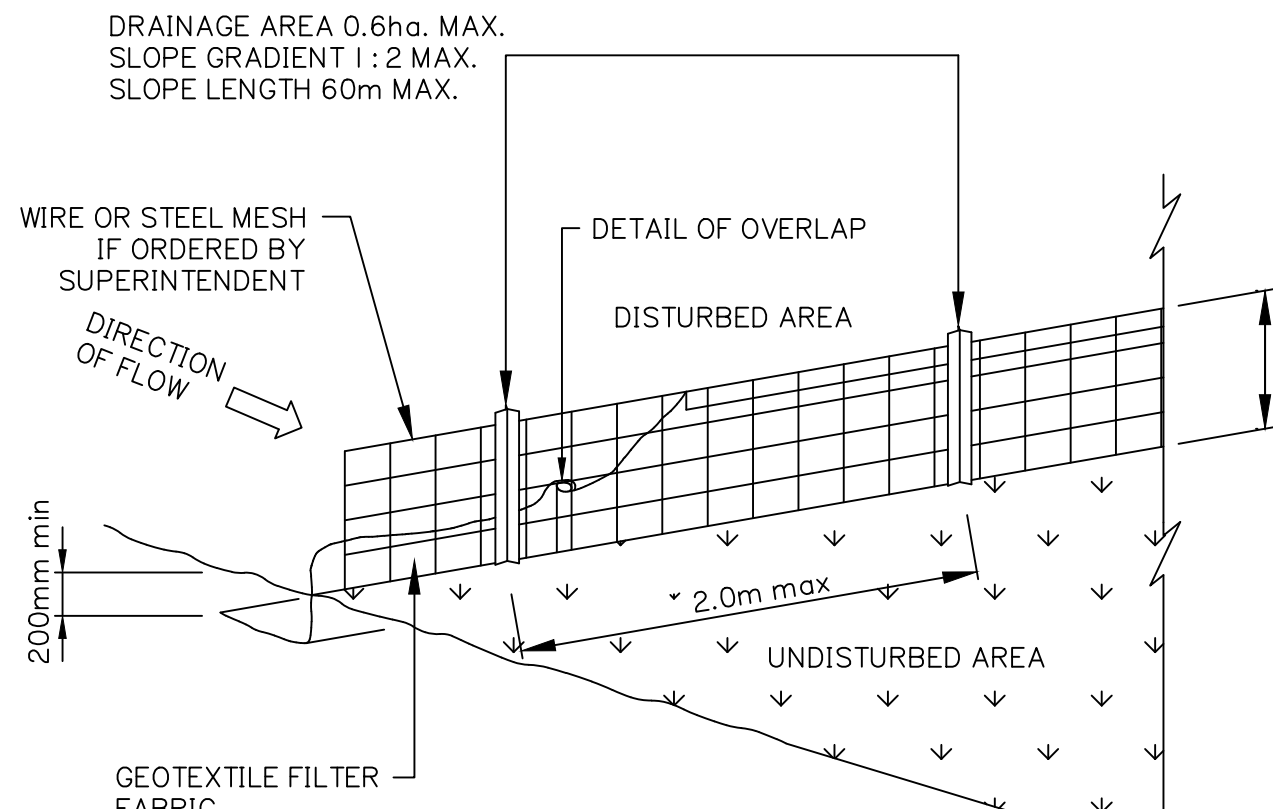
TYPICAL SECTION VEE DRAIN

NOT TO SCALE



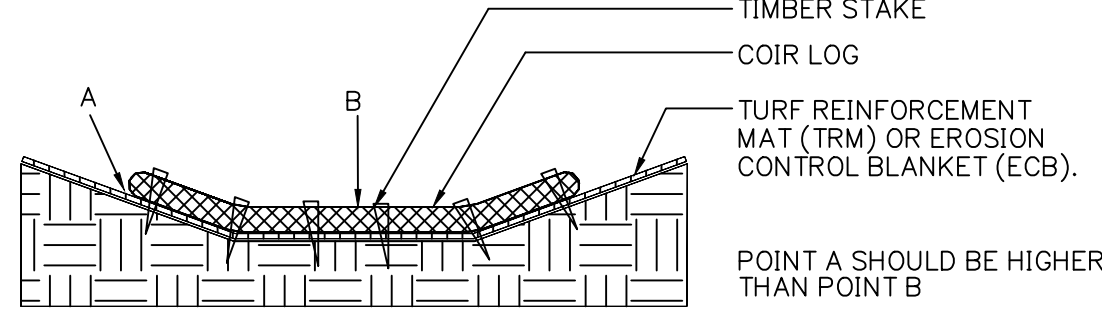
CUT OFF DRAIN END DETAIL

N.T.S.



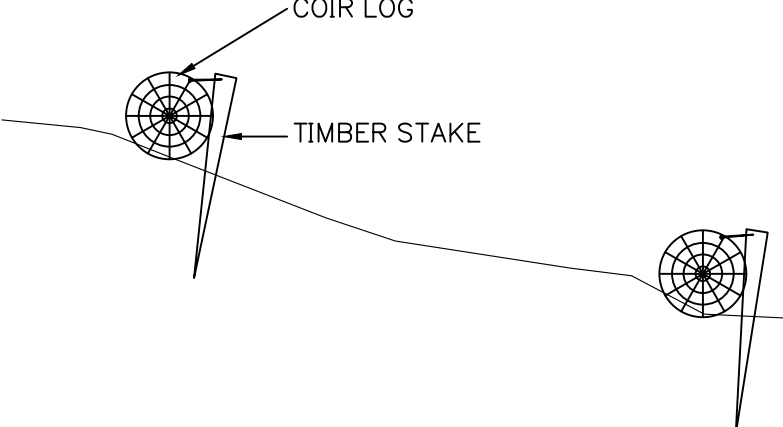
GEOTEXTILE SEDIMENT FENCE

NOT TO SCALE



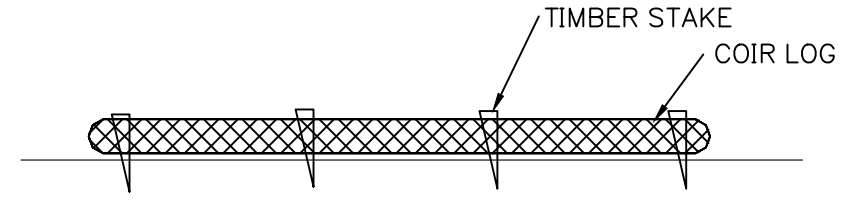
PROPER PLACEMENT OF COIR LOG IN DRAINAGE PATH

NOT TO SCALE



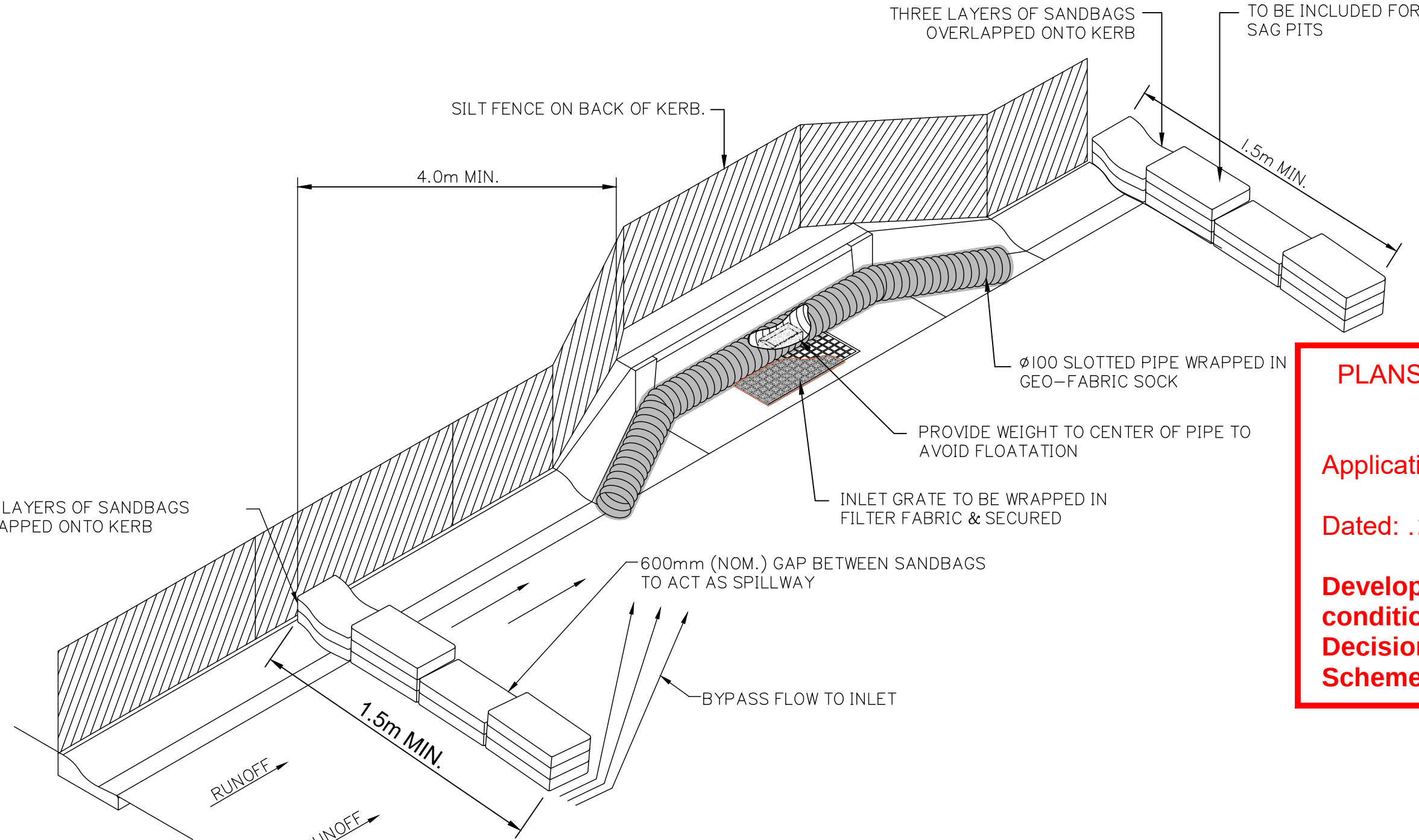
COIR LOG AND TIMBER STAKES STABILISING SLOPE

NOT TO SCALE



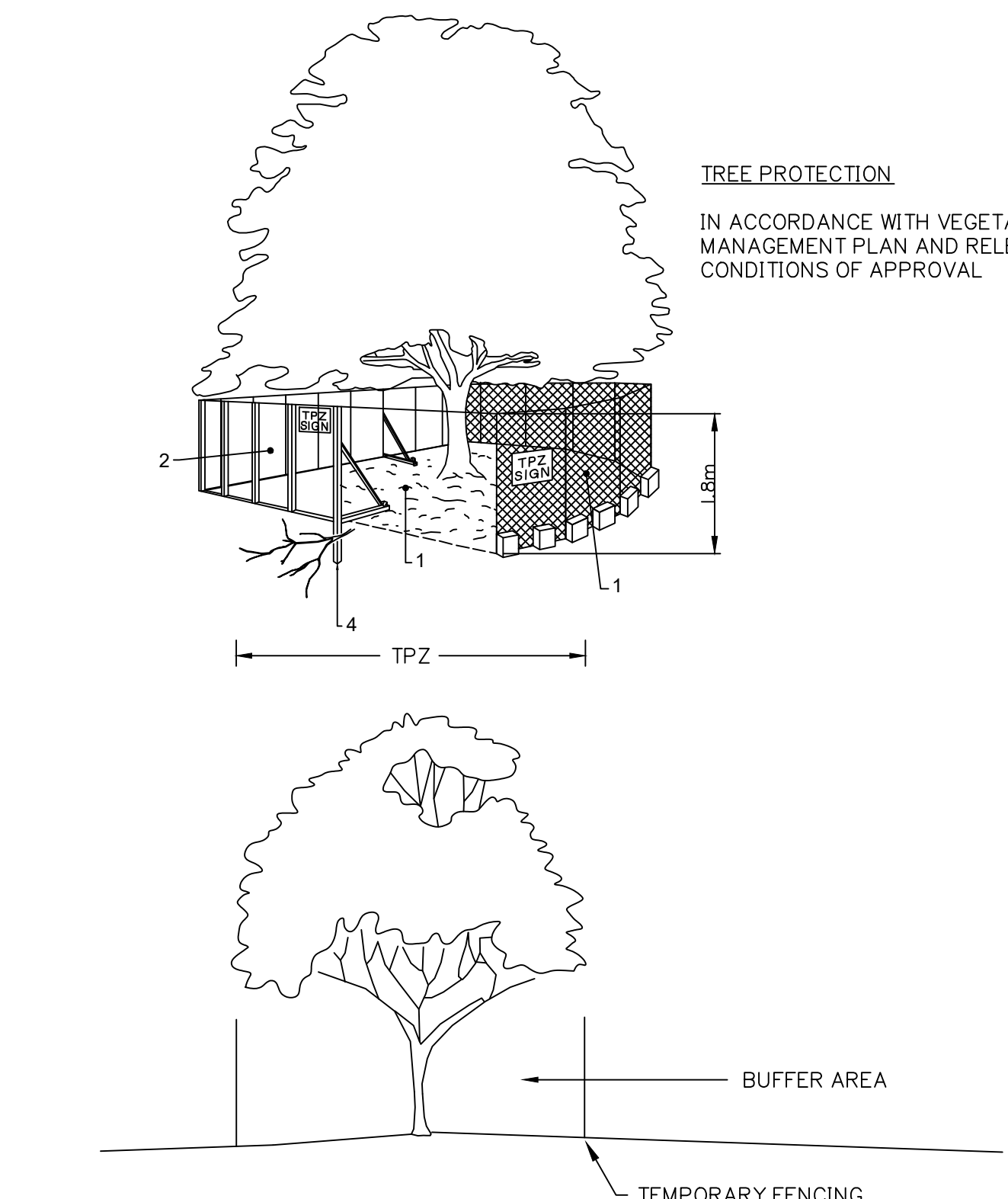
PROPER PLACEMENT OF COIR LOG IN SLOPE

NOT TO SCALE



GULLY PIT SEDIMENT BARRIER

SCALE N.T.S.



FENCING AS PER AS: 4970

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THIS FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST.) NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMITTED WITHIN THE TPZ. INSTALLATION OF SUPPORTS SHOULD AVOID DAMAGING ROOTS.
5. THE CONSTRUCTION CONTRACTOR IS NOT TO UNDERTAKE ANY PRUNING OF TREES. TREE MANAGEMENT IS TO BE UNDERTAKEN BY A SUITABLY QUALIFIED ARBORIST.
6. NO STOCKPILE/S ARE PERMITTED WITHIN THE ZONE OF ANY RETAINED VEGETATION WITHOUT SUPERVISION AND AUTHORIZATION OF THE SUPERVISING ARBORIST.
7. NO CLEARING OF PROTECTED SIZE VEGETATION IS TO OCCUR WITHOUT APPROVAL FROM LOGAN CITY COUNCIL.

DETERMINING THE TPZ

THE RADIUS OF THE TPZ IS CALCULATED FOR EACH TREE BY MULTIPLYING ITS DBH X 12 = TRUNK DIAMETER MEASURED AT 1.4M ABOVE GROUND. RADIUS IS MEASURED FROM THE CENTRE OF THE STEM AT GROUND LEVEL.

A TPZ SHOULD NOT BE LESS THAN 2M NOR GREATER THAN 15M (EXCEPT WHERE CROWN PROTECTION IS REQUIRED). THE TPZ OF PALMS, OTHER MONOCOTS, CYCADS AND TREE FERNS SHOULD NOT BE LESS THAN 1M OUTSIDE THE CROWN PROJECTION.

PROTECTIVE FENCING

NOT TO SCALE

ISSUED FOR APPROVAL

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Drawing Title: SEDIMENT AND EROSION CONTROL TYPICAL DETAILS

Rev	Date	DESCRIPTION	ML	MG
A	27/02/24	ORIGINAL ISSUE	ML	MG
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DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.			A1 UNREDUCED	
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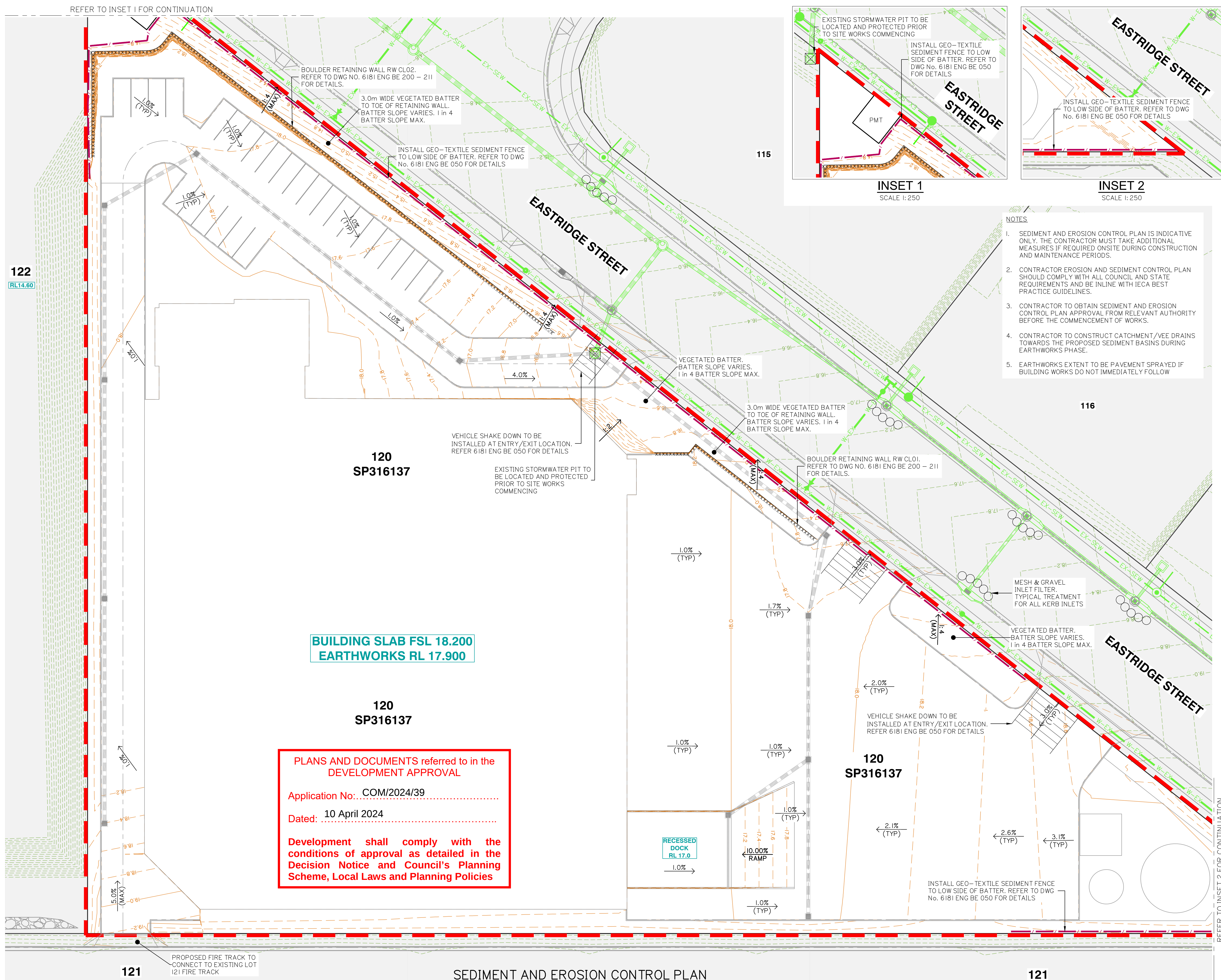
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2024/39

Dated: 10 April 2024

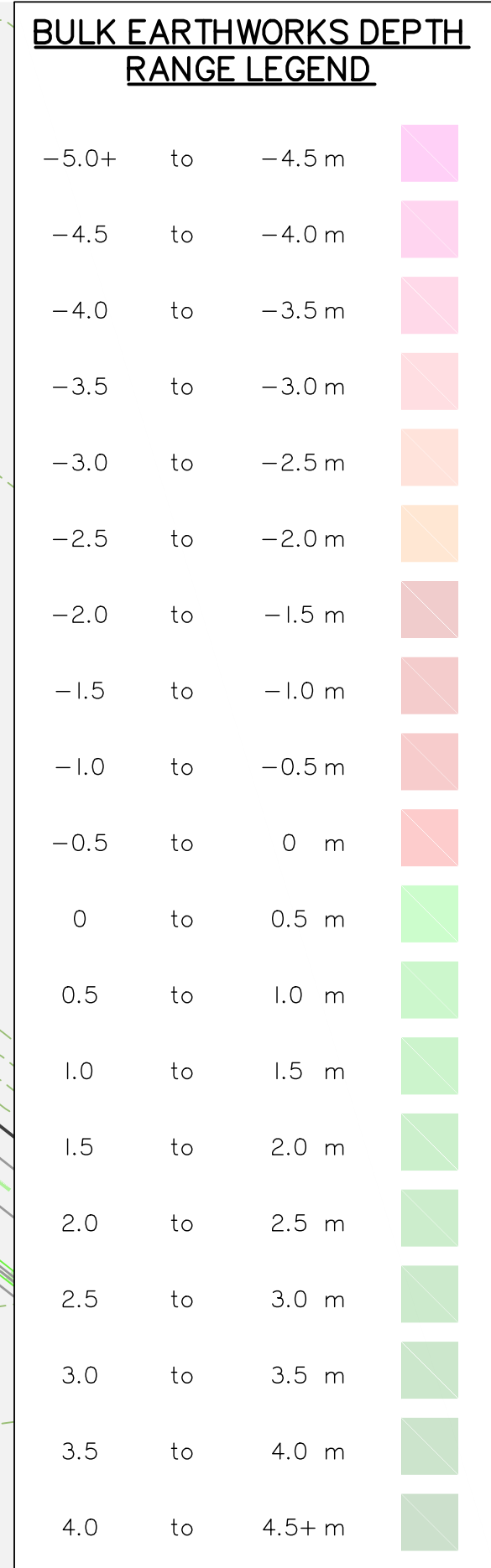
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

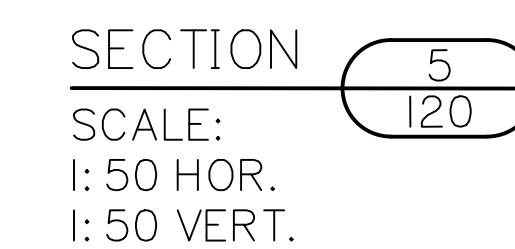
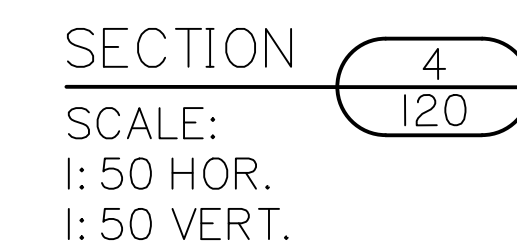
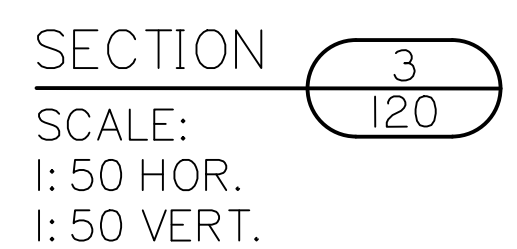
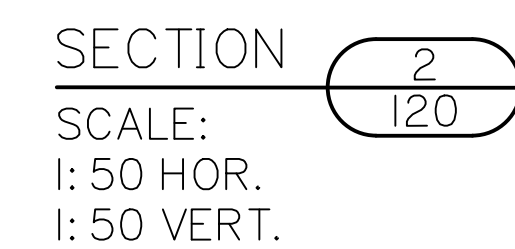
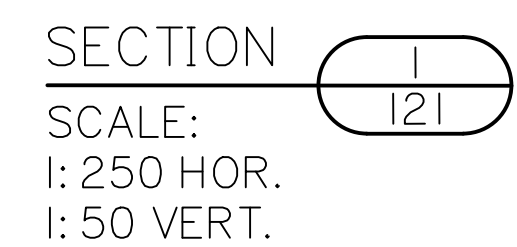
Approved:	MG
RPEQ	16939
Signed:	
Date:	27/02/2024
Drawing No:	6181 ENG BE 050
Revision	A

[illegible]

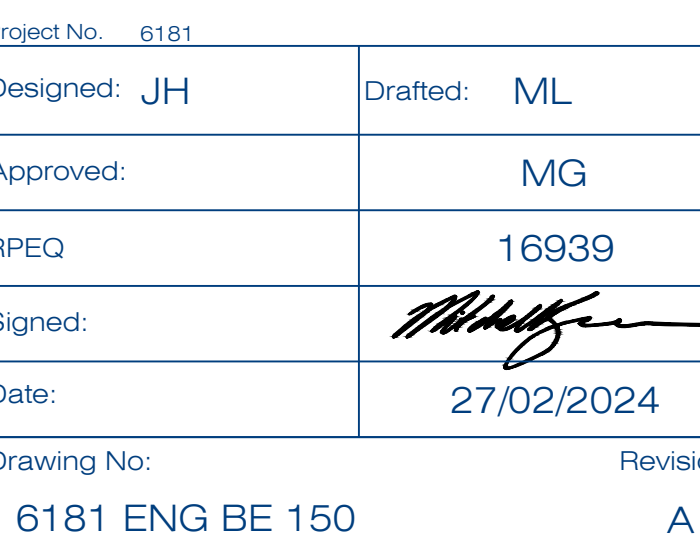
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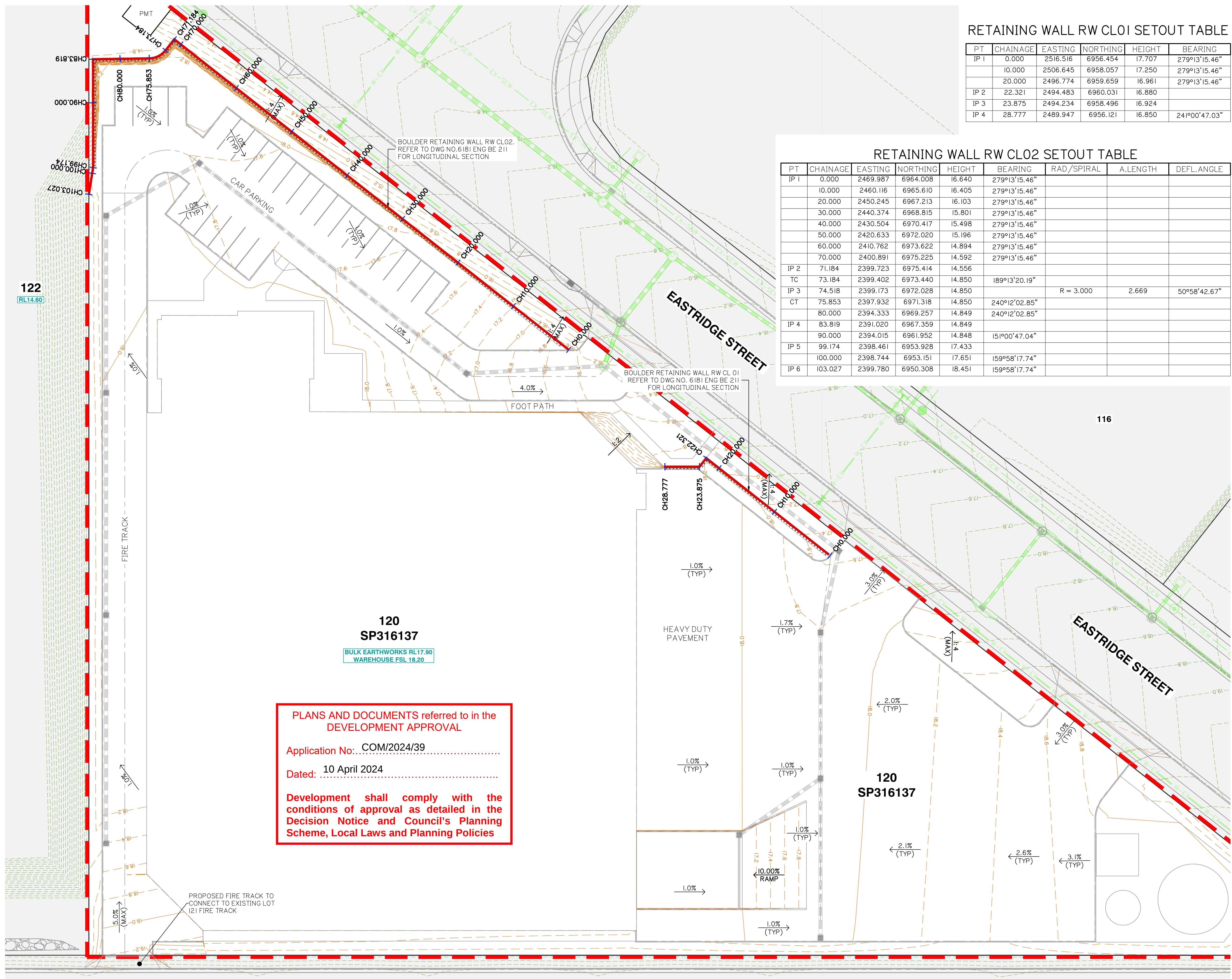
Project No. 6181	
Designed: JH	Drafted: ML
Approved:	MG
PEQ	16939
Signed:	
Date:	27/02/2024
Drawing No:	
6181 ENG BE 051	
Revision	
A	





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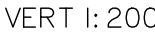


RETAINING WALL RW CLOI SETOUT TABLE

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	2516.516	6956.454	17.707	279°13'15.46"
	10.000	2506.645	6958.057	17.250	279°13'15.46"
	20.000	2496.774	6959.659	16.961	279°13'15.46"
IP 2	22.321	2494.483	6960.031	16.880	
IP 3	23.875	2494.234	6958.496	16.924	
IP 4	28.777	2489.947	6956.121	16.850	241°00'47.03"

RETAINING WALL RW CL02 SETOUT TABLE

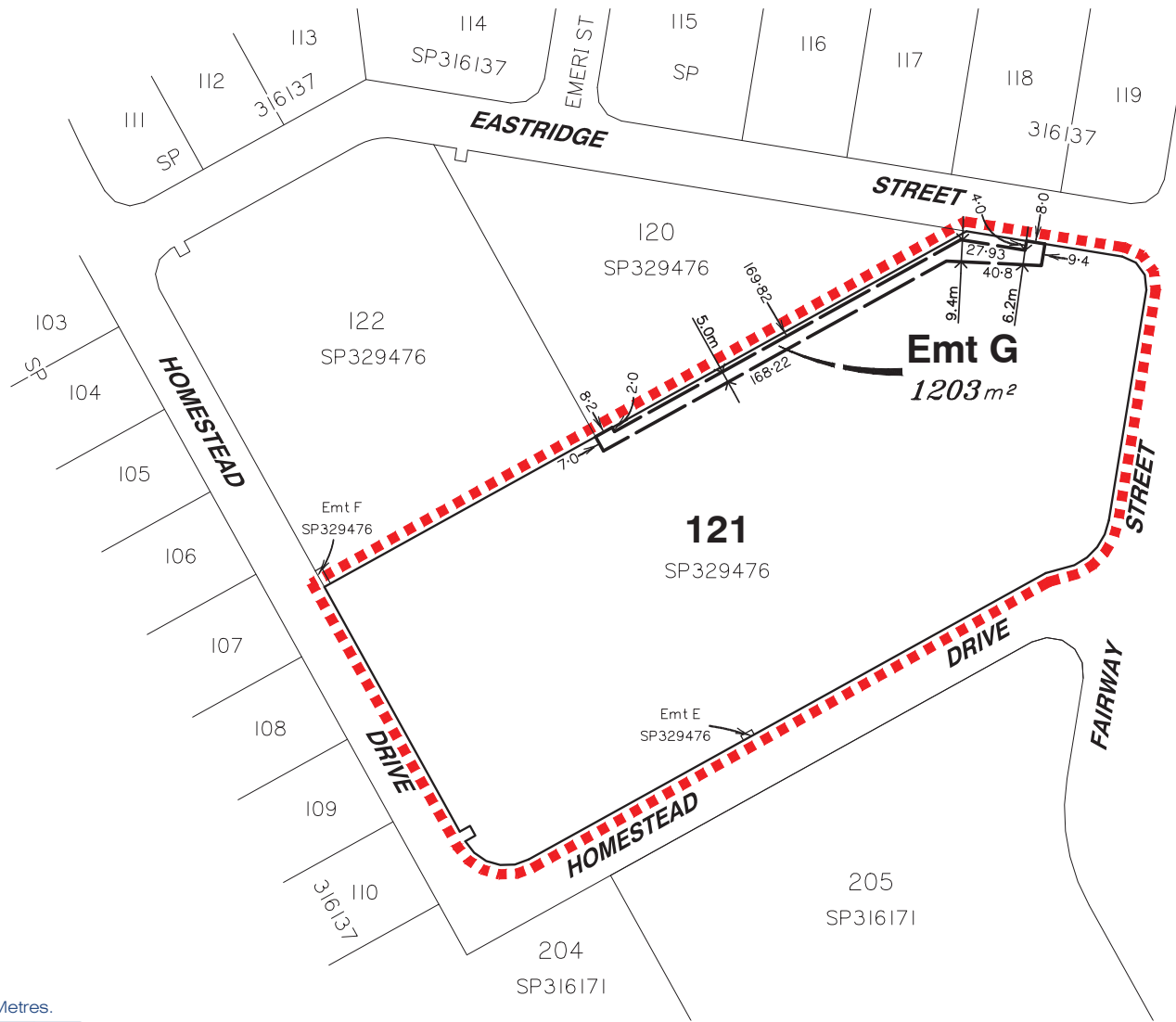
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RAD/SPIRAL	A.LENGTH	DEFL.ANGLE
IP 1	0.000	2469.987	6964.008	16.640	279°13'15.46"			
	10.000	2460.116	6965.610	16.405	279°13'15.46"			
	20.000	2450.245	6967.213	16.103	279°13'15.46"			
	30.000	2440.374	6968.815	15.801	279°13'15.46"			
	40.000	2430.504	6970.417	15.498	279°13'15.46"			
	50.000	2420.633	6972.020	15.196	279°13'15.46"			
	60.000	2410.762	6973.622	14.894	279°13'15.46"			
	70.000	2400.891	6975.225	14.592	279°13'15.46"			
IP 2	71.184	2399.723	6975.414	14.556				
TC	73.184	2399.402	6973.440	14.850	189°13'20.19"			
IP 3	74.518	2399.173	6972.028	14.850		R = 3.000	2.669	50°58'42.67"
CT	75.853	2397.932	6971.318	14.850	240°12'02.85"			
	80.000	2394.333	6969.257	14.849	240°12'02.85"			
IP 4	83.819	2391.020	6967.359	14.849				
	90.000	2394.015	6961.952	14.848	151°00'47.04"			
IP 5	99.174	2398.461	6953.928	17.433				
	100.000	2398.744	6953.151	17.651	159°58'17.74"			
IP 6	103.027	2399.780	6950.308	18.451	159°58'17.74"			



Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



RETAINING WALL LONGITUDINAL SECTIONS



Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

