

Our reference: MIN/2024/662
Your reference: 6182-L

Decision notice— change application approval including amended suite of development conditions for OPW/2024/734

(Given under section 83(1) of the *Planning Act 2016*.)

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 22 November 2024 for the development approval dated 7 August 2024.

Date of decision notice: 13 March 2025

Applicant details

Applicant name: Mc Nab Development QLD Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives (J.Stevens)
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: MIN/2024/662
Approval sought: Minor change to OPW/2024/734
Details of the change: Minor change to private landscaping works inclusive of a reduction in landscaped areas
Original Application number: OPW/2024/734
Details of original decision: Operational work – Landscape Work (Private)
Date of original decision: 2 August 2024

Location details

Street address: 11 Eastridge Street, STAPYLTON QLD 4207
Real property description: Lot 120 SP329476

Decision

Date of decision: 6 March 2025
Decision details: Under Delegated Authority, the Coordinator of Landscape Assessment of the City Development Branch of Council has resolved to approve the change in full and amend the existing conditions of approval.

Details of the approval

Development permit: Operational work – Landscape Work (Private)

Conditions

New and/or amended conditions of approval for a development permit for Operational works for Private landscaping works are enclosed in this notice.

A full suite of development conditions for the development approval is also enclosed in this notice.

Properly made submissions

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

Approved plans and drawings

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

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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For further information please contact Sarah Paige, Landscape Planner, on 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Cameron Taylor
Coordinator Landscape Assessment
For the Chief Executive Officer
Council of the City of Gold Coast

Enc:

New and/or amended conditions imposed by Council, as the Responsible Entity
Amended suite of development conditions for development approval MIN/2024/662

Attach:

Stamped approved plans and drawings for development approval MIN/2024/662
Appeal rights extracts

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

2

Approved drawings

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

Landscape Assessment (Private works)				
Drawing Title	Author	Date	Drawing No.	Ver
Landscape Operational Works	Gassman Development Perspectives	16.05.2024	6182-L-PRI-CP00	A
Locality Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-CP01	A
Specifications & Planting Schedule	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-SP01	A
Detail Drawings	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-DT01	A
Surface Treatment Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-ST01	A
Surface Treatment Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-ST02	A
Surface Treatment Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-ST03	A
Surface Treatment Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-ST04	A
Planting Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-PP01	A
Planting Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-PP02	A
Planting Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-PP03	A
Planting Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-PP04	A
Locality Plan	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-CP01	A
Specifications & Planting Schedule	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-SP01	A
Detail Drawings	Gassman Development Perspectives	16.05.2024	6182-L-OW-PRI-DT01	A

Post approval changes to structures and service infrastructure illustrated in the stamped approved drawings, that result in the inability to support the mature morphology of approved plant specimens equal to or greater than an installation size of 45L or with a mature height greater than 2 metres will constitute non-compliance with this condition.

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

2

Approved drawings

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

Landscape Assessment (Private works)				
Drawing Title	Author	Date	Drawing No.	Ver
Landscape Operational Works	Gassman Development Perspectives	10.12.2024	6182-L-PRI-CP00	D
Locality Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-CP01	D
Specifications &	Gassman Development	10.12.2024	6182-L-OW-PRI-SP01	D

	Planting Schedule	Perspectives			
	Detail Drawings	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-DT01	D
	Surface Treatment Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-ST01	D
	Surface Treatment Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-ST02	D
	Surface Treatment Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-ST03	D
	Surface Treatment Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-ST04	D
	Planting Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-PP01	D
	Planting Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-PP02	D
	Planting Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-PP03	D
	Planting Plan	Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-PP04	D
Post approval changes to structures and service infrastructure illustrated in the stamped approved drawings, that result in the inability to support the mature morphology of approved plant specimens equal to or greater than an installation size of 45L or with a mature height greater than 2 metres will constitute non-compliance with this condition. 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.					

Advice Note A reads:

A	Consistency with other related approvals The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of COM/2023/162 as at 28 November 2023. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
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Advice Note A is changed to read:

A	Consistency with other related approvals The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of: OPW/2024/734 as at 7 August 2024. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
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Property Notification A reads:

Property Notifications	
A	Landscaping There are development approval conditions applicable in relation to landscaping on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice OPW/2024/734. A copy of

	Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline
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Property Notification A is changed to read:

Property Notifications	
A	Landscaping There are development approval conditions applicable in relation to landscaping on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2024/662. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline

Amended suite of development conditions for development approval MIN/2024/662

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the development permit dated 7 August 2024 for OPW/2024/734 is set out below:

Operational work – landscape work (private)					
General					
1	Timing				
	a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.				
	b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.				
2	Approved drawings				
	Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:				
Landscape Assessment (Private works)					
Drawing Title		Author	Date	Drawing No.	Ver
Landscape Operational Works		Gassman Development Perspectives	10.12.2024	6182-L-PRI-CP00	D
Locality Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-CP01	D
Specifications & Planting Schedule		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-SP01	D
Detail Drawings		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-DT01	D
Surface Treatment Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-ST01	D
Surface Treatment Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-ST02	D
Surface Treatment Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-ST03	D
Surface Treatment Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-ST04	D
Planting Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-PP01	D
Planting Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-PP02	D
Planting Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-PP03	D
Planting Plan		Gassman Development Perspectives	10.12.2024	6182-L-OW-PRI-PP04	D
Post approval changes to structures and service infrastructure illustrated in the stamped approved drawings, that result in the inability to support the mature morphology of approved plant specimens equal to or greater than an installation size of 45L or with a mature height greater than 2 metres will constitute non-compliance with this condition.					
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.					

Environmental and Landscaping

3 Tree pruning and work

- a Topping, lopping, spur or spike climbing of any tree must not occur.
- b Pruning may only occur in a manner consistent with the *Australian Standard AS4373 - 2007 – Pruning of Amenity Trees*.
- c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with *Australian Standard AS4373 - 2007 - Pruning of Amenity Trees*.

4 Landscape installation and maintenance

Ensure all plants, materials, hardscape and watering systems identified on the approved drawings are installed in a manner consistent with *Australian Standard AS2303 - 2015 – Tree Stock for Landscape Use* and *AS4419 - 2003 – Soils for Landscaping and Garden Use* and maintained at all times.

Construction Management

5 Certification of works – Landscape Assessment

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

Operational Works – Landscape Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment

The certification must include photographs and is to confirm:

The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the *Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes* and the Landscape Architect specifications.

6 Hold point inspection

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12.7.3 – Land development guidelines / City Plan Policy SC6.13.3.4 – Landscape work of the City Plan for the following:

Purpose	Hold Point	Council contact
Confirm structural soil cells have been installed adjacent the frontage and side of the office area hardstand as per the Operational works - landscape works approval.	Prior to the 'City Green' Strata Vault structural soil cell systems being covered.	Environmental and Landscape assessment (07) 5582 8866
Confirm works have been undertaken in accordance with the Operational works - landscape works approval	Prior to commencement of the use	Environmental and Landscape assessment 07 55828866

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

Advice Notes	
A	Consistency with other related approvals The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of: OPW/2024/734 as at 7 August 2024. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
B	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.
C	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.
D	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.
E	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.
F	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.
G	Landscape A property notification will be applied to the lot/subsequent lots stating an approved landscape plan exists for the site and must be complied with at all times.
Property Notifications	
A	Landscaping There are development approval conditions applicable in relation to landscaping on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2024/662. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline