

Our reference: OPW/2024/987
Your reference: 41901-EXTSEW

Amended Decision notice— approval (with conditions)
This ‘Amended Decision Notice’ corrects an administrative error in Condition no. 2 and replaces the previous decision notice dated 09 October 2024.

Date of decision notice: 18 October 2024

Applicant details

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

Application details

Application number: OPW/2024/987
Approval sought: Operational Works
Details of proposed development: Operational works – infrastructure (External Trunk Sewer Line)

Location details

Street address: 53 Courtney Drive, UPPER COOMERA QLD 4209
Real property description: Lot 186 RP173728, Lot 187 RP173728, Lot 188 RP173728

Decision

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

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval Operational works – infrastructure (External Trunk Sewer Line)

Conditions

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

Properly made submissions

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

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

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of two years.

Approved plans and drawings

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

Appeal rights

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

AUTHORISED BY



Nathan Seiler

Senior Authorising Civil Engineer

For the Chief Executive Officer

Council of the City of Gold Coast

Enc:

Conditions imposed by Council as Assessment Manager

Attach:

Stamped approved plans and drawings

Appeal rights extracts

Part A - Infrastructure (External Trunk Sewer Line)																																																																					
General																																																																					
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times, unless otherwise stated in another condition.																																																																				
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:																																																																				
	<table><tr><th colspan="5">Water and Waste</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Cover Sheet</td><td>MORTONS Urban Solutions</td><td>10-09-24</td><td>41901-EXTS-000</td><td>C</td></tr><tr><td>Safety In Design</td><td>MORTONS Urban Solutions</td><td>08-08-24</td><td>41901-EXTS-003</td><td>A</td></tr><tr><td>Risk Matrix & Notes</td><td>MORTONS Urban Solutions</td><td>08-08-24</td><td>41901-EXTS-004</td><td>A</td></tr><tr><td>Earthworks - Existing Features and Demolition-Sheet 01</td><td>MORTONS Urban Solutions</td><td>04-09-24</td><td>41901-EXTS-020</td><td>B</td></tr><tr><td>Earthworks - Existing Features and Demolition-Sheet 02</td><td>MORTONS Urban Solutions</td><td>04-09-24</td><td>41901-EXTS-021</td><td>B</td></tr><tr><td>Earthworks – Final Surface & Sediment Erosion Control - Sheet 01</td><td>MORTONS Urban Solutions</td><td>04-09-24</td><td>41901-EXTS-080</td><td>B</td></tr><tr><td>Earthworks – Final Surface & Sediment Erosion Control - Sheet 02</td><td>MORTONS Urban Solutions</td><td>10-09-24</td><td>41901-EXTS-081</td><td>C</td></tr><tr><td>Sewer Reticulation Plan Sheet 01</td><td>MORTONS Urban Solutions</td><td>04-09-24</td><td>41901-EXTS-500</td><td>B</td></tr><tr><td>Sewer Reticulation Plan Sheet 02</td><td>MORTONS Urban Solutions</td><td>04-09-24</td><td>41901-EXTS-501</td><td>B</td></tr><tr><td>Sewer Reticulation Details Sheet 01</td><td>MORTONS Urban Solutions</td><td>08-08-24</td><td>41901-EXTS-510</td><td>A</td></tr><tr><td>Sewer Reticulation Profiles Sheet 01</td><td>MORTONS Urban Solutions</td><td>08-08-24</td><td>41901-EXTS-530</td><td>A</td></tr></table>				Water and Waste					Drawing Title	Author	Date	Drawing No.	Ver	Cover Sheet	MORTONS Urban Solutions	10-09-24	41901-EXTS-000	C	Safety In Design	MORTONS Urban Solutions	08-08-24	41901-EXTS-003	A	Risk Matrix & Notes	MORTONS Urban Solutions	08-08-24	41901-EXTS-004	A	Earthworks - Existing Features and Demolition-Sheet 01	MORTONS Urban Solutions	04-09-24	41901-EXTS-020	B	Earthworks - Existing Features and Demolition-Sheet 02	MORTONS Urban Solutions	04-09-24	41901-EXTS-021	B	Earthworks – Final Surface & Sediment Erosion Control - Sheet 01	MORTONS Urban Solutions	04-09-24	41901-EXTS-080	B	Earthworks – Final Surface & Sediment Erosion Control - Sheet 02	MORTONS Urban Solutions	10-09-24	41901-EXTS-081	C	Sewer Reticulation Plan Sheet 01	MORTONS Urban Solutions	04-09-24	41901-EXTS-500	B	Sewer Reticulation Plan Sheet 02	MORTONS Urban Solutions	04-09-24	41901-EXTS-501	B	Sewer Reticulation Details Sheet 01	MORTONS Urban Solutions	08-08-24	41901-EXTS-510	A	Sewer Reticulation Profiles Sheet 01	MORTONS Urban Solutions	08-08-24	41901-EXTS-530	A
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	Sewer Reticulation Profiles Sheet 03	MORTONS Urban Solutions	08-08-24	41901-EXTS-532	B
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					
3	Requirement to register easements – Sewerage - a Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. - i “Sewerage” easement minimum 3m wide over proposed gravity sewerage infrastructure within lots 186 and 187 of RP173728 (53 and 65 Courtney Drive) as indicated on the Sewer Reticulation Plan Sheet 01 (41901-EXTS-501), Revision B dated 04-09-24 by Mortons Urban Solutions. - b The terms of the easement must include: - i Standard terms document 707918364 must be referenced on Form 9 – easement document. - ii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. - c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. - d Ensure sewer infrastructure is positioned in the centre of the easement. - e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners’ successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.				
Engineering					
4	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 SC.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.				
Sewer Works					
5	Sewer reticulation Construct and maintain the sewer reticulation system identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines,				

and include in particular:

- i The sizing of the sewer reticulation system must be in accordance with the WSAA Sewerage Code of Australia – SEQ Service Providers Edition
- ii Remove / seal / cap redundant sewer property services.

Note:

An “Application Work on the City’s infrastructure” form is required for the above works.

The development’s sewerage connection must be completed and approved by Council prior to an application for a Pre-start meeting for the approved water connection.

Construction Management

6 Certification of works – Contributed Assets

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Operational Works

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Appendix A Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- All works have been undertaken generally in accordance with the approval.

Contributed Assets

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Requirements of Council Water and Sewerage acceptance testing guideline	Prior to a request to accept on maintenance Or connect to existing mains and the use of the connection	Approved Drawings	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets
A Survey Plan with the required easements shown on the listed plan over the	Prior to a request to accept on maintenance Or connect to	Sewer Reticulation Plan Sheet 01 (41901-EXTS-501), Revision B dated 04-09-	Registered Surveyor	Development Compliance Section

	sewer	existing mains and the use of the connection	24 by Mortons Urban Solutions.								
The certification is to confirm: - i Constructed works comply with necessary standards and confirm level and location details. - ii Installed components meet specifications and standards for materials and design and installation specifications and acceptance testing requirements. - iii Easements are correctly located over the infrastructure and meet the requirements specified in the SEQ Water Supply and Sewerage Design and Construction Code for sewerage infrastructure.											
7	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.										
8	For construction issue drawings – Water and Sewerage Prepare and provide for Council’s review and acceptance, drawings issued as “for construction” the Water and Sewerage design drawings amended following potholing undertaken as part of preliminary site works prior to requesting a prestart. Ensure that any design changes identified following potholing are included in this drawing set. Send the amended drawing set to Contributed Assets by emailing inspections@goldcoast.qld.gov.au <i>Note: Changes made may require submission of a Minor or Other Change application in accordance with the Planning Act 2016.</i>										
9	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td>Discuss Council approval requirements and expectations through the construction phase</td><td>Contributed Assets 07 5582 9034</td></tr><tr><td>Prior to requesting a Pre-start meeting, provide “for construction issue design drawings”, including amendments, following potholing undertaken as part of the preliminary site works. All design changes must be included in the drawing set. <i>Note: Changes made to the drawings may necessitate the submission of a Minor or Other Change development application, in accordance with the Planning Act 2016.</i></td><td>inspections@goldcoast.qld.gov.au</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.					Purpose	Council contact	Discuss Council approval requirements and expectations through the construction phase	Contributed Assets 07 5582 9034	Prior to requesting a Pre-start meeting, provide “for construction issue design drawings”, including amendments, following potholing undertaken as part of the preliminary site works. All design changes must be included in the drawing set. <i>Note: Changes made to the drawings may necessitate the submission of a Minor or Other Change development application, in accordance with the Planning Act 2016.</i>	inspections@goldcoast.qld.gov.au
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10	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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11	On maintenance Arrange an on maintenance meeting to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm completion of works have been undertaken in accordance with this approval</td><td>Prior to commencement of the on maintenance period</td><td>Contributed Assets 07 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Confirm completion of works have been undertaken in accordance with this approval	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034
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Confirm completion of works have been undertaken in accordance with this approval	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034					
12	Off maintenance Arrange an off maintenance meeting to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval</td><td>Prior to Asset handover / conclusion of on maintenance period</td><td>Contributed Assets (07) 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 5582 9034
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13	Bond a. Provide security to Council in the amount of \$5000 to secure: i. Compliance with all conditions of this approval (excluding the off-maintenance condition) b. Provide the security prior to arranging a Pre-start inspection. Council will hold the security until i Works are acceptable to proceed to on maintenance <i>Information note: Contact Contributed Assets on 07 5582 9034 for more information on the Bond lodgement.</i>						
Part B - Environmental and Landscaping							
General							
14	No damage to retained vegetation						

	Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.						
15	Vegetation clearing Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to the commencement of any works at no cost to Council: and include in particular: - i The approved OPW drawing. - ii The approved building layout. - iii A vegetation management plan. - iv A sediment and erosion control and construction management plan. - v A letter from a Department of Environment and Science (DES) approved spotter catcher and any necessary fauna management plan or a DES endorsed fauna translocation management plan.						
Environmental Offsets							
16	Environmental offsets required a. Prior to an application is made for Operational Works Vegetation Clearing and any works commencing on site an environmental offset must be delivered for the development's impact on the following prescribed environmental matters, with the total extent of impact to not exceed the following: <table border="1"> <thead> <tr> <th>Prescribed environmental matters</th><th>Extent of impact</th></tr> </thead> <tbody> <tr> <td>Medium priority vegetation under City Plan.</td><td>56m²</td></tr> <tr> <td>Information note: This is a prescribed under the matter group 'SEQ Koala Habitat'.</td><td>Or 0.0056ha</td></tr> </tbody> </table> <i>Information note: the extent of impact identified above, has been extracted from Drawing number VMP-07 OPW, Vegetation Management Plan, prepared by Biome, dated 5 September 2024.</i> b. The offset must be: - i Calculated in accordance with the <i>Queensland Environmental Offsets Policy</i>. - ii Delivered in compliance with conditions: - Notifying the intended offset delivery approach. - Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>). - Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>). If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>).	Prescribed environmental matters	Extent of impact	Medium priority vegetation under City Plan.	56m ²	Information note: This is a prescribed under the matter group 'SEQ Koala Habitat'.	Or 0.0056ha
Prescribed environmental matters	Extent of impact						
Medium priority vegetation under City Plan.	56m ²						
Information note: This is a prescribed under the matter group 'SEQ Koala Habitat'.	Or 0.0056ha						
17	Notifying intended offset delivery approach Council's application for environmental offsets form, together with a notice of election in the approved form and accompanied by all mandatory supporting information required by the approved form, must be given to Council that: a States the way in which it is proposed the offset required by condition 'Environmental offset required' will be delivered. <i>Information note: The application for environmental offset form is available on the City's forms and applications webpage. The notice of election approved form, offset delivery plan template</i>						

	<i>and staged offset details approved from are available on the Queensland Government Environmental Offsets website.</i>
18	Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>) Prior to any works commencing on the site, an agreed delivery arrangement must be entered into with the City regarding the delivery of the offset required by condition 'Environment offset required'. <i>Information note: The City's notice in response to the notice of election will state the process for documenting the arrangement.</i>
19	Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>) The agreed delivery arrangement (including the agreed offset delivery plan) must be complied with at all times.
20	If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>) If, under the agreed delivery arrangement, the offset condition is to be delivered in whole or part by a financial settlement offset, the payment must be made prior to an application is made for Operational Works Vegetation Clearing and any works commencing on site: - a In the amount specified in the agreed delivery arrangement. - b In the way and by the time stated in the agreed delivery arrangement. To the entity/entities identified in the agreed delivery arrangement.
Advice Notes	
A	Construction management approvals The applicant is responsible for ensuring that any necessary construction management approvals are obtained where it is a condition of a related approval. This must be obtained prior to commencing work on site.
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	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
D	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise

	related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.					
E	Consent from Property Owners Works proposed on adjoining properties and within the road reserve will require consent from the asset owner prior to works being undertaken on site.					
F	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.					
G	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au					
H	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Contributed Assets</td></tr><tr><td>Connections / disconnections: Application to work on the City's Infrastructure</td></tr><tr><td>Temporary Road Closure and Works Zone Permit Application</td></tr><tr><td>Environmental Assessment</td></tr><tr><td>- Operational works - vegetation clearing</td></tr></table> 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).	Contributed Assets	Connections / disconnections: Application to work on the City's Infrastructure	Temporary Road Closure and Works Zone Permit Application	Environmental Assessment	- Operational works - vegetation clearing
Contributed Assets						
Connections / disconnections: Application to work on the City's Infrastructure						
Temporary Road Closure and Works Zone Permit Application						
Environmental Assessment						
- Operational works - vegetation clearing						
I	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.					

J	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Council is not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
K	Encroachment of works If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
L	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc. by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration; - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); - d Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes; - e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceed \$150,000. Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991; and - f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - g Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required
M	Water usage The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water & Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
N	Restoration works for Council activities

	Where Council is required to perform work to any asset located within the VXO, reinstatement may only be with plain concrete.
O	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
P	Riverine Protection Permit A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing / adjoining the site.
Q	Species Management Program Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
R	Vegetation maintenance Regular inspections conducted by a qualified Arborist are essential to monitor tree health. Vegetation maintenance must be regularly undertaken to monitor any adverse effects from pests, extreme weather conditions, or human activity. Trees are dynamic organisms that undergo continuous growth and development throughout their lifetime. They increase in size, complexity, and ecological significance as they age. This natural progression emphasises the importance of regular inspections and maintenance to support their health and vitality, ensuring they continue to contribute positively to the urban environment. Any changes to trees over time may warrant a new application to manage potential risks.
S	Effects of development on trees As specified within <i>Australian Standard AS4970 - 2007 – Protection of trees on development sites</i>, all parts of the tree may be damaged by development. Damage to any one part of the tree will affect its functioning as a whole. Crown damage The canopy of trees can be directly damaged in the following ways; Foliage may be lost or damage on development sites by pruning or mechanical injury by trucks, cranes, excavators, and so on. The removal of leaves reduces the level of photosynthesis and thus the production of sugars. This in turn reduces the tree's capacity to function normally and to withstand stresses imposed by a change in its environment. Incorrect pruning techniques such as lopping or flush cutting may produce wounds that are susceptible to infection by wood decay organisms. Similarly, mechanical damage to branches by machinery, etc will create wounds. Trees automatically respond to wounding and in doing so use stored sugars. Any wound places an additional load on trees that will inevitably be stressed during construction. Trees can be indirectly damaged as a result of trunk or root damage. Trunk damage

	Trunks of trees may be wounded mechanically during demolition and construction work. This not only predisposes a tree to potential decay, but it also interferes with the transport of water, nutrients, and sugars throughout the tree. Serious impacts may structurally weaken the tree.
T	Root damage Root damage is the most common cause of damage to trees on development sites and can be caused in various ways; - a Removed during grading, excavation and trenching for foundations services, etc; - b Mechanically wounded, crushed, or torn; - c Compaction by machinery, storage of materials, and installation of work sheds; - d Soil build-up; - e Laying of pavements; - f Chemical contamination of the soil by solvents, fuel, oil, diesel, herbicides, cement waste, etc; - g Changes in air levels through changes in drainage patterns; - h Changes in available water Soil compaction is one of the major causes of root damage on development sites. Compaction is defined as the loss of large pore spaces (macropores) within the soil with a net loss of total pore space. Macropores are essential for the exchange of gases between the soil air and the atmosphere (aeration) and the removal of excess water from the soil (drainage). The effects of compaction include; - a Reduced aeration; - b Low oxygen levels discourage root growth and thus the uptake of water and nutrients; - c Reduced infiltration of water into the soil and more run-off; - d Increased run-off increases soil losses by erosion; - e Low oxygen levels also lead to chemical changes in the soil which can reduce the availability of some plant nutrients; - f The reduction in the number and diversity of beneficial soil organisms (including mycorrhizal fungi). It is commonly observed that trees may take many years to decline and eventually die from root damage.
U	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). 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: - i Is not negated by the issuing of this development approval; - j Applies on all land and water, including freehold land; - k Lies with the person or entity conducting an activity; and - l 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 DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.

V	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: - h 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. - i 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'). - j 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). - k 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>. - l 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. - m 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. - n Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - o 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.
W	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.
X	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 Biosecurity Act 2014 individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the National Fire Ant Eradication Program website www.fireants.org.au

Y	Protected plants framework The Protected Plants Regulatory Framework establishes the triggers and process for clearing of protected plants in Queensland. Only if your site is identified as part of a ' High Risk Area' on the Protected Plants Flora Survey Trigger Map. The Protected Plants Flora Survey Trigger Map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants, and is used to determine flora survey and clearing permit requirements. Areas shown as high risk are subject to particular requirements under legislation. For further information about clearing of protected plants please email palm@des.qld.gov.au.
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