

Our reference: MIN/2025/72
Your reference: 6181-MC

Decision notice— change application approval including amended suite of development conditions for COM/2024/39

(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 20 February 2025 for the development approval dated 3 June 2024.

Date of decision notice: 1 May 2025

Applicant details

Applicant name: McNab Developments (Qld) Pty. Ltd.

Applicant contact details: C/- Gassman Development
PO BOX 372
BEENLEIGH QLD 4207

Application details

Application number: MIN/2025/72

Approval sought: Minor change to a Combined Development application for a Material change of use for a Warehouse and Low impact industry, Reconfiguring a lot for access easement, and Operational works for a change to ground level.

Details of the change:

- Amendments to the heavy vehicle access points and reconfiguring frontage services (MCU).
- Amendments to the Change to ground level drawings reflect the amended VXO layout (OPW).

Original Application number COM/2024/39

Details of original decision Material change of use for a Warehouse and Low impact industry, Reconfiguring a lot for access easement, and Operational works for a change to ground level.

Date of original decision 3 June 2024

Location details

Street address: 11 Eastridge Street, STAPYLTON QLD 4207

Real property description: Lot 120 SP329476, Lot 121 SP329476

Decision

Date of decision: 30 April 2025

Decision details: Under Delegated Authority, the Manager of the City Development Branch of Council has resolved to approve the change in full and amend the existing conditions of approval.

Affected Entity(s) for the application

Not applicable – no part of the application required referral to an affected entity.

Details of the approval

Development permit

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

Conditions

New and/or amended conditions of approval for a Development permit for a Material change of use for a Warehouse and Low impact industry, Reconfiguring a lot for access easement, and Operational works for a change to ground level are enclosed in this notice.

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

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.

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, 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 Natasha Sidabutar, Senior Planner, on 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

A handwritten signature in black ink, appearing to read 'Ali Davey'.

Ali Davey

AI Coordinator (North)

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 COM/2024/39
Attach:

Stamped approved plans and drawings for development approval MIN/2025/72
Amended infrastructure charge notice for development approval
Appeal rights extracts

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

Part A – Material change of use

Condition 2 currently reads:

Approved drawings

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

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

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

Is amended to read:

Approved drawings

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

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan (as amended in red)	HLA Architects	21.11.24	240404-AR-A001	0
Site Plan - GFA Impervious area	McNab Developments	14.02.25	Q22-001A-DA-003	C
Roof Plans	HLA Architects	21.11.24	240404-AR-A110	0
Main office Floor Plans	HLA Architects	21.11.24	240404-AR-A120	0
Warehouse Elevations	HLA Architects	21.11.24	240404-AR-A200	0
Warehouse Sections	HLA Architects	23.10.24	240404-AR-A201	P4
Office elevations, Sections & 3D Built Form	HLA Architects	21.11.24	240404-AR-A202	0

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.

Condition 4 currently reads:

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.

Is Deleted.

Condition 7 currently reads:

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:

Drawing Title	Author	Date	Drawing No.	Ver
LANDSCAPE INTENT PACKAGE	GASSMAN DEVELOPMENT PERSPECTIVES	FEBRUARY 2024	6181: 02-11	B

and include in particular:

- 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.

Is amended to read:

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 and drawing listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Amended Landscape Intent Package	Gassman Development Perspectives	28 November 2024	6181: 02-11	C
Amended Proposal Plans	HLA Architects	21 November 2024	240404-AR-A001	0

and include in particular:

- 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.
 - xvii Planting to be included to the increased garden area in the north-eastern corner of site in accordance with stamped approved plans. Planting species to be of similar type and layout to the proposed planting palette and landscape intent plan. Services and MRV standing area are to be placed in accordance with the stamped approved plans.
 - xviii Structural soil cells must be proposed at a minimum area of 6m² and minimum depth of 800mm where the trees in tree grates are shown on the approved plan.
- b Construct and maintain the private landscaping identified above at no cost to Council at all times.

Condition 14 currently reads:

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:

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	Fraser Property	09.05.24	Q22-001A-DA-002	C

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

Is amended to read:

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:

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan (as amended in red)	HLA Architects	21.11.24	240404-AR-A001	0

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.

Part C – Operational works

Condition 40 currently reads:

Approved drawings – Operational works

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

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

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

Is amended to read:

Approved drawings – Operational works

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

Drawing Title	Author	Date	Drawing No.	Ver
DRAWING INDEX AND LOCALITY PLAN	Gassman	December 2024	6181 ENG BE 001	C
GENERAL NOTES	Gassman	27/02/2024	6181 ENG BE 002	A
LEGEND	Gassman	27/02/2024	6181 ENG BE 004	A
KEY PLAN LAYOUT	Gassman	30/07/2024	6181 ENG BE 005	C
EXISTING SURFACE LAYOUT PLAN	Gassman	27/02/2024	6181 ENG BE 010	A
SEDIMENT AND EROSION CONTROL TYPICAL DETAILS	Gassman	27/02/2024	6181 ENG BE 050	A
SEDIMENT AND EROSION CONTROL PLAN	Gassman	30/07/2024	6181 ENG BE 051	C
BULK EARTHWORKS CUT AND FILL PLAN	Gassman	30/07/2024	6181 ENG BE 100	C
FINISHED SURFACE LEVEL PLAN	Gassman	30/07/2024	6181 ENG BE 120	C
FINISHED SURFACE LEVEL CROSS SECTIONS	Gassman	30/07/2024	6181 ENG BE 150	C
RETAINING WALL CONTROL LINE AND SETOUT TABLES	Gassman	30/07/2024	6181 ENG BE 200	C
RETAINING WALL TYPICAL DETAILS	Gassman	27/02/2024	6181 ENG BE 210	A
RETAINING WALL LONGITUDINAL SECTIONS	Gassman	27/02/2024	6181 ENG BE 211	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.

Condition 41 currently reads:**Approved drawings – Water and waste**

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

Drawing Title	Author	Date	Drawing No.	Ver
Bulk Earthworks Cut and Fill Plan	Gassman Development Perspectives	27/02/2024	6181 ENG BE 100	A
Finished Surface Level Plan Sheet 1 of 2	Gassman Development Perspectives	27/02/2024	6181 ENG BE 120	A
Finished Surface Level	Gassman Development	27/02/2024	6181 ENG BE	A

Cross Sections	Perspectives		150	
The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.				

Is deleted.

Amended suite of development conditions for development approval MIN/2025/72

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the development permit dated 3 June 2024 for Combined Development application for a Material change of use for a Warehouse and Low impact industry, Reconfiguring a lot for access easement, and Operational works for a change to ground level is set out below:

PART A – 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 as amended in red by 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 (as amended in red)</td><td>HLA Architects</td><td>21.11.24</td><td>240404-AR-A001</td><td>0</td></tr><tr><td>Site Plan - GFA Impervious area</td><td>McNab Developments</td><td>14.02.25</td><td>Q22-001A-DA-003</td><td>C</td></tr><tr><td>Roof Plans</td><td>HLA Architects</td><td>21.11.24</td><td>240404-AR-A110</td><td>0</td></tr><tr><td>Main office Floor Plans</td><td>HLA Architects</td><td>21.11.24</td><td>240404-AR-A120</td><td>0</td></tr><tr><td>Warehouse Elevations</td><td>HLA Architects</td><td>21.11.24</td><td>240404-AR-A200</td><td>0</td></tr><tr><td>Warehouse Sections</td><td>HLA Architects</td><td>23.10.24</td><td>240404-AR-A201</td><td>P4</td></tr><tr><td>Office elevations, Sections & 3D Built Form</td><td>HLA Architects</td><td>21.11.24</td><td>240404-AR-A202</td><td>0</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 (as amended in red)	HLA Architects	21.11.24	240404-AR-A001	0	Site Plan - GFA Impervious area	McNab Developments	14.02.25	Q22-001A-DA-003	C	Roof Plans	HLA Architects	21.11.24	240404-AR-A110	0	Main office Floor Plans	HLA Architects	21.11.24	240404-AR-A120	0	Warehouse Elevations	HLA Architects	21.11.24	240404-AR-A200	0	Warehouse Sections	HLA Architects	23.10.24	240404-AR-A201	P4	Office elevations, Sections & 3D Built Form	HLA Architects	21.11.24	240404-AR-A202	0
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Office elevations, Sections & 3D Built Form	HLA Architects	21.11.24	240404-AR-A202	0																																								
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																														
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Property																																												
4	Deleted																																											

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 and drawing 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>Amended Landscape Intent Package</td><td>Gassman Development Perspectives</td><td>28 November 2024</td><td>6181: 02-11</td><td>C</td></tr><tr><td>Amended Proposal Plans</td><td>HLA Architects</td><td>21 November 2024</td><td>240404-AR-A001</td><td>0</td></tr></table> and include in particular: 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.	Drawing Title	Author	Date	Drawing No.	Ver	Amended Landscape Intent Package	Gassman Development Perspectives	28 November 2024	6181: 02-11	C	Amended Proposal Plans	HLA Architects	21 November 2024	240404-AR-A001	0
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Amended Proposal Plans	HLA Architects	21 November 2024	240404-AR-A001	0												

	- 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. - xvii Planting to be included to the increased garden area in the north-eastern corner of site in accordance with stamped approved plans. Planting species to be of similar type and layout to the proposed planting palette and landscape intent plan. Services and MRV standing area are to be placed in accordance with the stamped approved plans. - xviii Structural soil cells must be proposed at a minimum area of 6m² and minimum depth of 800mm where the trees in tree grates are shown on the approved plan. - 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 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>Site Plan (as amended in red)</td><td>HLA Architects</td><td>21.11.24</td><td>240404-AR-A001</td><td>0</td></tr></tbody></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 (as amended in red)	HLA Architects	21.11.24	240404-AR-A001	0
Drawing Title	Author	Date	Drawing No.	Ver							
Site Plan (as amended in red)	HLA Architects	21.11.24	240404-AR-A001	0							

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. c 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. <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>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).</td><td>Prior to commencement of the use</td><td>-</td><td>The authorised telecommunication carrier (e.g. Telstra, NBN Co)</td><td>Development Compliance</td></tr></table> The certification is to confirm: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).	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
Subdivision Engineering																															
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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																											
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:				
	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> <table><tr><td>OPW Engineering</td></tr><tr><td>Operational works - vehicle access works</td></tr></table> <table><tr><td>Water and Waste</td></tr><tr><td>Operational works - infrastructure</td></tr><tr><td>Connections / disconnections: Application to work on the City's Infrastructure</td></tr><tr><td>Temporary Road Closure and Works Zone Permit Application</td></tr></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. 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).	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
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											
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.

PART B – Reconfiguring a lot

General

- 32 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.

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:
- i The responsibilities of the Grantor/Grantee for ongoing maintenance.
 - ii Specific clause to state the access easement is for emergency vehicle access only.
 - iii 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:

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

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.

Construction Management**36 Certification of works - Subdivision Engineering**

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

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
The certification is to confirm: All works comply with the requirements of the private road within proposed access easement G condition.				

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: - 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.
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: - 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.
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.

Part C - Operational works

General																																																																										
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><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>DRAWING INDEX AND LOCALITY PLAN</td><td>Gassman</td><td>December 2024</td><td>6181 ENG BE 001</td><td>C</td></tr><tr><td>GENERAL NOTES</td><td>Gassman</td><td>27/02/2024</td><td>6181 ENG BE 002</td><td>A</td></tr><tr><td>LEGEND</td><td>Gassman</td><td>27/02/2024</td><td>6181 ENG BE 004</td><td>A</td></tr><tr><td>KEY PLAN LAYOUT</td><td>Gassman</td><td>30/07/2024</td><td>6181 ENG BE 005</td><td>C</td></tr><tr><td>EXISTING SURFACE LAYOUT PLAN</td><td>Gassman</td><td>27/02/2024</td><td>6181 ENG BE 010</td><td>A</td></tr><tr><td>SEDIMENT AND EROSION CONTROL TYPICAL DETAILS</td><td>Gassman</td><td>27/02/2024</td><td>6181 ENG BE 050</td><td>A</td></tr><tr><td>SEDIMENT AND EROSION CONTROL PLAN</td><td>Gassman</td><td>30/07/2024</td><td>6181 ENG BE 051</td><td>C</td></tr><tr><td>BULK EARTHWORKS CUT AND FILL PLAN</td><td>Gassman</td><td>30/07/2024</td><td>6181 ENG BE 100</td><td>C</td></tr><tr><td>FINISHED SURFACE LEVEL PLAN</td><td>Gassman</td><td>30/07/2024</td><td>6181 ENG BE 120</td><td>C</td></tr><tr><td>FINISHED SURFACE LEVEL CROSS SECTIONS</td><td>Gassman</td><td>30/07/2024</td><td>6181 ENG BE 150</td><td>C</td></tr><tr><td>RETAINING WALL CONTROL LINE AND SETOUT TABLES</td><td>Gassman</td><td>30/07/2024</td><td>6181 ENG BE 200</td><td>C</td></tr><tr><td>RETAINING WALL TYPICAL DETAILS</td><td>Gassman</td><td>27/02/2024</td><td>6181 ENG BE 210</td><td>A</td></tr><tr><td>RETAINING WALL LONGITUDINAL SECTIONS</td><td>Gassman</td><td>27/02/2024</td><td>6181 ENG BE 211</td><td>B</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	DRAWING INDEX AND LOCALITY PLAN	Gassman	December 2024	6181 ENG BE 001	C	GENERAL NOTES	Gassman	27/02/2024	6181 ENG BE 002	A	LEGEND	Gassman	27/02/2024	6181 ENG BE 004	A	KEY PLAN LAYOUT	Gassman	30/07/2024	6181 ENG BE 005	C	EXISTING SURFACE LAYOUT PLAN	Gassman	27/02/2024	6181 ENG BE 010	A	SEDIMENT AND EROSION CONTROL TYPICAL DETAILS	Gassman	27/02/2024	6181 ENG BE 050	A	SEDIMENT AND EROSION CONTROL PLAN	Gassman	30/07/2024	6181 ENG BE 051	C	BULK EARTHWORKS CUT AND FILL PLAN	Gassman	30/07/2024	6181 ENG BE 100	C	FINISHED SURFACE LEVEL PLAN	Gassman	30/07/2024	6181 ENG BE 120	C	FINISHED SURFACE LEVEL CROSS SECTIONS	Gassman	30/07/2024	6181 ENG BE 150	C	RETAINING WALL CONTROL LINE AND SETOUT TABLES	Gassman	30/07/2024	6181 ENG BE 200	C	RETAINING WALL TYPICAL DETAILS	Gassman	27/02/2024	6181 ENG BE 210	A	RETAINING WALL LONGITUDINAL SECTIONS	Gassman	27/02/2024	6181 ENG BE 211	B
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Engineering	
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.
43	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 at all times.
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.
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Construction Management

47 Certification of works

Provide Council with certificates prepared by qualified experts from the disciplines 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.

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:				
	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		
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 a 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. b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular. - i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - ii Provide Loading/unloading operations. - iii 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. - iv 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. - v 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. - vi 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. - vii 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: - a All trucks hauling soil, or fill/excavated material must have their loads secure and covered. - b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. - c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.				
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 border="1" data-bbox="261 1803 1369 1937"> <tr> <th data-bbox="261 1803 986 1854">Purpose</th><th data-bbox="986 1803 1369 1854">Council contact</th></tr> <tr> <td data-bbox="261 1854 986 1937">Review and discuss Operational works – change to ground level approval</td><td data-bbox="986 1854 1369 1937">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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Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 5582 9034				

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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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					
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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Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034					
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.