

Our reference: MIN/2025/123

Decision notice— change application approval for COM/2024/271

(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 17 March 2025 for the development approval dated 14 November 2024.

Date of decision notice: 3 June 2025

Applicant details

Applicant name: McNab Developments (Qld) Pty. Ltd.
Applicant contact details: C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: MIN/2025/123
Approval sought: Development permit for Operational work for infrastructure (Stormwater pit alteration, water reticulation, footpath connection)
Development permit for Operational work for Vehicle Access Works (02) to comply with MCU (MIN/2025/72 dated 1 May 2025)
Details of the change: VXO No 2, stormwater pit relocation and relevant pipe works have removed from the application.
Trafficable V-Grate has proposed over the existing gully pit located within the VXO
Original Application number COM/2024/271
Details of original decision Development permit for Operational work for infrastructure (stormwater pit relocation and relevant pipe works, water reticulation, footpath connection)
Development permit for Operational work for Vehicle Access Works (03)
Date of original decision 14 November 2024

Location details

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

Decision

Date of decision: 30 May 2025
Decision details: Under Delegated Authority, the Senior Authorising Civil Engineer has resolved to approve the development application in full with conditions.

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	Development permit for Operational work for infrastructure (Stormwater pit alteration, water reticulation, footpath connection) Development permit for Operational work for Vehicle Access Works (02)
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Conditions

Amended conditions of approval for a development permit for operational works approval are enclosed in this notice.

The approved change(s) do not affect the other previously approved conditions. The development must be undertaken in accordance with the amended conditions & the other previously approved conditions in the decision notice dated 14 November 2024.

Approved drawings

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

Appeal rights

You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, 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 *Planning Act 2016*. 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 *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

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

AUTHORISED BY

Tom Cullane
Civil Engineer

For the Chief Executive Officer
Council of the City of Gold Coast

Enc:

Amended conditions imposed by Council, as the Responsible Entity

Attach:

Stamped approved plans and drawings for development approval
Appeal rights extracts

Amended conditions imposed by Council as the Responsible Entity

Condition 2 which currently reads

2. Approved drawings

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

Operational Works

Drawing Title	Author	Date	Drawing No.	Ver
VEHICLE CROSSING PLAN AND DETAILS SHEET 1 OF 3	Gassman Development Perspectives	03/09/24	6181 ENG VXO 400	A
VEHICLE CROSSING PLAN AND DETAILS SHEET 2 OF 3	Gassman Development Perspectives	03/09/24	6181 ENG VXO 401	A
VEHICLE CROSSING PLAN AND DETAILS SHEET 3 OF 3	Gassman Development Perspectives	03/09/24	6181 ENG VXO 402	A
WATER METER PLAN AND DETAILS	Gassman Development Perspectives	16/07/24	6181 ENG WM 001	A
FOOTPATH CONNECTION LAYOUT PLAN	Gassman Development Perspectives	16/07/24	6181 ENG OPW 480	A

And ensure that:

- i The vehicular crossing is located clear from all utility services.
- ii Grades comply with IPWEAQ standard drawings RSD-102.
- iii Standard change in grade requirements in AS2890.1 is complied with.

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 changed to read

2. Approved drawings

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

Operational Works

Drawing Title	Author	Date	Drawing No.	Ver
VEHICLE CROSSING PLAN AND DETAILS SHEET 1 OF 3	Gassman Development Perspectives	28/02/25	6181 ENG VXO 400	C
VEHICLE CROSSING PLAN AND DETAILS SHEET 3 OF 3	Gassman Development Perspectives	28/02/25	6181 ENG VXO 402	B
WATER METER PLAN AND DETAILS	Gassman Development Perspectives	16/07/24	6181 ENG WM 001	A
FOOTPATH CONNECTION LAYOUT PLAN	Gassman Development Perspectives	16/07/24	6181 ENG OPW 480	A

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