

Our reference: MIN/2025/62
Your reference: 5941-SNA2

Decision notice— change application approval for COM/2022/61
(Given under section 83(1) of the *Planning Act 2016*.)

Date of decision notice: 27 June 2025

Applicant details

Applicant name: Australand Industrial No. 89 Pty Limited
Applicant contact details: C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Application details

Application number: MIN/2025/62
Approval sought: Minor Change
Details of proposed development: Minor Change relates to the construction methodology for the sewer line between structures 8/S1 and 7/S1
Original Application number: COM/2022/61
Details of original decision: Operational Works for Infrastructure (Trunk Sewer Works) and Vegetation Clearing (Tree removal assoc. with Trunk Sewer).
Date of original decision: 22 November 2023

Location details

Street address: 67-79 Christensen Road South, STAPYLTON QLD 4207
Real property description: Lot 100 SP342458, Lot 901 SP342459, BAL Lot 505 SP316171

Decision

Date of decision: 25 June 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: Operational Works for Infrastructure (Trunk Sewer Works) and Vegetation Clearing (Tree removal assoc. with Trunk Sewer).

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 25 June 2024.

Approved plans and drawings

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

Appeal rights

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

AUTHORISED BY


Nathan Seiler

Senior Authorising Civil Engineer

For the Chief Executive Officer

Council of the City of Gold Coast

Enc:

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

Attach:

Stamped approved plans and drawings for development approval

Appeal rights extracts

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

Condition 2 and 3 which previously read:

2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings:				
	Water and Waste				
	Drawing Title	Author	Date	Drawing No.	Ver
	DRAWING INDEX AND LOCALITY PLAN	Gassman	07/11/2023	5941 ENG SNA2 001	H
	GENERAL NOTES	Gassman	26/07/2023	5941 ENG SNA2 002	D
	LEGEND	Gassman	26/07/2023	5941 ENG SNA2 003	D
	KEY PLAN LAYOUT AND BOREHOLE INVESTIGATION LOCATIONS	Gassman	14/08/2023	5941 ENG SNA2 005	E
	CONTOUR AND DETAIL PLAN SHEET 1 OF 5	Gassman	14/08/2023	5941 ENG SNA2 010	E
	CONTOUR AND DETAIL PLAN SHEET 2 OF 5	Gassman	14/08/2023	5941 ENG SNA2 011	E
	CONTOUR AND DETAIL PLAN SHEET 3 OF 5	Gassman	26/07/2023	5941 ENG SNA2 012	D
	CONTOUR AND DETAIL PLAN SHEET 4 OF 5	Gassman	26/07/2023	5941 ENG SNA2 013	D
	CONTOUR AND DETAIL PLAN SHEET 5 OF 5	Gassman	26/07/2023	5941 ENG SNA2 014	D
	DEMOLITION AND PROTECTION PLAN SHEET 1 OF 5	Gassman	14/09/2023	5941 ENG SNA2 020	F
	DEMOLITION AND PROTECTION PLAN SHEET 2 OF 5	Gassman	14/08/2023	5941 ENG SNA2 021	E
	DEMOLITION AND PROTECTION PLAN SHEET 3 OF 5	Gassman	26/07/2023	5941 ENG SNA2 022	D
	DEMOLITION AND PROTECTION PLAN SHEET 4 OF 5	Gassman	26/07/2023	5941 ENG SNA2 023	D
	DEMOLITION AND PROTECTION PLAN SHEET 5 OF 5	Gassman	26/07/2023	5941 ENG SNA2 024	D
	SEWER LAYOUT PLAN SHEET 1 OF 5	Gassman	14/08/2023	5941 ENG SNA2 600	E
	SEWER LAYOUT PLAN	Gassman	14/08/2023	5941 ENG SNA2 601	E

	SHEET 2 OF 5				
	SEWER LAYOUT PLAN SHEET 3 OF 5	Gassman	26/07/2023	5941 ENG SNA2 602	D
	SEWER LAYOUT PLAN SHEET 4 OF 5	Gassman	26/07/2023	5941 ENG SNA2 603	D
	SEWER LAYOUT PLAN SHEET 5 OF 5	Gassman	26/07/2023	5941 ENG SNA2 604	D
	SEWER LONGITUDINAL SECTIONS SHEET 1 OF 7	Gassman	07/11/2023	5941 ENG SNA2 610	H
	SEWER LONGITUDINAL SECTIONS SHEET 2 OF 7	Gassman	07/11/2023	5941 ENG SNA2 611	G
	SEWER LONGITUDINAL SECTIONS SHEET 3 OF 7	Gassman	07/11/2023	5941 ENG SNA2 612	E
	SEWER LONGITUDINAL SECTIONS SHEET 4 OF 7	Gassman	07/11/2023	5941 ENG SNA2 613	F
	SEWER LONGITUDINAL SECTIONS SHEET 5 OF 7	Gassman	07/11/2023	5941 ENG SNA2 614	E
	SEWER LONGITUDINAL SECTIONS SHEET 6 OF 7	Gassman	07/11/2023	5941 ENG SNA2 615	F
	SEWER LONGITUDINAL SECTIONS SHEET 7 OF 7	Gassman	07/11/2023	5941 ENG SNA2 616	G
	STRUCTURE BENCHING DETAILS	Gassman	05/10/2023	5941 ENG SNA2 617	B
	EXISTING RETAINING WALL LAYOUT PLAN	Gassman	26/07/2023	5941 ENG SNA2 620	D
	EXISTING RETAINING WALL SECTIONS SHEET 1 OF 2	Gassman	26/07/2023	5941 ENG SNA2 621	D
	EXISTING RETAINING WALL SECTIONS SHEET 2 OF 2	Gassman	26/07/2023	5941 ENG SNA2 622	D
	SEWER STRUCTURE DETAILS SHEET 1 OF 3	Gassman	14/09/2023	5941 ENG SNA2 650	F

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Has been amended as follows, with an additional condition included (Condition 3A):

2	Approved drawings				
	Undertake and maintain the development generally in accordance with the following drawings:				
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	DEMOLITION AND PROTECTION PLAN SHEET 3 OF 5	Gassman	17/02/2025	5941 ENG SNA2 022	F
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3A

Amended plans

- a Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:

Environmental Assessment

<i>Plan Title</i>	<i>Author</i>	<i>Date</i>	<i>Plan Reference No.</i>	<i>Ver</i>
<i>Vegetation Management Plan</i>	<i>Gassman Development Perspectives</i>	<i>July 2023</i>		<i>3.0</i>
<i>Rehabilitation Management Plan Stage 2 Sewer</i>	<i>Gassman Development Perspectives</i>	<i>27 April 2023</i>		<i>2.0</i>

The following amendments must be included:

- i Amend figures contained within appendix 1 of the vegetation management plan to include the additional tree clearing area required as a result in the change of trenching methodologies.
 - ii Within the Rehabilitation management plan, include additional rehabilitation zone for the area of vegetation clearing required for the open trench. Planting density for this zone is to achieve a final density of 1 plant per square meter utilising the same species list per the 'Rehabilitation Zone – Undisturbed Waterway Buffer Corridor'.
- b Undertake and maintain the development generally in accordance with the approved plans.