Our reference: COM/2025/400
Your reference: 30265222

Decision notice—approval (with conditions)
(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice:	20 February 2026

Applicant details

Applicant name:	Hutchinsons Builders
Applicant contact details:	C/- Arcadis Australia Pacific Pty Ltd PO Box 1653 SOUTHPORT QLD 4215

Application details

Application number:	COM/2025/400
Approval sought:	Combined Application
Details of proposed development:	Development Permit for Operational Works

Location details

Street address:	19 Anne Avenue, BROADBEACH QLD 4218
Real property description:	Lot 0 BUP1114

Decision

Date of decision	16 February 2026
Decision details:	Under Delegated Authority, the Principal Civil Engineer has resolved to approve the development application in full with conditions.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval	Development Permit for Operational Works: - Infrastructure (Footpath, Sewer and Water Connection and Stormwater) - Vehicle Access Works (2x VXO)

Conditions

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

Properly made submissions

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

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

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

Approved plans and drawings

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

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *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 Toby Wilson, Civil Engineer on 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Nathan Seiler
Principal Civil Engineer
For the Chief Executive Officer
Council of the City of Gold Coast
Enc:
Conditions imposed by Council as Assessment manager
Attach:
Stamped approved plans and drawings
Appeal rights extracts

Development Conditions imposed by Council as Assessment Manager

General

1 **Timing**

All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

2 **Approved drawings**

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

Civil Engineering

Drawing Title	Author	Date	Drawing No.	Ver
Over Sheet, Locality Plan and Drawing Schedule	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0001	03
Existing Survey and Demolition Plan	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0071	03
Erosion and Sediment Control Plan	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0171	03
Erosion and Sediment Control Details	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0191	03
Civil Works Plan	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0201	03
Civil Works Details Sheet 1	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0361	03
Civil Works Details Sheet 2	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0362	03
Sewer Reticulation Plan	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0521	03
Water Connection Details	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0621	03
Master Water Meter Detail Plan and Section	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0622	03
External Wayer Reticulation Details	Arcadis	28.11.2025	AVA-AAP-DD-00-DRG-CI-0623	03

And in relation to any approved Vehicle Crossing ensure that:

i The concrete is 175mm thick having a minimum of N32 grade. The minimum steel reinforcement is SL72 mesh with a minimum 50 mm top cover.

ii The vehicular crossing is located clear from all utility services.

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.
3	**When the approval lapses if works is not completed** This approval will lapse if the works is not completed by 12 February 2032, in accordance with section 88 of the Planning Act 2016.
Property	
4	**Restrictions regarding Council 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 300mm clear of the property sewer connection. d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO), with the exception of maintenance structures which must have unobstructed vertical clearance. e Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
Engineering	
5	**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, sections 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.
6	**Footpaths** a Construct and maintain the footpath identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, Section 7 - Procedures, Section 8.5 - As-constructed requirements, Section 9 - Specifications and section 10 - Standard drawings. **b** Ensure that there is a minimum 300mm circumferential separation between any footpath and the outer edge of existing/new power poles. Fill the space with compacted cold-mix asphalt to a minimum depth of 50mm.
Stormwater Drainage	
7	**Overland flow paths and hydraulic alterations** The development must not cause loss or damage as a result of: i Increase peak flow rates downstream from the site; ii Increase flood levels external to the site; and iii Increase duration of inundation external to the site.
8	**Stormwater drainage / Legal point of discharge** Construct and maintain the stormwater drainage system identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the

	procedures in City Planning Policy SC6.12 – Land development guidelines.
Sewer and Water Works	
9	**Sewer reticulation** Construct and maintain the sewer reticulation system identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.12 – Land development guidelines. i Remove/seal/cap redundant sewer property services. *Notes:* *i An "Application Work on the City's infrastructure" form is required for item i above.* ii *The development's sewerage connection must be completed and approved by Council prior to an application for a Pre-start meeting for the approved water connection.*
10	**Water reticulation** Construct and maintain the water reticulation system identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.12 – Land development guidelines. i Conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. ii The maintenance period for these works is twelve (12) months. The maintenance bond requirements to be followed as per the Land Development Guidelines. iii Remove redundant water meters/connections. *Notes:* i An "Application Work on the City's infrastructure" form is required for item ii above. ii The development's sewerage connection must be completed and approved by Council prior t*o an application for a Pre-start meeting for the approved water connection.*
Construction Management	
11	**Certification of works** Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Civil Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Appendix A Certification from the Land Development Guidelines	Upon practical completion of works.	-	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
The certification is to confirm: • All works have been undertaken generally in accordance with the approval.				

Civil Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Requirements of	Prior to request to		Registered	Contributed

Council Water and Sewerage acceptance testing guideline	accept on maintenance or connect to existing mains		Professional Engineer Queensland (RPEQ)	Assets

The certification is to confirm:

i Constructed works comply with necessary standards and confirm level and location details.

ii Installed components meet specifications and standards for materials and design and installation specifications and acceptance testing requirements.

12 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.

13 Supervision of works

During construction of any works the following professionals must be appointed to supervise the below described actions:

All works approved by this permit	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Registered Professional Engineer of Queensland (RPEQ)	All supply, installation, construction, testing and commissioning of works

14 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines for the following:

Purpose	**Council contact**
Review and discuss this Operational works – infrastructure approval.	Contributed Assets (07) 5582 9034

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.

15 Hold point inspection

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.12 – Land development guidelines / SC6.13 - Landscape work of the City Plan for the following:

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
Undertake a vehicle crossing pre-pour inspection to ensure work is in accordance with the Operational works approval inclusive of any necessary footpath tie ins	Prior to placement of concrete	Development Compliance (07) 5582 8184
Undertake a vehicle crossing post-pour	After placement of	Development Compliance

	inspection to ensure work is in accordance with the Operational works approval	concrete	(07) 5582 8184

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.

16 **On maintenance**

Arrange an on maintenance meeting to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines for the following:

Purpose	Hold Point	Council contact
Confirm completion of works have been undertaken in accordance with this approval	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034

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.

17 **Off maintenance**

Arrange an off maintenance meeting to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines for the following:

Purpose	Hold Point	Council contact
Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 5582 9034

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

Advice Notes

A **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:

Contributed Assets
Connections / disconnections: Application to work on the City's Infrastructure
Temporary Road Closure and Works Zone Permit Application

A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.

B **Council water, sewer and stormwater infrastructure to be protected during site works**

The developer is responsible at all times for ensuring that Council's water, sewerage and stormwater 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, sewer and stormwater assets.

Where Council water, sewer and stormwater 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.

C	**Connections and disconnections** Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au.
D	**Consistency with other related approvals** The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of MIN/2025/720 dated 3 February 2026. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
E	**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.
F	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Council is not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
G	**Construction management approvals** The applicant is responsible for ensuring that any necessary construction management approvals are obtained where it is a condition of a related approval. This must be obtained prior to commencing work on site.
H	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**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.
I	**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.
J	**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 liming 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 commended 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 *Environment Protection Act 1994* 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 *Survey and Mapping Infrastructure Act 2003.* 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.
K	**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
L	**Fire ant control** Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The Biosecurity Regulation 2016 specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include:

	• reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; • cleaning machinery, vehicles, and equipment before arriving at or leaving sites; • complying with treatment requirements where a site falls within a suppression treatment area; • ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and • reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au.
M	**As-Constructed Stormwater Deviations** Where stormwater lines do not fall within acceptable tolerances, Council may accept minor deviations in stormwater levels without requiring a minor change, provided the following are achieved: • A non-conformance report is submitted with the as-constructed information, endorsed by a Registered Professional Engineer of Queensland (RPEQ); and • The constructed gradients are within the limits stipulated in section 7.12 of QUDM. This note is advisory only and does not alter or replace the conditions of this approval.