Our reference: COM/2025/429

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

Date of decision notice: 14 April 2026

Applicant details

Applicant name:	122 Marine Parade Pty Ltd
Applicant contact details:	C/- Arcadis Australia Pacific Pty Ltd – Ben Wieser PO BOX 1653 SOUTHPORT QLD 4215

Application details

Application number:	COM/2025/429
Approval sought:	Development Permit for Operational Works
Details of proposed development:	Operational Works for Change to Ground Level, Infrastructure and Vehicle Access Works

Location details

Street address:	122 Marine Parade, MIAMI QLD 4220
Real property description:	Lot 122 SP284713, Lot 3 WD810476, Lot 2 WD810476

Decision

Date of decision	14 April 2026
Decision details:	Under Delegated Authority, the Acting Principal Civil Engineer has resolved to approve the development subject to conditions

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval	Change to Ground Level, Infrastructure and Vehicle Access Works

Conditions

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

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.

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 David Crosswell, Senior Civil Engineer on 07 5582 8866 or via email mail@goldcoast.qld.gov.auwho will be pleased to assist.

AUTHORISED BY



Craig Morse
A/ 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
Cover Sheet, Locality Plan and Drawing Schedule	Arcadis Australia Pacific Pty Ltd	19-12-2025	NAL-AAP-DD-00-DRG-CI-0001	Issue 01
Abnormal Civil Risk Register	Arcadis Australia Pacific Pty Ltd	19-12-2025	NAL-AAP-DD-00-DRG-CI-0041	Issue 01
Mandatory Inspection and Testing Register	Arcadis Australia Pacific Pty Ltd	19-12-2025	NAL-AAP-DD-00-DRG-CI-0051	Issue 01
Existing Survey and Demolition Plan	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0071	Issue 02
Ground Works Plan	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0101	Issue 02
Site Sections – Sheet 1	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0121	Issue 02
Site Sections – Sheet 2	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0122	Issue 02
Erosion and Sediment Control Plan	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0171	Issue 02
Erosion and Sediment Control Plan Details	Arcadis Australia Pacific Pty Ltd	19-12-2025	NAL-AAP-DD-00-DRG-CI-0191	Issue 01

	Civil Works Plan – Sheet 1	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0201	Issue 02
	Civil Works Plan – Sheet 2	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0202	Issue 02
	Civil Works Plan – Sheet 3	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0203	Issue 02
	Civil Works Details	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0361	Issue 02
	Stormwater Longitudinal Sections	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0441	Issue 02
	Stormwater Drainage Details	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0481	Issue 02
	Sewerage Reticulation Connection Plan	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0521	Issue 02
	Existing Sewer Layout and Longitudinal Sections	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0541	Issue 02
	Water Connection Plan and Section	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0621	Issue 02
	Master Water Meter Detail Plan and Section	Arcadis Australia Pacific Pty Ltd	27-03-2026	NAL-AAP-DD-00-DRG-CI-0622	Issue 02
	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 within six years of works having substantially started, in accordance with section 88 of the Planning Act 2016.				

Property	
4	**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 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, 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.
6	**Earthworks** a Construct the earthworks 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. b Maintain the earthworks identified above at no cost to Council at all times.
7	**Construction of vehicular crossing** Construct the vehicular crossing generally in accordance with the Driveways and vehicular crossing code of the City Plan and include in particular: i Requirements of the Manual of Uniform Traffic Control Devices, Part 3 – Works on Roads.
8	**Existing structures and services** Ensure removal of existing structures and services listed below prior to the post pour inspection at no cost to Council: i Redundant vehicular crossing. ii Redundant stormwater kerb adaptors, (including any associated pipework across the verge).
9	**Existing structures and services within close proximity to vehicle crossing** a Modify the level of any nearby services (communication pits, electrical pits, hydrants etc) where construction of the vehicle crossing creates a trip hazard (greater than a 1/4 batter or a sudden level difference greater than 5mm) prior to the post pour inspection at no cost to Council. b Seek any necessary approvals for the modifications prior to undertaking the work.

10	**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.
11	**Roadworks** Construct and maintain the roadworks 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.
Stormwater Drainage	
12	**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.
13	**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	
14	**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.* *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.*
15	**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 The maintenance period for these works is twelve (12) months. The maintenance bond requirements to be followed as per the Land Development Guidelines. ii Remove redundant water meters/connections. *Notes:* i An "Application Work on the City's infrastructure" form is required for item ii

above.

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

Construction Management

16 **Certification of works – Civil Engineering**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) 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	N/A	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

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

Geotechnical Certification				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction earthworks certification	Immediately after completion of all earthworks on site	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Civil Engineering

The certification is to confirm:

i All advice, landslide risk mitigation measures and recommendations of the geotechnical report titled titled 'Preliminary Geotechnical Report: Proposed Residential Development, 122 Marine Parade, Mermaid Beach' have been complied with and implemented on site, and;

ii All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments, and;

iii The development achieves a landslide risk rating of 'low' or better and each lot is suitable for its intended purpose, and;

iv the stability of the earthworks cut and/or fill batters, and any earth retaining structures have been constructed to achieve a long term factor of safety of at least 1.5 against geotechnical instability

Civil Engineering				
Certified document	**Certification date**	**Plan/**	**Expert discipline**	**Requesting Council**

		Drawing		Section
Requirements of Council Water and Sewerage acceptance testing guideline	Prior to request to accept on maintenance or connect to existing mains		Registered Professional Engineer Queensland (RPEQ)	Contributed 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.

17 **Supervision of works**

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

Civil Engineering	
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

Civil Engineering	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Registered Engineer of Queensland (RPEQ), specialising in geotechnical engineering	Supervise all geotechnical engineering works to ensure both short and long term stability of the works during the entire construction period of all bulk earthworks, including cutting, filling and retailing walls.

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

18 **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.

19 **Compliance with Land development guidelines**

Ensure all works are constructed in accordance with the processes and specifications outlined in SC6.12 Land development guidelines, inclusive of bonding requirements and maintenance requirements.

20	**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 Identity 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. c Comply with the Haulage access/site management plan during all construction works at no cost to Council.
21	**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.
22	**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 that 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 the 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 any sediment runoff. iv A perimeter bund and/or diversion drain must be constructed around the disturbed area 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.

Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, Section 4.5.17.1.2 – Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.

23 **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 Operational works – change to ground level 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.

24 **Hold point inspection**

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines/Landscape work code 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 vehicular 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 vehicular crossing post-pour inspection to ensure work is in accordance with the Operational works approval	After placement of concrete	Development Compliance (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.

25 **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,

<table>
<tr><td></td><td>drawings and reports are to be available for the meeting and kept on site during construction.</td></tr>
<tr><td>26</td><td>Off maintenance
Arrange an off maintenance meeting to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines for the following:
<table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval</td><td>Prior to Asset handover / conclusion of on maintenance period</td><td>Contributed Assets
(07) 5582 9034</td></tr></table>Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.</td></tr>
<tr><td>27</td><td>No damage to retained vegetation
Ensure all existing vegetation is retained and not disturbed or damaged during implementation of the approved works. In particular, vegetation located within the road reserve.
Vegetation should be managed in accordance with Australia Standard AS4970 – 2025 Protection of trees on development sites.</td></tr>
<tr><td colspan="2">Advice Notes</td></tr>
<tr><td>A</td><td>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>Civil Engineering</td></tr><tr><td>Operational Works approval for infrastructure</td></tr><tr><td>Contributed Assets</td></tr><tr><td>Connections / disconnections: Application to work on the City’s Infrastructure</td></tr><tr><td>Temporary Road Closure and Works Zone Permit Application</td></tr><tr><td>Development 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.</td></tr>
<tr><td>B</td><td>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.</td></tr>
<tr><td>C</td><td>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/2025/655 dated 26 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).</td></tr>
</table>

D	**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.
E	**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.
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 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.
G	**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.
H	**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
I	**Scope of approval** The approval endorses the VXO (Crossing from the kerb to the property boundary) and does not include the driveway or any other work shown on the drawings.
J	**Restoration works for Council activities** Where Council is required to perform work to any asset located within the VXO, reinstatement may only be with plain concrete.
K	**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.
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 Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au.
M	**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.
N	**Pavement designs** Any pavement designs shown on the approved plans are considered 'indicative only'. Pavement designs are to be submitted to and approved by Contributed Assets in accordance with the Land Development Guidelines.
O	**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.
P	**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.
Q	**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.
Property Notifications	
A	**Geotechnical engineering** There are development approval conditions applicable in relation to geotechnical requirements and landslide risk management on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2025/655. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline