Our reference: MIN/2026/264
Your reference: 5941-03

Decision notice— change application approval including amended suite of development conditions for COM/2023/82
(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 13 May 2026 for the development approval dated 22 March 2024.

Date of decision notice: 13 July 2026

Applicant details

Applicant name:	FPI Queensland Pty Ltd
Applicant contact details:	C/- Gassman Development Perspectives Pty Ltd PO BOX 392 BEENLEIGH QLD 4207

Application details

Application number:	MIN/2026/264
Approval sought:	Minor change to Combined application for Reconfiguring a lot one into four community title scheme industrial lots, common property, two public stormwater lots, public open space conservation lot, and new public road and Operational Works for change to ground level and tree works.
Details of the change:	Minor change to Operational works for change to ground level component to reflect as-constructed earthworks.
Original Application number	COM/2023/82
Details of original decision	• Reconfiguring a lot one (1) into four (4) community title scheme lots, common property, public stormwater lot, public open space conservation lot and new public road. • Operational works change to ground level and vegetation clearing.
Date of original decision	22 March 2024

Location details

Street address:	Lot 0 Homestead Drive, Stapylton Qld 4207
Real property description:	Lot 0 SP316137

Decision

Date of decision:	6 July 2026

Decision details:	Under Delegated Authority, the Manager Planning Assessment of the City Development Branch of Council has resolved to approve the change in full and amend the existing conditions of approval. Specifically: • Part B - Amended Condition 2 – Approved drawings - to reference the amended earthworks drawings. • Part B – Condition 10 – Erosion and sediment control - to reference the amended earthworks drawings. • Consequential changes to Part A Property Notifications to reference this minor change 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	Combined application for Reconfiguring a lot one into four community title scheme industrial lots, common property, two public stormwater lots, public open space conservation lot, and new public road and Operational Works for change to ground level and tree works.

Conditions

New and/or amended conditions of approval for a Combined application for Reconfiguring a lot one into four community title scheme industrial lots, common property, two public stormwater lots, public open space conservation lot, and new public road, and Operational Works for change to ground level and tree works, are enclosed in this notice.

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

Currency Period

This change approval does not vary or recommence the currency period imposed on the development approval COM/2023/82.

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Operational works – infrastructure
- Connections / disconnections: Applications to work on the City's Infrastructure
- Operational works – landscape works (public works)
- Operational works – landscape works (private works)

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 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 Sue Wilkinson, Planner, on p: 07 5582 8680 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

Adam Morris
Coordinator Planning Assessment (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 MIN/2026/264

Attach:
Stamped approved plans and drawings for development approval MIN/2026/264
Appeal rights extracts

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

PART B – OPW Change to Ground Level Conditions

PART B - Condition 2 which currently reads:

2 **Approved drawings**

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

Operational Works				
Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Drawing Schedule and Locality Plan	Gassman	12/23	001	F
General Notes Sheet 1 of 2	Gassman	05/07/23	002	C
General Notes Sheet 1 of 2	Gassman	05/07/23	003	C
Drawing Legends	Gassman	05/07/23	004	C
Key Plan	Gassman	20/09/23	005	D
Existing Surface and Feature Layout Plan	Gassman	12/12/23	010	D
Site Stripping Layout Plan	Gassman	05/07/23	011	B
Sediment and Erosion Control Notes and Details	Gassman	05/07/23	020	C
Sediment and Erosion Control Layout Plan Sheet 1 of 5	Gassman	12/12/23	021	D
Sediment and Erosion Control Layout Plan Sheet 2 of 5	Gassman	19/10/23	022	D
Sediment and Erosion Control Layout Plan Sheet 3 of 5	Gassman	12/12/23	023	D
Sediment and Erosion Control Layout Plan Sheet 4 of 5	Gassman	19/10/23	024	E
Sediment and Erosion Control Layout Plan Sheet 5 of 5	Gassman	20/09/23	025	D
Bulk Earthworks Layout Plan Sheet 1 of 5	Gassman	12/12/23	050	E
Bulk Earthworks Layout Plan Sheet 2 of 5	Gassman	12/12/23	051	E
Bulk Earthworks Layout Plan Sheet 3 of 5	Gassman	12/12/23	052	E
Bulk Earthworks Layout Plan Sheet 4 of 5	Gassman	12/12/23	053	F
Bulk Earthworks Layout Plan Sheet 5 of 5	Gassman	12/12/23	054	F
Finished Surface Layout Plan Sheet 1 of 5	Gassman	12/12/23	100	D
Finished Surface Layout Plan Sheet 2 of 5	Gassman	19/10/23	101	D
Finished Surface Layout Plan	Gassman	12/12/23	102	D

Sheet 3 of 5				
Finished Surface Layout Plan Sheet 4 of 5	Gassman	19/10/23	103	E
Finished Surface Layout Plan Sheet 5 of 5	Gassman	12/12/23	104	E
Finished Surface Cross Sections Sheet 1 of 4	Gassman	12/12/23	150	E
Finished Surface Cross Sections Sheet 2 of 4	Gassman	12/12/23	151	D
Finished Surface Cross Sections Sheet 3 of 4	Gassman	05/07/23	152	C
Finished Surface Cross Sections Sheet 4 of 4	Gassman	20/09/23	153	D

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:

2 **Approved drawing**

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

OPW Red pen marked up plans (A121916578)

Hydraulics and Water Quality

Drawing Title	Author	Date	Drawing No.	Ver
Drawing Schedule and Locality Plan	Gassman	May 2026	001	J
General Notes Sheet 1 of 2	Gassman	11/10/24	002	C
General Notes Sheet 1 of 2	Gassman	11/10/24	003	C
Drawing Legends	Gassman	11/10/24	004	C
Key Plan	Gassman	11/10/24	005	D
Existing Surface and Feature Layout Plan	Gassman	11/10/24	010	D
Site Stripping Layout Plan	Gassman	11/10/24	011	B
Sediment and Erosion Control Notes and Details	Gassman	11/10/24	020	C
Sediment and Erosion Control Layout Plan Sheet 1 of 5	Gassman	07/06/25	021	G
Sediment and Erosion Control Layout Plan Sheet 2 of 5	Gassman	07/06/25	022	G

	Sediment and Erosion Control Layout Plan Sheet 3 of 5	Gassman	12/12/24	023	F
	Sediment and Erosion Control Layout Plan Sheet 4 of 5	Gassman	06/05/26	024	I
	Sediment and Erosion Control Layout Plan Sheet 5 of 5	Gassman	06/05/25	025	F
	Construction Phase Bio-Retention Basin 1 Layout Plan	Gassman	07/08/25	030	E
	Construction Phase Bio-Retention Basin 2 Layout Plan	Gassman	12/12/24	031	F
	Construction Phase Bio-Retention Basin 3 Layout Plan	Gassman	06/05/26	032	F
	Construction Phase Bio-Retention Basin Typical Details	Gassman	11/10/24	033	C
	Bulk Earthworks Layout Plan Sheet 1 of 5	Gassman	06/05/26	050	I
	Bulk Earthworks Layout Plan Sheet 2 of 5	Gassman	06/05/26	051	I
	Bulk Earthworks Layout Plan Sheet 3 of 5	Gassman	06/05/26	052	I
	Bulk Earthworks Layout Plan Sheet 4 of 5	Gassman	06/05/26	053	J
	Bulk Earthworks Layout Plan Sheet 5 of 5	Gassman	06/05/26	054	J
	Finished Surface Layout Plan Sheet 1 of 5	Gassman	07/08/25	100	G
	Finished Surface Layout Plan Sheet 2 of 5	Gassman	07/08/25	101	G
	Finished Surface Layout Plan Sheet 3 of 5	Gassman	12/12/24	102	F
	Finished Surface Layout Plan Sheet 4 of 5	Gassman	06/05/26	103	I
	Finished Surface Layout Plan Sheet 5 of 5	Gassman	06/05/26	104	G

Finished Surface Cross Sections Sheet 1 of 5	Gassman	12/12/24	150	F
Finished Surface Cross Sections Sheet 2 of 5	Gassman	07/08/25	151	E
Finished Surface Cross Sections Sheet 3 of 5	Gassman	07/08/25	152	D
Finished Surface Cross Sections Sheet 4 of 5	Gassman	11/10/24	153	D
Operational Phase Bioretention Basin 1 Layout Plan	Gassman	07/08/25	570	F
Operational Phase Bioretention Basin 2 Layout Plan	Gassman	06/05/26	571	G
Operational Phase Bioretention Basin 3 Layout Plan	Gassman	11/10/24	572	F
Operational Phase Bioretention Basin Sections Sheet 1 of 2	Gassman	11/10/24	573	C
Operational Phase Bioretention Basin Sections Sheet 1 of 2	Gassman	12/12/24	574	E

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.

PART B - Condition 10 which currently reads:

10 **Erosion and Sediment control**

a. Implement the erosion, sediment and dust control measures identified in the listed below at no cost to Council:

Drawing Title	Author	Date	Drawing Reference No.	Ver
Sediment and Erosion Control Notes and Details	Gassman Development Perspectives	03/02/23	5941 ENG BE3 020	A
Sediment and Erosion Control Layout Plan Sheet 1 of 5	Gassman Development Perspectives	03/02/23	5941 ENG BE3 021	A
Sediment and Erosion Control Layout Plan Sheet 2 of 5	Gassman Development Perspectives	03/02/23	5941 ENG BE3 022	A
Sediment and Erosion Control Layout Plan Sheet 3 of 5	Gassman Development Perspectives	03/02/23	5941 ENG BE3 023	A
Sediment and Erosion Control Layout Plan Sheet 4 of 5	Gassman Development Perspectives	03/02/23	5941 ENG BE3 024	A
Sediment and Erosion Control Layout Plan Sheet 5 of 5	Gassman Development Perspectives	03/02/23	5941 ENG BE3 025	A

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 (eg. 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.

vi. 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.

Is amended to read:

10 **Erosion and Sediment control**

a. Implement the erosion, sediment and dust control measures identified in the listed below at no cost to Council:

Drawing Title	Author	Date	Drawing Reference No.	Ver
Sediment and Erosion Control Notes and Details	Gassman	11/10/24	020	C
Sediment and Erosion Control Layout Plan Sheet 1 of 5	Gassman	07/06/25	021	G
Sediment and Erosion Control Layout Plan Sheet 2 of 5	Gassman	07/06/25	022	G
Sediment and Erosion Control Layout Plan Sheet 3 of 5	Gassman	12/12/24	023	F
Sediment and Erosion Control Layout Plan Sheet 4 of 5	Gassman	06/05/26	024	I
Sediment and Erosion Control Layout Plan Sheet 5 of 5	Gassman	06/05/25	025	F

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 (eg. 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.

vi. 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.

Consequential change:

PART A – ROL conditions

Property Notifications which currently read:

A	**Stormwater** There are development approval conditions applicable in relation to stormwater 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 COM/2023/82. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
B	**Vegetation protection** There are development approval conditions applicable in relation to Vegetation Protection 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 COM/2023/82. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
C	**Common Property (recreational health precinct)** There are development approval conditions applicable in relation to the Common Property (recreational health precinct) on this lot / subsequent lots. The recreational health precinct as identified as 'Common Property' with an area of 9,854m^2 on Coastline Court is to be maintained as private property at all times. At no point in time is the Common Property (recreational health precinct) to be dedicated or transferred to Council. This lot is identified as private open space and not public open space. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2023/82. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Are amended to read:

A	**Stormwater** There are development approval conditions applicable in relation to stormwater 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/2026/264. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
B	**Vegetation protection** There are development approval conditions applicable in relation to Vegetation Protection 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/2026/264. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
C	**Common Property (recreational health precinct)** There are development approval conditions applicable in relation to the Common Property (recreational health precinct) on this lot / subsequent lots. The recreational health precinct as identified as 'Common Property' with an area of 9,854m^2 on Coastline Court is to be maintained as private property at all times. At no point in time is the Common Property (recreational health precinct) to be dedicated or transferred to Council. This lot is identified as private open space and not public open space. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2026/264. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Amended suite of development conditions for development approval MIN/2026/264

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the development permit dated 22 March 2024 for Reconfiguring a lot one into four community title scheme industrial lots, common property, two public stormwater lots, public open space conservation lot, and new public road and Operational Works for change to ground level and tree works is set out below:

PART A – ROL conditions

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 Amended drawings

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

Transport Assessment

Drawing Title	Author	Date	Drawing No.	Ver
Functional Layout (Christensen Road / Eastern Service Road Intersection)	Rytenskild Traffic Engineering	11-23	22301-10	B
Functional Layout (Christensen Road / Christensen Road South Intersection)	Rytenskild Traffic Engineering	11-23	22301-20	B

The following amendments must be included:

- Width of the access easement burdening lot 301 and benefitting lot 902 is to be increased to 4m.
- Eastern Service Road/Christensen Road intersection
  - i Design the intersection to accommodate 30m A-double movements on all approaches and turning movements, ensuring a minimum 500mm clearance envelope around the vehicle.
  - ii Align all kerb ramps at the signalised pedestrian crossing at ninety-degrees to the signalised pedestrian crossing dashed walk lines.
  - iii Relocate the existing bus stops on Christensen Road northern approach elsewhere either along Christensen Road or Eastern Service Road where buses will not stop I the through lane and obstruct traffic. Provide 2m wide footpaths connecting the stops to the signalised pedestrian crossings on the western and southern approaches. The applicant is advised to contact and liaise with Translink to determine the new stop locations.
  - iv Include a notation advising that the disused road pavement area will be converted to grassed verge area on the southern side of Eastern Service Road.

- Christensen Road/Christensen Road South intersection
  - i Relocate the Christensen Road southern intersection approach and continuing road further east to accommodate a 6m setback between the relocated vehicle

crossing to 3SP245329 and the intersection kerb tangent point (not the chevron overrun tangent point). The relocated vehicle crossing including splays must not encroach beyond the gully pit transition point.

ii Show dedication of land from 504SP329485 located on the southern side of Christensen Road as required to accommodate the relocated intersection above.

iii Design the intersection to accommodate 30m A-double movements on all approaches and turning movements, ensuring a minimum 500mm clearance envelope around the vehicle.

iv Demonstrate Safe Intersection Sight Distance (SISD) on all approaches in accordance with the requirements of section 3 of Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections. This is to be undertaken for both the horizontal and vertical planes based on the ultimate levels along the upgraded section of Christensen Road.

b Undertake and maintain the development generally in accordance with the approved drawings.

c The conditions of this approval are to be read in conjunction with the 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 **Approved Plans**

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

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site based stormwater management plan	Gassman Development perspectives	14 Apr 2023	-	01

4 **Approved Plans**

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

Environmental Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Amended Rehabilitation Management Plan	Gassman Development Perspectives	June 2023	-	1.0
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

5 **Private infrastructure**

a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with the legal authority, in particular:

i Stormwater management devices and infrastructure monitor and managed in accordance with City Plan Policy SC6.11 – Land development guidelines section 4.5.13 and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets.

b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.

6 **Common property safety** (*specific condition*)

At no cost to Council, safety of common property areas must be ensured by a combination of

the following:

a Roaming security patrols must be provided by both car and foot throughout the common property parts of the estate;
b Monitored security cameras must be installed throughout the common property parts of the estate;
c All common property footpaths, exercise equipment and communal spaces must be well lit and be designed to create high visibility and casual surveillance from other uses; and
d Signage to be erected with security / management contact details directing users to contact to report any issues within the common property.

Environmental and Landscaping

7 Vegetation management

a Implement the vegetation management measures identified in the plan listed below at no cost to Council:

Plan Title	Author	Date	Plan Reference No.	Ver
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

Undertake works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans and the Vegetation management code.

8 Fauna management

a Implement the fauna management measures identified in the plan listed below at no cost to Council:

Plan Title	Author	Date	Plan Reference No.	Ver
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

9 Landscaping works on private land

a Obtain an operational works approval to landscape the 20 metre wide buffer along the eastern boundary of the site, and the common property areas, generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision for Stage 3 at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Vantage Yatala – Landscape Intent Package (Stage 3)	Gassman Development Perspectives	June 2023	Job No. 5941 Pages 1 - 13	B

and include in particular:

i Tree species within common property areas must be a minimum 100L at the time of planting.
ii Shrub species must be a minimum 200mm pot size at the time of planting.
iii Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.
iv Compost blanket or hydroseeding must not be used within the buffers.
v A minimum topsoil depth of 600mm must be provided to the landscape buffer areas (excluding the buffer areas identified in Conditions vi.A and vi detailed below).
vi The required landscaping plan for the eastern boundary must demonstrate:
  A Infill planting to the 10m width strip of retained vegetation directly adjacent the eastern boundary; the plan must include a vegetation survey which identifies the location, size and type of existing retained vegetation;
  B The remainder of the 20m width buffer must be wholly reconstruction planting;

C Infill and reconstruction planting must achieve a minimum density of 1 plant per square metre, with a primary focus on tree and shrub planting and a secondary focus on groundcover planting.

vii Where cut batters are flatter than or equal to 1V:3H, they must incorporate a minimum 600mm topsoil depth over the cut surface.

viii Where cut batters are steeper than 1V:3H they must incorporate a minimum 400mm soil depth, installed as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019, titled Batter Treatment, consistent with Stage 2 works.

ix Include fencing along the interface with public open space as shown on the referenced statement of landscape intent.

b Construct and maintain the private landscaping identified above at no cost to Council at all times.

10 **Landscape works on private land (future development)**

Any future development applications lodged pursuant to this development approval must include the following landscape buffers:

a A landscape buffer with a minimum width of 1.5 metres and average width of 3 metres must be established within private land along the interface between the individual industrial lots and the new road. The landscape buffers must contain screening shrubs at 1 metre centres and 100L tree planting at 6 metre centres; and

b Frontage fencing must be visually open in nature (e.g., palisade or chain mesh).

11 **Landscaping works within public open spaces**

a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision for Stage 3 at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Vantage Yatala – Landscape Intent Package (Stage 3)	Gassman Development Perspectives	June 2023	Job No. 5941 Pages 1 - 13	B

and include in particular:

i Ensure street trees are planted within the road reserve directly fronting each allotment within the subject site.

ii Street trees located in accordance with City Plan Policy SC6.11.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.12.16 – Landscape works – Road Reserves.

iii All street trees planted must be a minimum 100L bag size.

iv All vegetation species to be determined in conjunction with the subsequent operational work (landscape) application.

v Vehicle exclusion bollards to be located on the boundary line between the road reserve and public open space (conservation).

vi Access infrastructure ie: gates, bollards and fencing to be in accordance with SC6.11.10 – Land development guidelines Standard drawings. Provide locations for Council access including VXO, gate and lock.

vii Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical ie: acoustic fencing.

viii Cross sectional elevations of the public/private interface at a minimum of 4 different locations.

ix Retention of existing vegetation.

	x Rehabilitation works within proposed Lot 904 to be dedicated. xi Where trees are located near side boundaries or underground services, root containment systems must be utilised. xii Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity. xiii Trees must be a minimum 2 metre distance laterally from the inlet gullies. xiv All built structures and planning associated with an entry statement must be located within private property. xv Provide annual maintenance costings for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods. xvi All batters treated in accordance with the Change to ground level and creation of new waterways code of the City Plan. Ensure all batters steeper than 1:4 are stabilised. xvii Delineate between all species to be located within road reserve, bio-retention basin, batter stabilisation, and conservation. b Construct and maintain the public open space identified above until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures. c All works must be completed and approved by the City prior to plan sealing of Stage 3 in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.
12	**Required landscape treatment to batters (public land)** a All batters of a grade of 1:4 or steeper must be treated in accordance with City Plan policy SC6.13 – Landscape Work. b Batter stabilisation works must commence within 10 days of completion of the construction of the batter. c Batter revegetation must be a minimum of 1 plant per square metre d Batters must be revegetated with local native species. e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period. f Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).
13	**Boundary fences** a Construct a boundary fence between open space/private land generally in accordance with City Plan Policy SC6.11.5 – Land development guidelines – Public open space standards table 5.10. The boundary fence must be constructed prior to commencement of plan sealing. b The boundary fence must be: i A maximum of 1.2 metres in height if solid/non transparent construction; or ii A maximum of 1.8 metres in height if 50% transparent construction.
Property	
14	**Requirement to register easements – Sewerage** a Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. i "Sewerage" easements minimum 3m wide over all existing or proposed gravity sewerage infrastructure within the development site. *Widths of sewer easements*

based on depth of main as per the aforementioned WSAA code.

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 sewer infrastructure is positioned in the centre of the easement.

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.

15 Land transfer

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 902 (2627m^2) Stage 3	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D
Lot 903 (5268m^2) Stage 3	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D
Lot 904 (1.893ha) Stage 3	Conservation	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D	Gassman Development Perspectives	13/10/2023	D
Any land required to achieve the conditioned intersection	Intersection upgrade	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property,	Gassman Development Perspectives	13/10/2023	D

design requirements listed in this decision notice (Lot 304)		Drainage Reserves (Lots 902 & 903) & New Road – Drawing 5941 P Stage 3 001 D			

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 3.

c 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 land transfer 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 other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

16 **Community Management Statement (CMS)**

a Proposed lots 301 to 304 and common property marked on the drawings listed below must be defined in the CMS as the scheme land:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D

b Undertake the above prior to a request is made to Council to approve the plan of subdivision.

c Submit, immediately after its creation, the first CMS (*signed by all relevant parties*) to Council for notation and verification of the above.

d Should a new / amended CMS be created, a copy of the new / amended CMS must be provided to Council within 40 business days of its creation.

17 **Requirement to register access easement/s**

a Register the following easements for access purpose in favour of City of Gold Coast at the location marked on the drawings listed below:

Easement	Drawing Title	Author	Date	Drawing No.	Ver
4 m wide access easement burdening Lot 301 and benefitting lot 902	Proposed staged, Community Title Scheme Reconfiguration of Land	Gassman development perspectives	13/10/2023	5941 P Stage 3 001	D

b The terms of the easement must include:

i City of Gold Coast's Standard terms document 707918364 must be referenced on

Form 9 – easement document.

ii 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.

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.

18 **Requirement to register stormwater drainage easement/s**

a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below:

Easement	Drawing Title	Author	Date	Drawing No.	Ver
25.04 m wide easement burdening Lot 302 and benefitting lot 903	Proposed staged, Community Title Scheme Reconfiguration of Land	Gassman development perspectives	13/10/2023	5941 P Stage 3 001	D

b The terms of the easement must include:

i City of Gold Coast's Standard terms document 707918364 must be referenced on Form 9 – easement document.

ii 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 Ensure infrastructure is positioned in the centre of the easement.

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.

19 **Private infrastructure**

a Ownership, operation, and maintenance of the following private infrastructure is to vest at all times with the legal authority, in particular:

i Stormwater management devices and infrastructure monitor and managed in accordance with City Plan Policy SC6.12 – Land development guidelines section 4.5.13 and with reference to the Water by Design document, 'Maintaining Vegetated Stormwater Assets'.

b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.

Engineering	
20	**Eastern Service Road/ Christensen Road intersection** a Obtain an operational works approval for the design and upgrade of Eastern Service Road/ Christensen Road intersection generally in accordance with the respective intersection drawing referenced in the condition titled 'Amended Drawings' once approved by Council. This must occur prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Reprioritisation of the intersection so that Christensen Road becomes the major through route and Eastern Service Road becomes the minor road connection. ii A continuous 3.5m wide left turn lane and a 3.5m wide, 35m long right turn lane on the Eastern Service Road approach. iii A 3.5m wide, 30m long Type CHR turn treatment on the northern Christensen Road approach. iv A combined 5.5m wide through and left turn lane on the eastern Christensen Road approach. v 3.5m wide travel lanes in all other instances where not mentioned above. vi Maintain the existing verge widths along Christensen Road approaches, except for the verge opposite the Eastern Service Road approach which may narrow down to 4.5m. vii Provision of 2m wide bike lanes on the Eastern Service Road (both sides) and low entry angle on and off ramps to and from the extended footpath network. viii Pavement depth (including surfacing) must satisfy the requirements of Council's current Land Development Guidelines, specifically for expected ultimate traffic volumes in accordance with Section 2.5.3.2. Where the existing pavement is proposed to be retained, the Applicant must provide acceptable test results in accordance with Council's current Land Development Guidelines to the Contributed Assets Section after the pre-start meeting. ix Provision of intersection street lighting in accordance with the requirements of Council's Land Development Guidelines. b Construct and maintain the intersection identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – 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.
21	**Traffic signals- Eastern Service Road/ Christensen Road** a Obtain an operational works approval for the design and construction of the traffic signals at the intersection of Eastern Service Road and Christensen Road generally in accordance with the respective intersection drawing referenced in the condition titled 'Amended Drawings' once approved by Council. This must occur prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Signalised pedestrian crossings on the western and southern approaches. ii Align all kerb ramps at ninety-degrees to the signalised pedestrian crossing dashed walk lines. b Maintain and construct the traffic signals identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – 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.
22	**Relocated bus stop infrastructure**

	a Obtain an operational works approval for the relocation of the existing Christensen Road bus stop infrastructure generally in accordance with the respective drawing referenced in the condition titled 'Amended Drawings' once approved by Council. This must occur prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Existing bus stop infrastructure must be relocated elsewhere on either Christensen Road or Eastern Service Road where buses can stop clear of the bike and travel lanes road when dropping off or picking up passengers as agreed to in writing by Translink or its delegate. b Construct and maintain the bus stop infrastructure identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – 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.
23	**Christensen Road/ Christensen Road South intersection** a Obtain an operational works approval for the design and construction of the Christensen Road/ Christensen Road South intersection generally in accordance with the respective intersection drawing referenced in the condition titled 'Amended Drawings' once approved by Council. This must occur prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Reprioritisation of the intersection so that Christensen Road north and east approaches become the major through route and Christensen Road south approach becomes the minor road connection. ii A 3.5m wide Type CHR(S) turn treatment with 26m storage on Christensen Road northern approach at the intersection with Christensen Road southern approach in accordance with Austroads Guide to Road Design. iii Install signage in accordance with Queensland Manual of Uniform Traffic Control Devices in visible line of sight to motorists on Christensen Road northern and eastern approaches, that the Christensen Road southern stub road approach is a 'No Through Road'. iv Pavement depth (including surfacing) must satisfy the requirements of Council's current Land Development Guidelines, specifically for expected ultimate traffic volumes in accordance with Section 2.5.3.2. Where the existing pavement is proposed to be retained, the Applicant must provide acceptable test results in accordance with Council's current Land Development Guidelines to the Contributed Assets Section after the pre-start meeting. v Provision of intersection street lighting in accordance with the requirements of Council's Land Development Guidelines. b Construct and maintain the intersection identified above at no cost to Council at all times.
24	**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.
25	**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 Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.

26 **New roads / intersections**

a Obtain an operational works approval for the design and construction of all new roads 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
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D

and include in particular:

i Road geometry (cross-section profile) for new road (Coastline Court) to an Industrial Collector Classification.

ii All roads are required to have 'barrier' kerb and channel.

b Construct and maintain the roads identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

27 **Existing roads**

a Obtain an operational works approval for the design and upgrade of Christensen Road and Christensen Road South across the full frontage of Stage 3 (including stub section of Christensen Road fronting Lot 504SP329485, Northern side of Sandy Creek only) 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
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D

and include in particular:

i Road geometry (cross-section profile) to an "Industrial Collector Street" classification.

ii The new kerb and channel is to be on an alignment to provide a 14m wide carriageway. New kerb & channel from the subject site must align with existing and new kerb & channel at adjoining lots of the subject site. New kerb & channel must be

barrier type (B1).

iii Pavement depth (including surfacing) must satisfy the requirements of Council's current Land Development Guidelines, specifically for expected ultimate traffic volumes in accordance with Section 2.5.3.2. Where the existing pavement is proposed to be retained, the Applicant must provide acceptable test results in accordance with Council's current Land Development Guidelines to the Contributed Assets Section after the pre-start meeting.

b Construct and maintain the road(s) identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

28 Footpaths

a Obtain an operational works approval for the design and construction of all footpaths to the new roads, Christensen Road and Christensen Road South fronting Stage 3 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
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New Road Cancelling Lot 505 on SP316171	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D

and include in particular:

i Footpath is required along both sides of all new roads.

ii Footpath is required along the subject site sides of all existing roads fronting Stage 3.

iii All new footpath is to be 2.0 metre wide.

iv All footpaths must connect to existing and new footpaths at adjoining lots to the subject site.

b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

29 Street lighting

a Install a street lighting system, including connections and energising to all new roads, Christensen Road and Christensen Road South fronting Stage 3 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
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 301-304, 904, Common Property, Drainage Reserves (Lots 902 & 903) & New	Gassman Development Perspectives	13/10/2023	5941 P Stage 3 001 D	D

	Road Cancelling Lot 505 on SP316171				

b Obtain an operational works approval for the location of the street lights.

c The street lighting system must:

- i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.11 – Land development guidelines.
- ii Associated wiring must be installed underground.
- iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'.
- iv Meet the requirements of the electricity supplier (e.g. Energex).

d Construct and maintain the street lighting system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

30 **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 all proposed lots.
- 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).

31 **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 all proposed lots and pit and pipe infrastructure along public roads.
- 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).

32 **Connection to Permanent survey marks**

a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.12 – Land Development Guidelines, and Guidelines for Creation and Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register.

b New permanent survey marks must comply with the requirements of City Plan Policy SC6.12 - Land Development Guidelines, and include in particular:

- i Be placed in locations to provide good coverage over the extent of the survey.
- ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines.

c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.

Stormwater Drainage

33	**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 Plan Policy SC6.11 – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, Section 7 –- Procedures, Section 8.5 - As-constructed requirements, Section 9 - Specifications and Section 10 - Standard drawings.
34	**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.
35	**Bioretention basin maintenance management plan** *(specific condition)* a Prepare and implement a bioretention basin maintenance management plan (MMP) prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.12 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012 and be approved by the Council. b The MMP must include, but not necessarily be limited to, the following key information: i Design intent and description of the device(s). ii The location and specific dimensions of the device(s). iii Approved / designed water quality objectives. iv Water quality monitoring procedures. v Monitoring frequency. vi Specifications and procedures for device(s) maintenance. vii Plant and equipment access details for maintenance activities. viii Maintenance activity schedule defining frequency, area (m^2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e., acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Approximate lifecycle maintenance costs.
Construction Management	
36	**Certification of works - Hydraulics and Water Quality** Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction certification	Prior to a request is made to Council to approve the	Site based stormwater management	Registered Professional Engineer	Hydraulics & Water Quality

	plan of subdivision	plan by Gassman Development perspectives dated 14 April 2023	Queensland (RPEQ)	

The certification is to confirm:

All stormwater devices (quantity and quality) shown in the approved stormwater management plan and associated design drawings have been installed on-site in accordance with Council's approved stormwater management plan and are functioning as designed.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Long – term maintenance agreement	Prior to commencement of the use of subsequent development	Site based stormwater management plan by Gassman Development perspectives dated 14 April 2023	The owner/ legal authority for the development	Development compliance

The certification is to confirm:

An agreement has been entered into with a proprietor or an appropriate entity for the life of the development for the long-term maintenance of the bioretention system as per the maintenance plan.

The certification is to also provide a copy of the agreement.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Engineering design drawing	At the time of lodgement of any development application for operational works (works for infrastructure)	Site based stormwater management plan by Gassman Development perspectives dated 14 April 2023	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

All submitted engineering drawings accurately reflect the stormwater management devices and drainage layout contained within the approved stormwater management plan.

37 **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 electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets
The certification is to confirm: Underground electricity supply is available to all proposed lots.				

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 a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets
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**
Written confirmation for Permanent Survey Marks works	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Cadastral Surveyor	Contributed Assets
The certification is to confirm: That all lots are connected to permanent survey marks in accordance with the requirements contained within the permanent survey marks condition.				

38 **Road names to be submitted**

Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy, prior to a request is made to Council for any operational works and to approve the plan of subdivision at no cost to Council.

39 **Erosion and sediment control**

a Implement the erosion, sediment and dust control measures identified in the drawings listed below at no cost to Council:

Drawing Title	Author	Date	Drawing Reference No.	Ver
Sediment and erosion control layout plan sheet 1 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 021	A
Sediment and erosion control layout plan sheet 2 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 022	A
Sediment and erosion control layout plan sheet 3 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 023	A
Sediment and erosion control layout plan sheet 4 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 024	A
Sediment and erosion control layout plan sheet 5 of 5	Gassman Development Perspectives	03/02/2023	5941 ENG BE3 025	A

b 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 imported 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 (DERM September 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 SC6.11– Land development guidelines, section 4.5.17.1.2 - Compliance.

40 **Certification of works – Environmental Assessment**

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

Environmental Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Approved Vegetation management plan	Prior to plan sealing	-	AQF Level 5 Arborist	Environmental Planning
The certification is to confirm:				

i All works have been undertaken in accordance with the approved Vegetation management plan.
ii Tree protection fencing has been maintained throughout works.

Environmental Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Fauna management plan	Prior to plan sealing	-	DES approved fauna spotter catcher	Environmental Planning

The certification is to confirm:

i All works relating to fauna management have been undertaken in accordance with the approved vegetation management plan

Environmental Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Rehabilitation management plan	Prior to plan sealing	-	A suitably qualified and experienced bush regenerator	Environmental Planning

The certification is to confirm:

i All works have been undertaken in accordance with the approved Rehabilitation management plan.

41 **Supervision of works**

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

Environmental Assessment	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
DES approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.
AQF Level 5 arborist	a All works within the TPZ of vegetation to be retained. a Installation of Tree Protection Zone (TPZ) fencing b Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained. c Boundary of open space area is clearly delineated via fencing that is in general accordance with

		AS4970-2009 and AS 4687-2007 and the approved Vegetation management plan

42 **Hold point inspection – Environmental Assessment**

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6. 9 – Land development guidelines / Landscape work code of the City Plan for the following:

Purpose	Hold Point	Council contact
Establishment Period Confirm primary weed control and all required planting has been undertaken in accordance with the approved rehabilitation management plan to begin the establishment period.	Prior to the commencement of the 12-month establishment period.	Environmental Assessment (07) 5582 8866
On – maintenance Period Confirm weed control and establishment of planted areas has been undertaken in accordance with the approved rehabilitation management plan to begin the maintenance period.	Prior to the commencement of the 12-month maintenance period.	Environmental Assessment (07) 5582 8866
Off- maintenance Period Confirm weed control and maintenance of planted areas has been undertaken in accordance with the approved covenant rehabilitation management plan	At the end of the 12-month maintenance period, prior to plan sealing.	Environmental Assessment (07) 5582 8866

Sewer and Water Works

43 **Sewer reticulation**

Obtain an Operational Works approval for the design and construction of a sewer reticulation system in order to connect each proposed Lot (except Lots 902 & 904) to Council's sewer network, prior to a request is made to Council to approve the plan of subdivision 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 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

iii 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.

iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

v Remove / seal / cap redundant sewer property services.

Notes:

i An "Application Work on the City's infrastructure" form is required for the above works.

ii Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11/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.

44	**Water reticulation** Obtain an Operational Works approval for the design and construction of a water reticulation system in order to connect each proposed Lot (except Lots 902 & 904) to Council's water network, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. ii A water meter is not required for each Lot until a development application is submitted. iii Conduits are required to be installed to service any lots where a watermain is on the opposite site of the lot via trenchless technology (open cutting of the road is not permitted) to connect to Councils potable water supply network. iv Future water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings v Remove redundant water meters / connections. *Notes:* *An "Application Work on the City's infrastructure" form is required for the above works.*
Advice Notes	
A	**Works in properties other than the development land** Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
B	**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
C	**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.
D	**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

E	**No open trenching of the road pavement for water connections across / in roadways** Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
F	**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
G	**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: **Water and Waste** Operational works - infrastructure Connections / disconnections: Application to work on the City's Infrastructure **Open Space Assessment** - Operational works - landscape works (Public works) **Subdivision Engineering** - Operational works - infrastructure **Transport Assessment** - Operational works – infrastructure **Landscape Assessment** - Operational works - landscape works (Private works) A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.
H	**B-double access** If the development intended to be serviced by Performance Based Standard (PBS) heavy vehicles (up to 26m in length) then the applicant will be required to apply for and obtain separate approval for access, as Christensen Road and Christensen Road South is not a PBS pre-approved route. In this regard, the applicant is advised to contact Crystal Toth at the City Assets Branch on 5667 3733 to discuss the permit approval process in parallel with this application.
I	**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.
J	**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.
K	**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 *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
L	**Vegetation Protection** A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and / or associated habitat.
M	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
N	**Riverine Protection Permit** A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing / adjoining the site.
O	**Species Management Program** Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
P	**Stormwater** A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Q	**Common Property (recreational health precinct)** The recreational health precinct as identified as 'Common Property' with an area of 9,854m^2 on Coastline Court is to be maintained as private property. At no point in time is the Common Property (recreational health precinct) to be dedicated or transferred to Council. A property notification will be applied identifying the lot as private open space and not public open space.

Property Notifications	
A	**Stormwater** There are development approval conditions applicable in relation to stormwater 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/2026/264. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
B	**Vegetation protection** There are development approval conditions applicable in relation to Vegetation Protection 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/2026/264. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
C	**Common Property (recreational health precinct)** There are development approval conditions applicable in relation to the Common Property (recreational health precinct) on this lot / subsequent lots. The recreational health precinct as identified as 'Common Property' with an area of 9,854m^2 on Coastline Court is to be maintained as private property at all times. At no point in time is the Common Property (recreational health precinct) to be dedicated or transferred to Council. This lot is identified as private open space and not public open space. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2026/264. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

PART B – OPW Change to Ground Level Conditions

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 including as amended in red by the Council: OPW Red pen marked up plans (A121916578)

Hydraulics and Water Quality

Drawing Title	Author	Date	Drawing No.	Ver
Drawing Schedule and Locality Plan	Gassman	May 2026	001	J
General Notes Sheet 1 of 2	Gassman	11/10/24	002	C
General Notes Sheet 1 of 2	Gassman	11/10/24	003	C
Drawing Legends	Gassman	11/10/24	004	C
Key Plan	Gassman	11/10/24	005	D

Existing Surface and Feature Layout Plan	Gassman	11/10/24	010	D
Site Stripping Layout Plan	Gassman	11/10/24	011	B
Sediment and Erosion Control Notes and Details	Gassman	11/10/24	020	C
Sediment and Erosion Control Layout Plan Sheet 1 of 5	Gassman	07/06/25	021	G
Sediment and Erosion Control Layout Plan Sheet 2 of 5	Gassman	07/06/25	022	G
Sediment and Erosion Control Layout Plan Sheet 3 of 5	Gassman	12/12/24	023	F
Sediment and Erosion Control Layout Plan Sheet 4 of 5	Gassman	06/05/26	024	I
Sediment and Erosion Control Layout Plan Sheet 5 of 5	Gassman	06/05/25	025	F
Construction Phase Bio-Retention Basin 1 Layout Plan	Gassman	07/08/25	030	E
Construction Phase Bio-Retention Basin 2 Layout Plan	Gassman	12/12/24	031	F
Construction Phase Bio-Retention Basin 3 Layout Plan	Gassman	06/05/26	032	F
Construction Phase Bio-Retention Basin Typical Details	Gassman	11/10/24	033	C
Bulk Earthworks Layout Plan Sheet 1 of 5	Gassman	06/05/26	050	I
Bulk Earthworks Layout Plan Sheet 2 of 5	Gassman	06/05/26	051	I
Bulk Earthworks Layout Plan Sheet 3 of 5	Gassman	06/05/26	052	I
Bulk Earthworks Layout Plan Sheet 4 of 5	Gassman	06/05/26	053	J
Bulk Earthworks Layout Plan Sheet 5 of 5	Gassman	06/05/26	054	J
Finished Surface	Gassman	07/08/25	100	G

Layout Plan Sheet 1 of 5				
Finished Surface Layout Plan Sheet 2 of 5	Gassman	07/08/25	101	G
Finished Surface Layout Plan Sheet 3 of 5	Gassman	12/12/24	102	F
Finished Surface Layout Plan Sheet 4 of 5	Gassman	06/05/26	103	I
Finished Surface Layout Plan Sheet 5 of 5	Gassman	06/05/26	104	G
Finished Surface Cross Sections Sheet 1 of 5	Gassman	12/12/24	150	F
Finished Surface Cross Sections Sheet 2 of 5	Gassman	07/08/25	151	E
Finished Surface Cross Sections Sheet 3 of 5	Gassman	07/08/25	152	D
Finished Surface Cross Sections Sheet 4 of 5	Gassman	11/10/24	153	D
Operational Phase Bioretention Basin 1 Layout Plan	Gassman	07/08/25	570	F
Operational Phase Bioretention Basin 2 Layout Plan	Gassman	06/05/26	571	G
Operational Phase Bioretention Basin 3 Layout Plan	Gassman	11/10/24	572	F
Operational Phase Bioretention Basin Sections Sheet 1 of 2	Gassman	11/10/24	573	C
Operational Phase Bioretention Basin Sections Sheet 2 of 2	Gassman	12/12/24	574	E

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 **Approved Plans**

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

Geotechnical Engineering				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Broad Geotechnical	Morrison	February 2011	Job No. GE11/002	-

	Assessment, Proposed Industrial Development, Lot 1 on RP6882 and Lot 240 on W31320, Stapylton Jacobs Well Road & Christensen Road, Stapylton	Geotechnic Pty Ltd			

4 When the approval lapses if works is not completed

This approval will lapse if the works is not completed by 13 December 2026, in accordance with section 88 of the Planning Act 2016.

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 at all times.

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 Planning Policy SC6.11 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings.

b Maintain the earthworks identified above at no cost to Council at all times.

Environmental and Landscaping

2 Vegetation management

a Implement the vegetation management measures identified in the plan listed below at no cost to Council:

Plan Title	Author	Date	Plan Reference No.	Ver
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

b Undertake works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans and the Vegetation management code.

3 Fauna management

a Implement the fauna management measures identified in the plan listed below at no cost to Council:

Plan Title	Author	Date	Plan Reference No.	Ver
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

4 Tree pruning and work

a Topping, lopping, spur or spike climbing of any tree must not occur.

b Pruning may only occur in a manner consistent with the *Australian Standard AS4373 -2007 – Pruning of Amenity Trees.*

c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with *Australian Standard AS4373 - 2007 - Pruning of Amenity Trees.*

5 Root pruning and barriers

	a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers. b Ensure root barriers are installed to a minimum depth of 900mm along the side closest to the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.
6	**No damage to retained vegetation** Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.
7	**Required landscape treatment to batters (public land)** a All batters of a grade of 1:4 or steeper must be treated in accordance with Planning Scheme Policy 11 – Land Development Guidelines. b Batter stabilisation works must commence within 10 days of completion of the construction of the batter. c Batter revegetation must be a minimum of 1 plant per square metre d Batters must be revegetated with local native species. e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period. f Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).
8	**Batter treatments (private land)** Within common property and within the 20 metre width eastern buffer, where cut batters are steeper than 1V:3H they must have a maximum grade of 1:2, and be over excavated, micro benched, and incorporate a minimum soil depth of 400mm, as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019, titled Batter Treatment, consistent with Stage 2 works.
Stormwater Drainage	
9	**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
10	**Erosion and Sediment control** a. Implement the erosion, sediment and dust control measures identified in the listed below at no cost to Council:

Drawing Title	Author	Date	Drawing Reference No.	Ver
Sediment and Erosion Control Notes and Details	Gassman	11/10/24	020	C
Sediment and Erosion Control Layout Plan Sheet 1 of 5	Gassman	07/06/25	021	G
Sediment and Erosion Control Layout Plan Sheet 2 of 5	Gassman	07/06/25	022	G
Sediment and Erosion	Gassman	12/12/24	023	F

Control Layout Plan Sheet 3 of 5				
Sediment and Erosion Control Layout Plan Sheet 4 of 5	Gassman	06/05/26	024	I
Sediment and Erosion Control Layout Plan Sheet 5 of 5	Gassman	06/05/25	025	F

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 (eg. 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.
   vi. 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.

11 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 (eg. 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.
   vi Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.

12	**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 Plan Policy SC6.11 – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 – Specifications, and Section 10 - Standard drawings.

Construction Management

13 **Certification of works – Environmental Assessment**

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

Environmental Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Approved Vegetation management plan	Prior to plan sealing	-	AQF Level 5 Arborist	Environmental Planning

The certification is to confirm:

i All works have been undertaken in accordance with the approved Vegetation management plan.

ii Tree protection fencing has been maintained throughout works.

Environmental Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Fauna management plan	Prior to plan sealing	-	DES approved fauna spotter catcher	Environmental Planning

The certification is to confirm:

i All works relating to fauna management have been undertaken in accordance with the approved vegetation management plan

Environmental Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Rehabilitation management plan	Prior to plan sealing	-	A suitably qualified and experiences bushcare regenerator	Environmental Planning

The certification is to confirm:

i All works have been undertaken in accordance with the approved Rehabilitation management plan.

14 Certification of works – Operational 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:

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

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:

i Cut/fill batters 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.

ii Constructed cut/fill batters 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:

i Earthworks have been carried out in accordance with AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*.

ii 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.

iii 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.

15 Supervision of works

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

Environmental Assessment	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
DES approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.
AQF Level 5 arborist	a All works within the TPZ of vegetation to be retained. d Installation of Tree Protection Zone (TPZ) fencing e Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained. f Boundary of open space area to be clearly delineated via fencing that is general in accordance with accordance with AS4970-2009 and AS 4687-2007.

16 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

17 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines, section 6.7.3.1.1 for the following:

Purpose	Council contact
Ensure soil stabilisation and batter improvements including top soil, mulch and jute-matting is undertaken	Contributed Assets 07 55829034

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.

18 Hold point inspection

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines, section 3.5 – Cut / fill batters and earth-retaining structures / Landscape work code of the City Plan for the following:

Purpose	Hold Point	Council contact
Confirm batter stabilisation works is undertaken.	Within 10 days of completion of the batter construction	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.
19	**Practical Completion** Arrange a practical completion meeting to complete the requirements identified in Planning Scheme 2003 – Land development guidelines City civil engineering inspections for the following: **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 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.
20	**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.
21	**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.
22	**Transport of soil/fill/excavated material** a During the transportation of soil and other fill/excavated material: b All trucks hauling soil, or fill/excavated material must have their loads secure and covered. c 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. d 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.
23	**Earthworks as-constructed data** Prepare and submit for approval as-constructed data for the constructed earthworks generally in

accordance with City Plan Policy SC6.11 – Land development guidelines, section 8.5 prior to request for practical completion of the works.

24 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – 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.

25 Hold point inspection

Arrange a hold point inspection to complete the requirements identified in SC.6.11 City Plan Policy – 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 SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	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.

26 Practical Completion

Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC6.11 – Land development guidelines, section 7.3.1 City civil engineering inspections for the following:

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

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.

27 Bond

a Provide security to Council in the amount of $125,000 to secure:

  i Compliance with all conditions of this approval.

b Where a performance bond is in place with Council for previous stages within the development for sediment and erosion control purposes, this bond can be rolled over to Stage 3 so that the total performance bond value over the subject site is maintained at $125,000 whilst operational works for a change to ground level is being taken over the subject site.

c Provide the security prior to arranging a Pre-start inspection. Council will hold the security until:

  i Works are acceptable to proceed to on maintenance/practical completion.

Information note: Contact Contributed Assets on 07 5582 9034 for more information on the Bond lodgement.

28 Certification of works - Geotechnical Engineering

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed

below, confirming as follows:

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.				

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Batters construction	Prior to a request is made to Council to approve the plan of subdivision		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.				

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction earthworks certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments. ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007. iii Fill materials are placed in layers, watered if required and compacted to achieve the				

	specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.
Advice Notes	
A	**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.
B	**Vegetation protection** A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.
C	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
D	**Riverine Protection Permit** A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing / adjoining the site.
E	**Species Management Program** Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
F	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). 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 DATSIMA's Cultural Heritage Coordination Unit on 07 3405 3050 for further information on the responsibilities of developers under the ACHA.
G	**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.
H	**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 the correcting 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; e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceed $150,000. 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; and f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.
I	**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 & Waste Water 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
J	**Fire ant control** Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 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.

PART C – OPW Tree Clearing Conditions

General	
1	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

Environmental Assessment				
Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Vegetation Management Plan (Stage 3) Sheet 1 of 3 (Overview)	Gassman Development Perspectives	21 April 2023	5941 Stage 3 VMP 002	002
Vegetation Management Plan	Gassman Development	21 April 2023	5941 Stage 3	002

(Stage 3) Sheet 2 of 3	Perspectives		VMP 002	
Vegetation Management Plan (Stage 3) Sheet 3 of 3	Gassman Development Perspectives	21 April 2023	5941 Stage 3 VMP 002	002

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.

2 Approved Plans

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

Environmental Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

3 Scope of works

Undertake the vegetation clearing in accordance with the following scope of works:

Vegetation ID No.	Quantity and species	Approved works	Justification of works
1-290	Assortment of species	Total removal	Removal required to accommodate works

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.

Environmental and Landscaping

4 Vegetation management

a Implement the vegetation management measures identified in the plan listed below at no cost to Council:

Plan Title	Author	Date	Plan Reference No.	Ver
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

b Undertake works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans and the Vegetation management code.

5 Tree pruning and work

a Topping, lopping, spur or spike climbing of any tree must not occur.

b Pruning may only occur in a manner consistent with the *Australian Standard AS4373 - 2007 – Pruning of Amenity Trees.*

c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with *Australian Standard AS4373 - 2007 - Pruning of Amenity Trees.*

6 Root pruning and barriers

a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers.

b Ensure root barriers are installed to a minimum depth of 900mm along the side closest to

the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.

7 No damage to retained vegetation

Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.

8 Fauna management

a Implement the fauna management measures identified in the plan listed below at no cost to Council:

Plan Title	Author	Date	Plan Reference No.	Ver
Vegetation Management Plan	Gassman Development Perspectives	21 April 2023	-	1.0

Construction Management

9 Certification of works – Environmental Assessment

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

Environmental Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Approved Vegetation management plan	Prior to plan sealing	-	AQF Level 5 Arborist	Environmental Planning

The certification is to confirm:

i All works have been undertaken in accordance with the approved Vegetation management plan.

ii Tree protection fencing has been maintained throughout works.

Environmental Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Fauna management plan	Prior to plan sealing	-	DES approved fauna spotter catcher	Environmental Planning

The certification is to confirm:

i All works relating to fauna management have been undertaken in accordance with the approved vegetation management plan

Environmental Assessment

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section

Rehabilitation management plan	Prior to plan sealing	-	A suitably qualified and experienced bush regenerator	Environmental Planning

The certification is to confirm:

i All works have been undertaken in accordance with the approved Rehabilitation management plan.

10 Supervision of works

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

Environmental Assessment	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
DES approved spotter catcher	• To be present at the pre-start • Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.
AQF Level 5 arborist	• To be present at the pre-start • All works within the TPZ of vegetation to be retained. • Installation of Tree Protection Zone (TPZ) fencing along the boundary of the open space area • Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained. g Boundary of open space area to be clearly delineated via fencing that is general in accordance with accordance with AS4970-2009 and AS 4687-2007.

11 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6. 11 – Land development guidelines for the following:

Purpose	**Council contact**
a Undertake a pre-clearing meeting on site to discuss matters related to i fauna assessment and ii tree protection fencing b Confirm that the boundary of open space area is clearly delineated via fencing that is in general accordance with AS4970-2009 and AS 4687-2007 and approved Vegetation management plan with the minimum AQF level 5 Arborist. c Confirm adequate sediment and erosion control measures are in place in accordance with the approved plan / drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).	Environmental Planning 07 5582 8866

	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	**Vegetation protection** A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.
B	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
C	**Environmental Covenant** A property notification will be applied to the lot / subsequent lots relating to the establishment and management of a covenant area for the site and must be complied with at all times.
D	**Species Management Program** Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/