

STAMPED APPROVED PLANS REGISTRATION SHEET



ATTENTION: RECORD SERVICES

Please register/re-register the attached documentation to:

File No: _____ PN 307555 / 03 10A3

DA 201101380

MCU/ROL/FDA/GIA/FORM2 _____

OPW/OPW CIVIL 201101374

OTHER _____

STAMPED APPROVED PLANS and SIGNED DECISION NOTICE (TO BE

SCANNED and MADE INTERNET VIEWABLE)

YES ☒

NO ☐

Comments:

Please mark & move to: Paul Wilms

"Contributed Assets Officer or No Further Action"

Thank you,

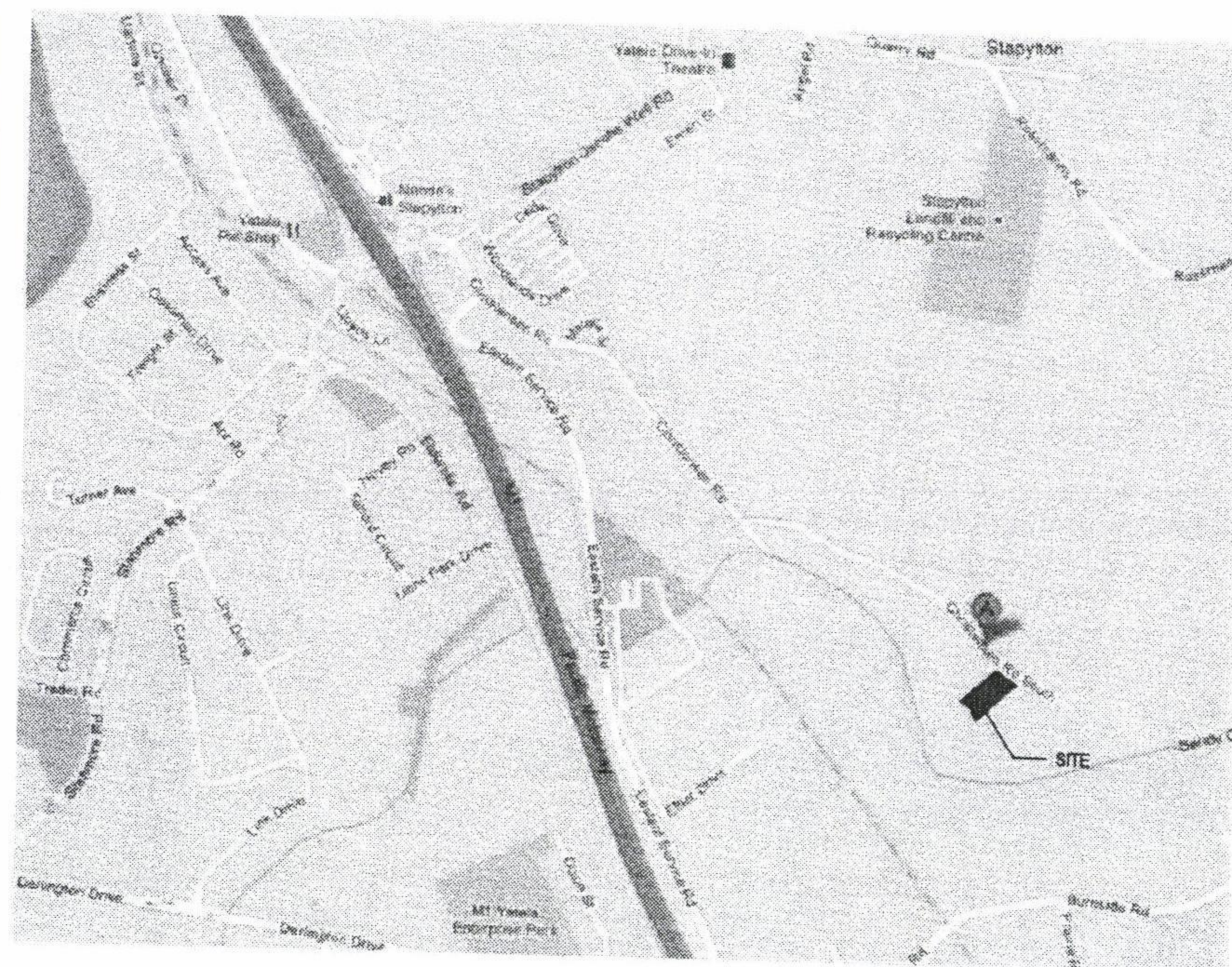
F. Choi



Implementation & Assessment Branch

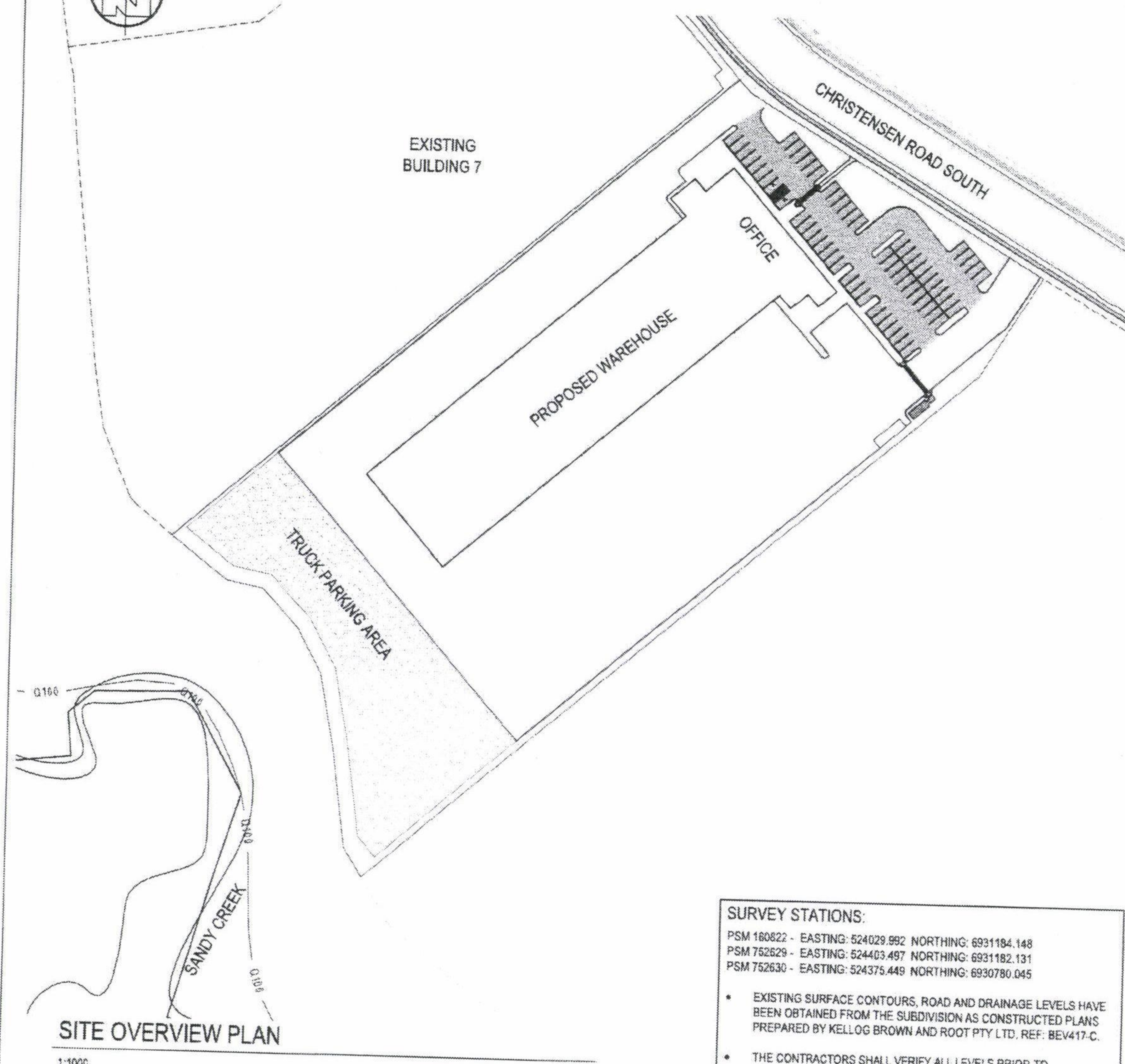
06/10/11

Barcode number



LOCALITY PLAN

NOT TO SCALE



SITE OVERVIEW PLAN

SURVEY STATIONS:

PSM 180622 - EASTING: 524029.992 NORTHING: 6931184.148
PSM 752629 - EASTING: 524403.497 NORTHING: 6931182.131
PSM 752630 - EASTING: 524375.449 NORTHING: 6930780.045

- EXISTING SURFACE CONTOURS, ROAD AND DRAINAGE LEVELS HAVE BEEN OBTAINED FROM THE SUBDIVISION AS CONSTRUCTED PLANS PREPARED BY KELLOG BROWN AND ROOT PTY LTD. REF: BEV417-C.
- THE CONTRACTORS SHALL VERIFY ALL LEVELS PRIOR TO CONSTRUCTION.

BUILDING 8 ON LOT 334 / SP193431 CHRISTENSEN ROAD SOUTH, YATALA FOR MULTISPAN AUSTRALIA PTY LTD

GOLD COAST CITY COUNCIL
ENGINEERING DRAWINGS

APPROVED

AS APPLICABLE AND SUBJECT TO
AMENDMENTS MARKED IN RED
AND THE CONDITIONS OF THE
DEVELOPMENT PERMIT

[Signature]
SIGNATURE

10 OCT 2011

DATE

SILT MANGEMENT PLAN NOTES

- CONSTRUCT SEDIMENT CONTROL FILTER FABRIC SILT FENCE PRIOR TO THE COMMENCEMENT OF ANY OTHER SITE WORKS
- ENSURE NO RUN OFF OR SEDIMENT DISCHARGES TO STREET OR ADJOINING PROPERTIES.
- CHECK SILT TRAP PITS FOR BUILD UP OF SEDIMENT AND CLEAN OUT AS REQUIRED.
- CONTRACTOR TO NOMINATE SITE REPRESENTATIVE TO BE RESPONSIBLE FOR THE IMPLEMENTATION AND UP KEEP OF THE SILTATION AND EROSION MANAGEMENT CONTROL PLAN
- CONSTRUCTION OF ALL SEDIMENT MANAGEMENT DEVICES SHALL BE COMPLETED AND EFFECTIVE PRIOR TO:
 - STRIPPING OF TOPSOIL AND GRASS
 - BULK EARTHWORKS TO THE SITE.
 - SERVICE INSTALLATION
- ALL SEDIMENT MANAGEMENT DEVICES ARE TO REMAIN UNTIL WRITTEN NOTICE FROM LICENSING AND COMPLIANCE AUTHORITY.
- BOTH TEMPORARY AND PERMANENT SEDIMENT MANAGEMENT DEVICES SHALL BE MAINTAINED AT A SUITABLE LEVEL/CONDITION THROUGHOUT CONSTRUCTION.
- SEDIMENT FENCES ARE TO BE CLEANED OUT WHEN CAPACITY IS REDUCED BY 30%.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION APPROVAL IS TO BE OBTAINED FROM SUPERINTENDENT.
- LICENSING AND COMPLIANCE FOR THE LOCATION OF THE SITE ACCESS POINT AND WASH DOWN AREA WHICH ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED EROSION CONTROL PLANS. SUCH ADDITIONS OR AMENDMENTS ARE TO BE APPROVED BY RELEVANT LICENSING AND COMPLIANCE OFFICER.
- THE INSTALLATION, REMOVAL, RELOCATION OR MODIFICATION TO EROSION AND SEDIMENT CONTROL DEVICES MAY BE MADE BY THE RELEVANT LICENSING AND COMPLIANCE OFFICER, IF DEEMED NECESSARY AND RELEVANT.
- ROOF DRAINAGE SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL FOLLOWING ERECTION OF THE BUILDING AND CLADDING, INCLUDING CONNECTION OF DOWNPIPES TO THE DRAINAGE SYSTEM.

DRAWING LIST

SHEET NUMBER	SHEET NAME
N00	COVER SHEET, NOTES & LOCALITY PLAN
C01	EROSION AND SEDIMENT CONTROL PLAN
C02	BULK EARTHWORKS PLAN, SHEET 1 OF 2
C03	BULK EARTHWORKS PLAN, SHEET 2 OF 2

PROJECT TEAM

Consulting Engineer:

i³ consulting pty ltd
engineering consultants
innovation, ingenuity, inspiration
3/636 Moggill Road PO Box 509
Chapel Hill, Qld 4069 Kenmore, Qld 4069
www.icubed.com.au mail@icubed.com.au
ABN 89 106 675 156 ACN 106 675 156
p 07 3878 9100 f 07 3878 9144

Engineers Certification:

Nicola Canto MIE Aust. CPEng.
NPER Civil & Structural
CAES 3355 RPEQ 6750

Signature: *[Signature]*

Date: 14.09.2011

A	FOR APPROVAL	14/9/2011	BP
REV	DESCRIPTION	DATE	BY

Status

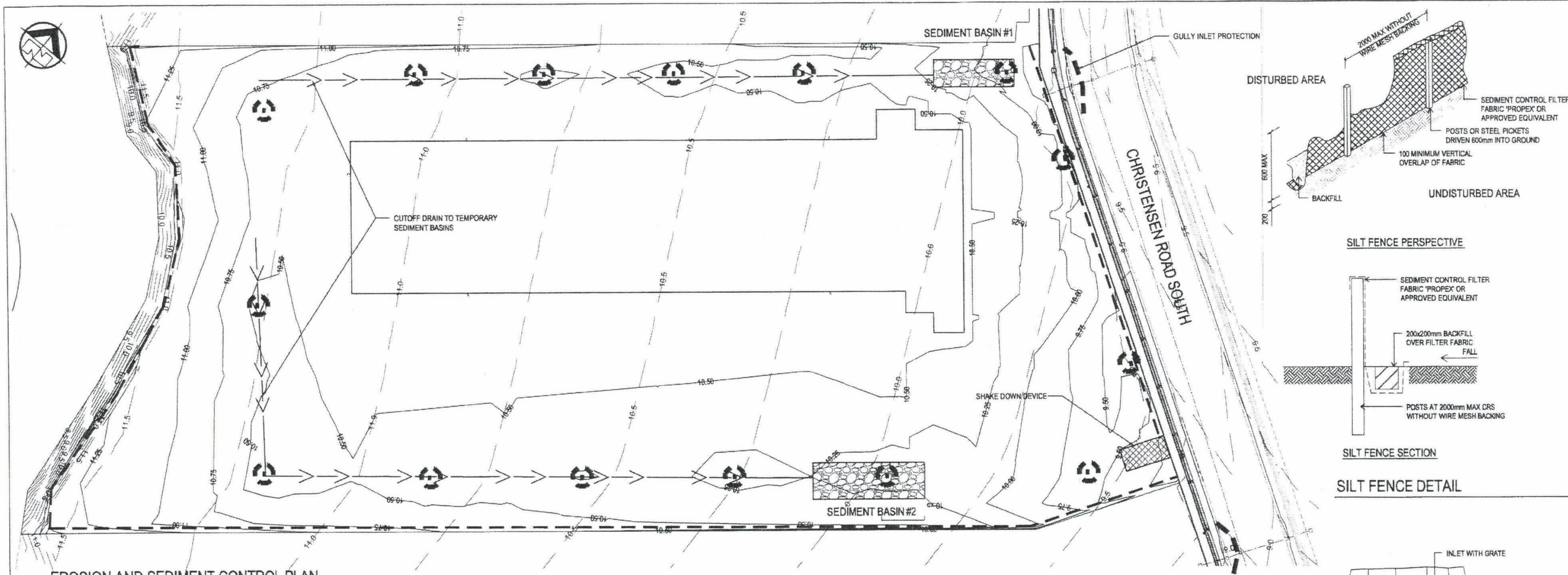
FOR APPROVAL

Project
**BUILDING 8 ON LOT 334/SP193431
CHRISTENSEN ROAD SOUTH
YATALA**
for
MULTISPAN AUSTRALIA

Title
**COVER SHEET
NOTES & LOCALITY PLAN**

Drawn	Date	Chkd	Date
B.PARGE	9/9/11	T.SMITH	7/9/11
Design	Date	Apprd	Date
B.PARGE	7/9/11	N.CANTO	9/9/11
Scale	A1	Certif	Date
AS SHOWN		N.CANTO	9/9/11
Project No.	Dwg. No.	Rev	
11-129	N00	A	

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EROSION AND SEDIMENT CONTROL PLAN

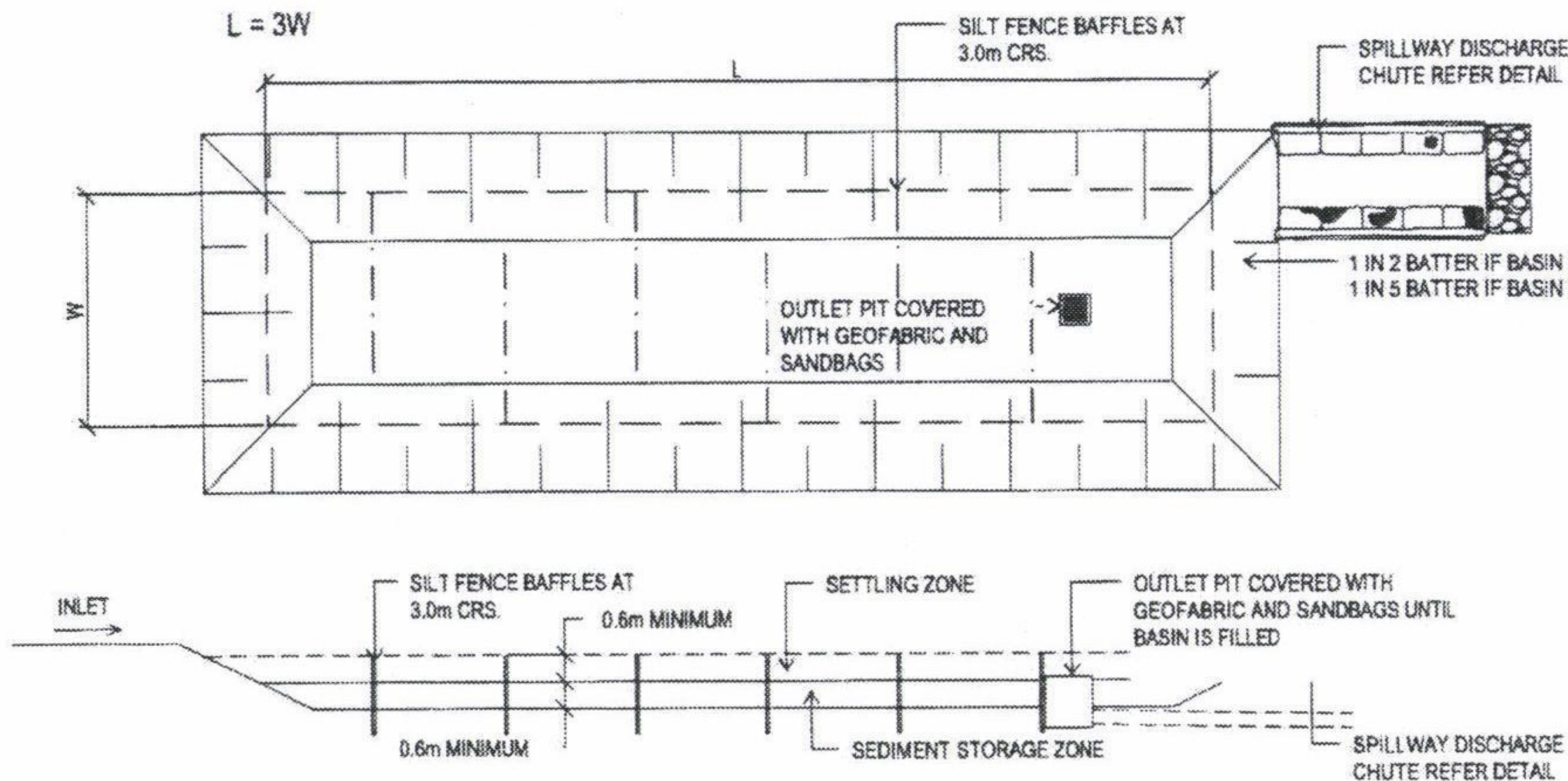
1:500

OPERATION & MAINTENANCE NOTES

ALL ESC MEASURES MUST BE INSPECTED:
 - AT LEAST DAILY (WHEN WORK IS OCCURRING ON SITE) OR WEEKLY (WHEN WORK IS NOT OCCURRING ON SITE);
 - WITHIN 24 HOURS OF EXPECTED RAIN; AND
 - WITHIN 16 HOURS OF A RAINFALL EVENT (as an event of sufficient intensity and duration to mobilise sediment on site).

ESC MEASURE	MAINTENANCE TRIGGER	TIMEFRAME FOR COMPLETION OF MAINTENANCE
SEDIMENT BASINS	WHEN SETTLED SEDIMENT EXCEEDS THE VOLUME OF THE SEDIMENT STORAGE ZONE (SEE COUNCILS SEDIMENT BASIN DESIGN GUIDELINES)	WITHIN 7 DAYS OF THE INSPECTION
OTHER ESC MEASURES	THE CAPACITY OF ESC MEASURES FALLS BELOW 75%	BY THE END OF THE DAY

PRIOR TO LONG PERIOD OF SHUT DOWN ALL ESC MEASURES TO BE INSPECTED AND CLEANED. SEDIMENT BASIN CAPACITY TO BE CHECKED AND SIZE INCREASED IF REQUIRED FOR SHUT DOWN PERIOD.

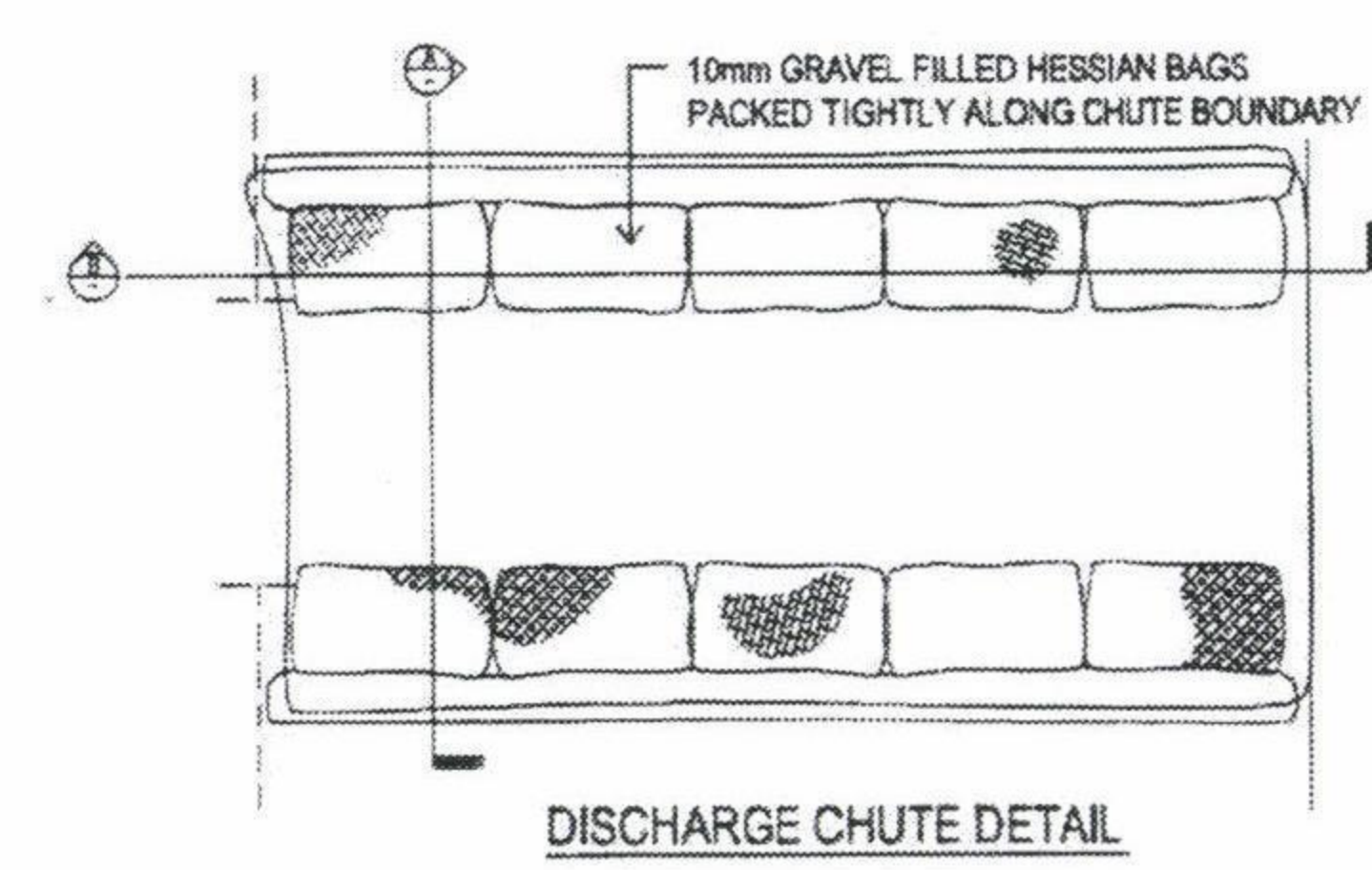


BASIN No.	CATCHMENT AREA	SURFACE AREA	L	W
1	0.675 ha	105 sq.m	17.5m	6m
2	1.24 ha	194 sq.m	24.3m	8m

BASIN SURFACE AREA = 3400 (Q) (sq.m)

TYPE C SEDIMENT BASIN DETAILS

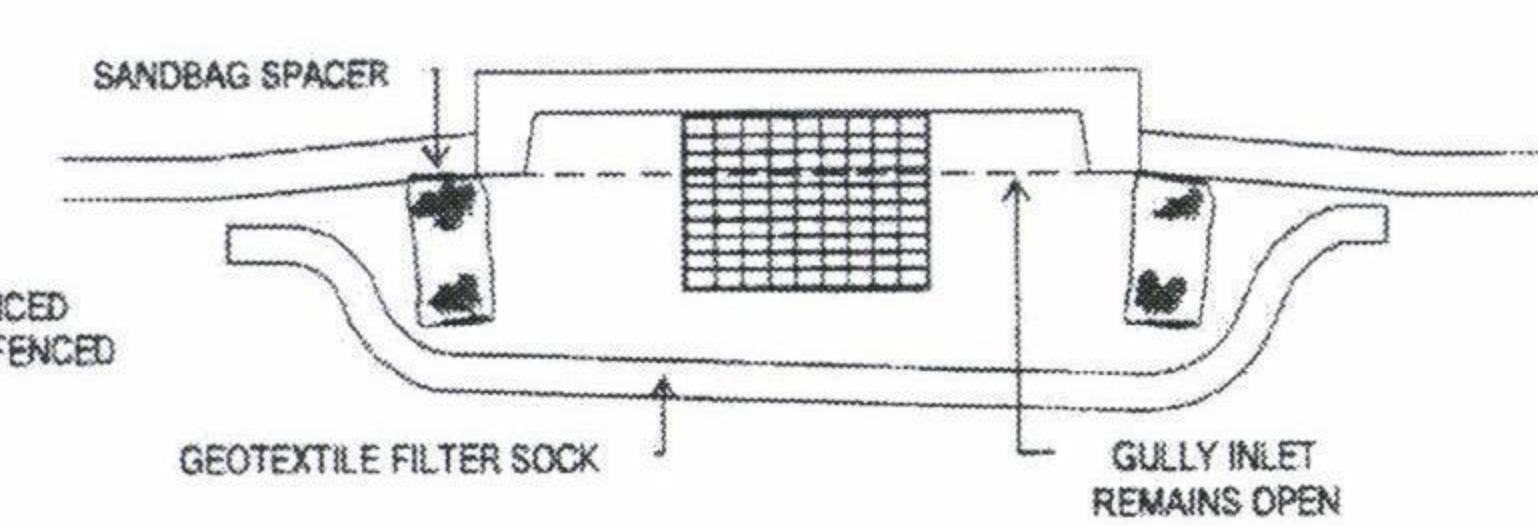
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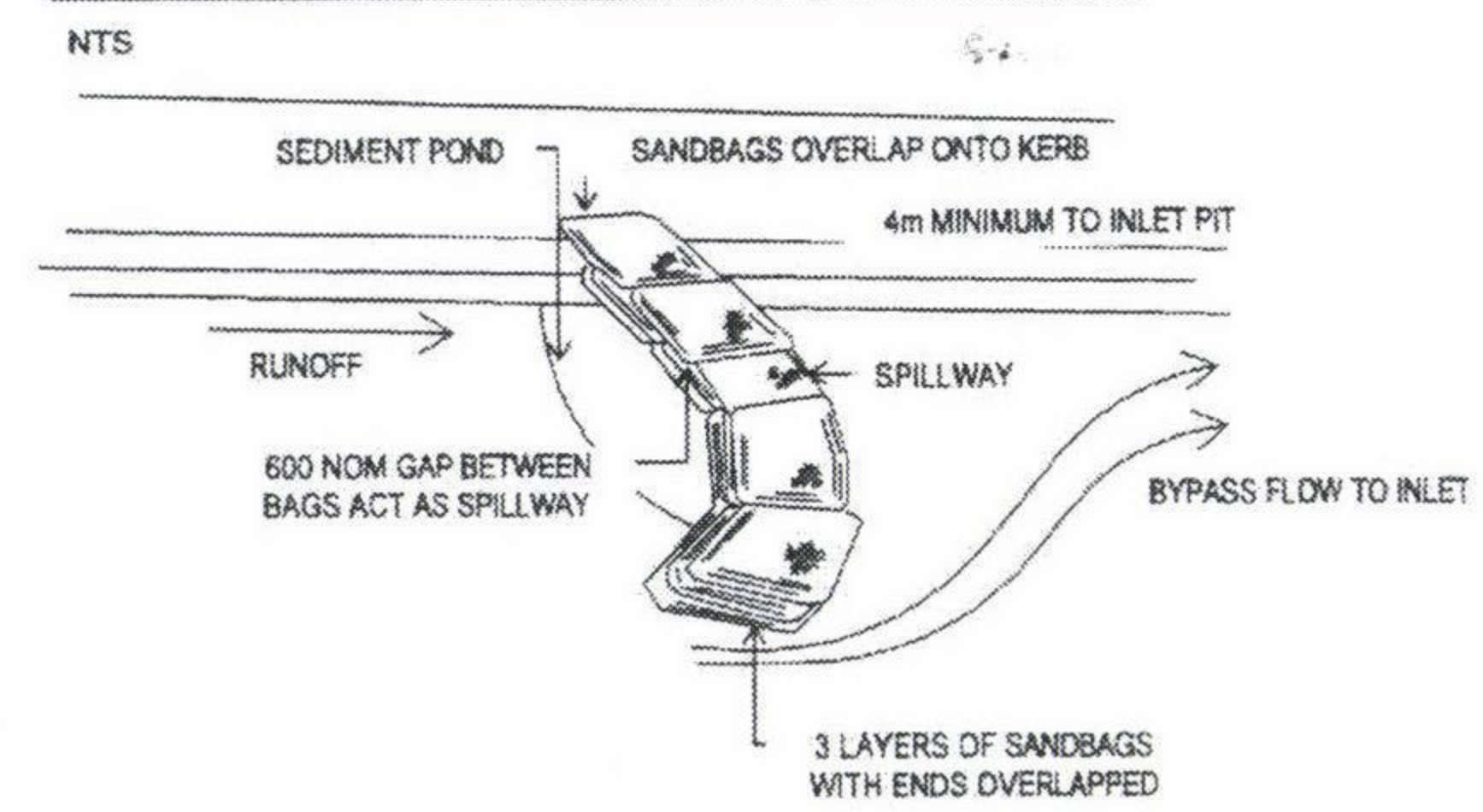
DISCHARGE CHUTE DETAIL

DENOTES DISCHARGE CHUTE, REFER LAYOUT PLAN FOR LOCATION & EXTENTS.

DISCHARGE CHUTE

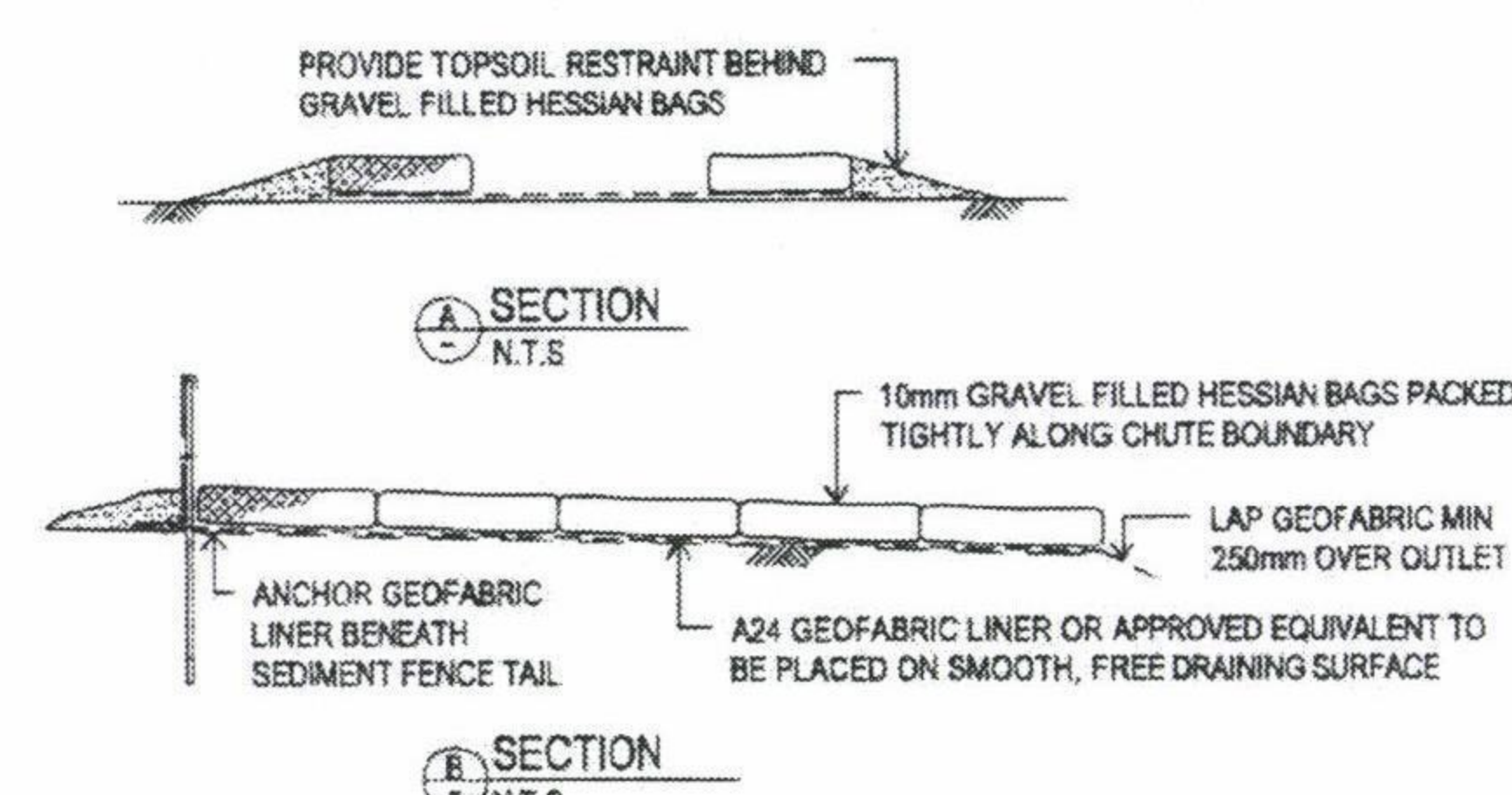


GULLY PIT SEDIMENT CONTROL

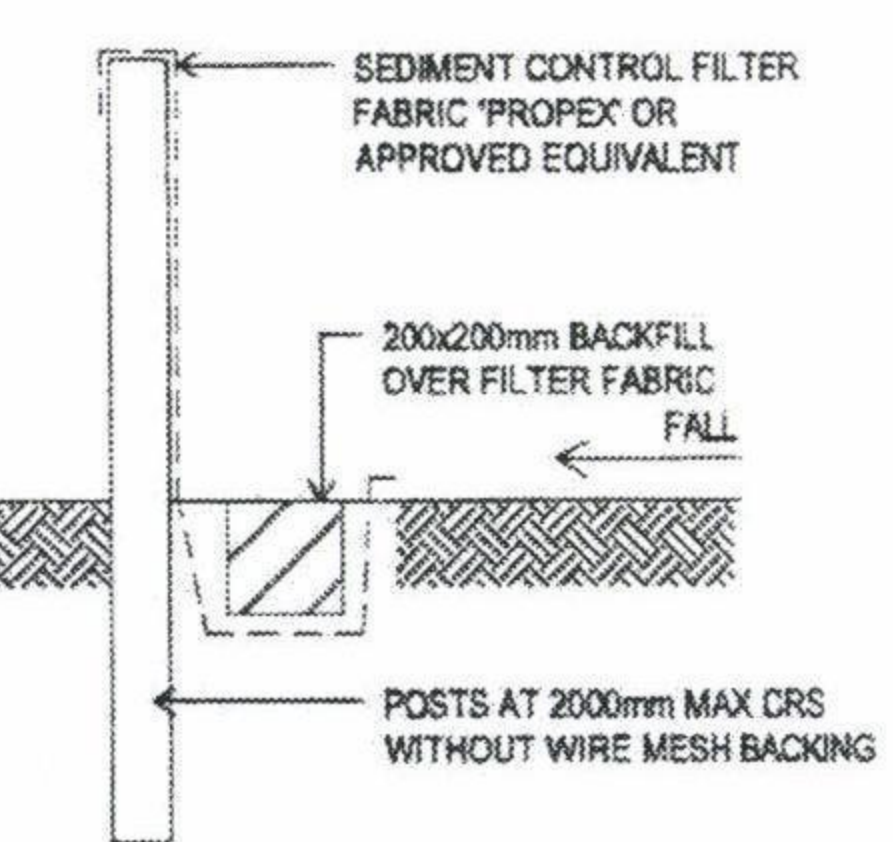


KERB SEDIMENT CONTROL

NTS

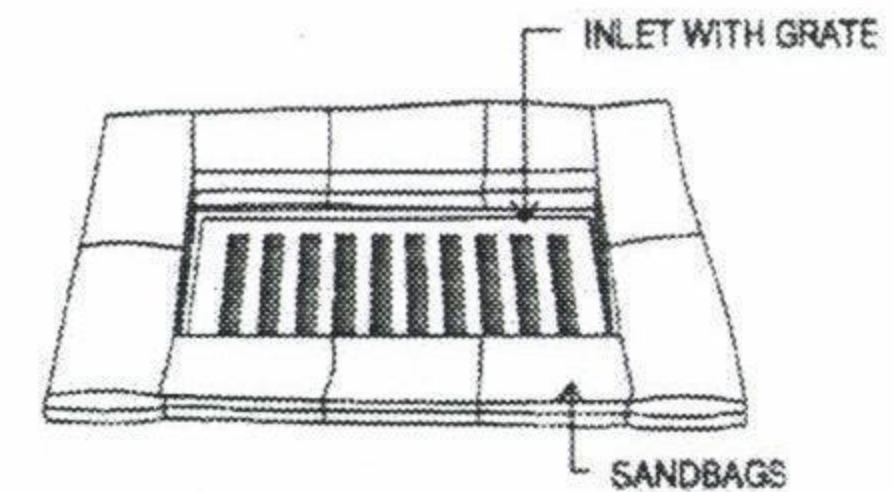


SILT FENCE PERSPECTIVE

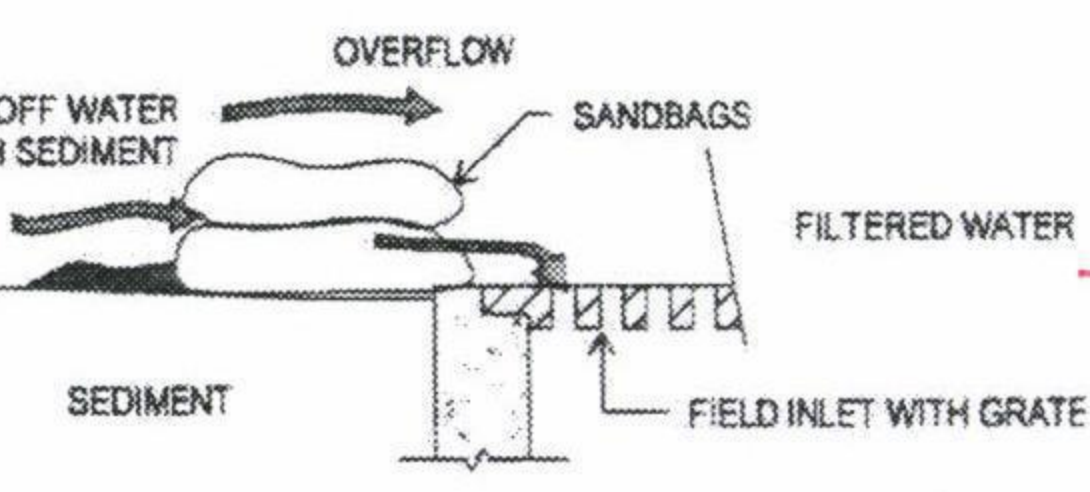


SILT FENCE SECTION

SILT FENCE DETAIL

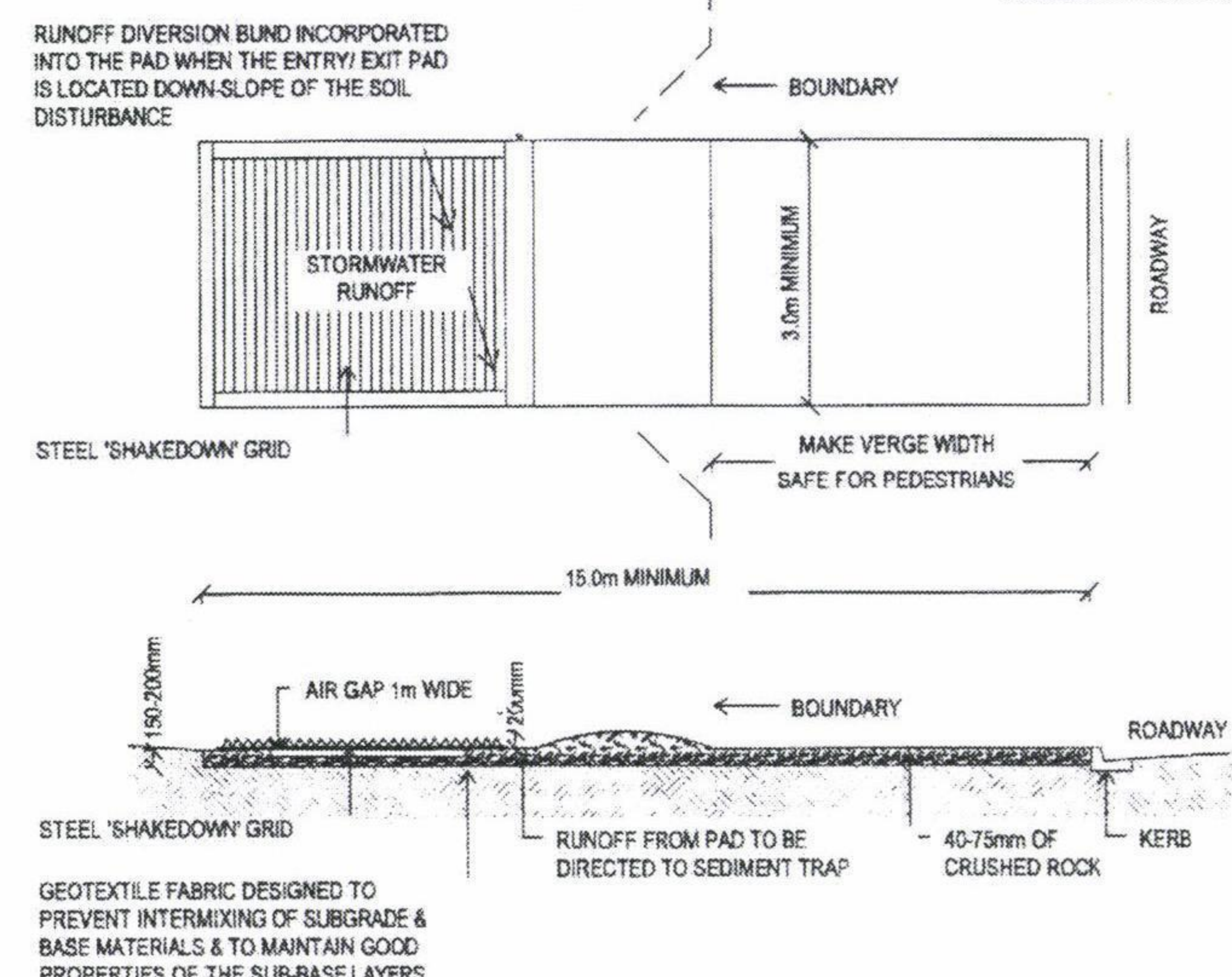


SEDIMENT TRAP PERSPECTIVE



SEDIMENT TRAP SECTION

FIELD INLET SEDIMENT TRAP



SHAKEDOWN DETAIL

NTS

FOR EROSION AND SEDIMENT CONTROL NOTES REFER TO DRAWING NO. 11-129-N00.

SEDIMENT CONTROL DEVICE DETAILS
 AMENDED EXTRACTS FROM IMEAG STANDARD
 DRAWINGS D-0040, D-0041

PROJECT TEAM

Consulting Engineer:

i³ consulting pty ltd
 engineering consultants
 innovation, ingenuity, inspiration
 3/636 Moggi Road, Chapel Hill, Qld 4069
 www.icubed.com.au
 ABN 89 106 675 156
 p 07 3878 9100
 PO Box 908, Kenmore, Qld 4069
 mail@icubed.com.au
 ACN 106 675 156
 f 07 3878 9144

Engineers Certification:

Nicola Canto MIE Aust. CPEng.
 NPER Civil & Structural
 CAES 3355 RPEQ 6750

Signature: *[Signature]*

Date: 14, 09, 2011

LEGEND

- EXISTING SURFACE CONTOURS
- BULK EARTHWORKS CONTOURS
- EXISTING STORMWATER DRAIN
- SILT FENCE
- FIELD INLET SEDIMENT TRAP

GOLD COAST CITY COUNCIL
 ENGINEERING DRAWINGS
APPROVED

AS APPLICABLE AND SUBJECT TO
 AMENDMENTS MARKED IN RED
 AND THE CONDITIONS OF THE
 DEVELOPMENT PERMIT

SIGNATURE: *[Signature]*
 DATE: 10 OCT 2011

REV	DESCRIPTION	DATE	BY
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FOR APPROVAL

Project
**BUILDING 8 ON LOT 334/SP193431
 CHRISTENSEN ROAD SOUTH
 YATALA**
 for
 MULTISPAN AUSTRALIA

EROSION AND
 SEDIMENT CONTROL PLAN

Drawn	Date	Chkd	Date
B.PARGE	9/9/11	T.SMITH	7/9/11
Design	Date	Apprd	Date
B.PARGE	7/9/11	N.CANTO	9/9/11
Scale	Date	Certif	Date
AS SHOWN	A1	N.CANTO	9/9/11
Project No	Dwg. No	Rev	
11-129	C01	A	

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SANDY CREEK

EXISTING 1 IN 4 BATTER

PROPOSED WAREHOUSE
BULK EARTHWORKS RL 10.74

CUT / FILL LINE

BATTER TO EXISTING AT 1 IN 4

BULK EARTHWORKS PLAN

1:250

PROJECT TEAM

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engineering consultants
innovation, ingenuity, inspiration
3/636 Moggi Road PO Box 908
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www.icubed.com.au mail@icubed.com.au
ABN 89 106 675 156 ACN 106 675 156
p 07 3878 9100 f 07 3878 9144

Engineers Certification:

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NPER Civil & Structural
CAES 3355 RPEQ 6750

Signature: *Nicola Canto*

Date: 14, 09, 2011

LEGEND

- EXISTING SURFACE CONTOURS
- BULK EARTHWORKS CONTOURS
- EXISTING SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING WATER MAIN
- HINGE LINE
- [Hatched Box] CUT AREA
- [White Box] FILL AREA
- [Dashed Line] BULK EARTHWORKS LEVEL

GOLD COAST CITY COUNCIL
ENGINEERING DRAWINGS

APPROVED

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Nicola Canto
SIGNATURE

10 OCT 2011
DATE

A	FOR APPROVAL	14/9/2011	BP
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FOR APPROVAL

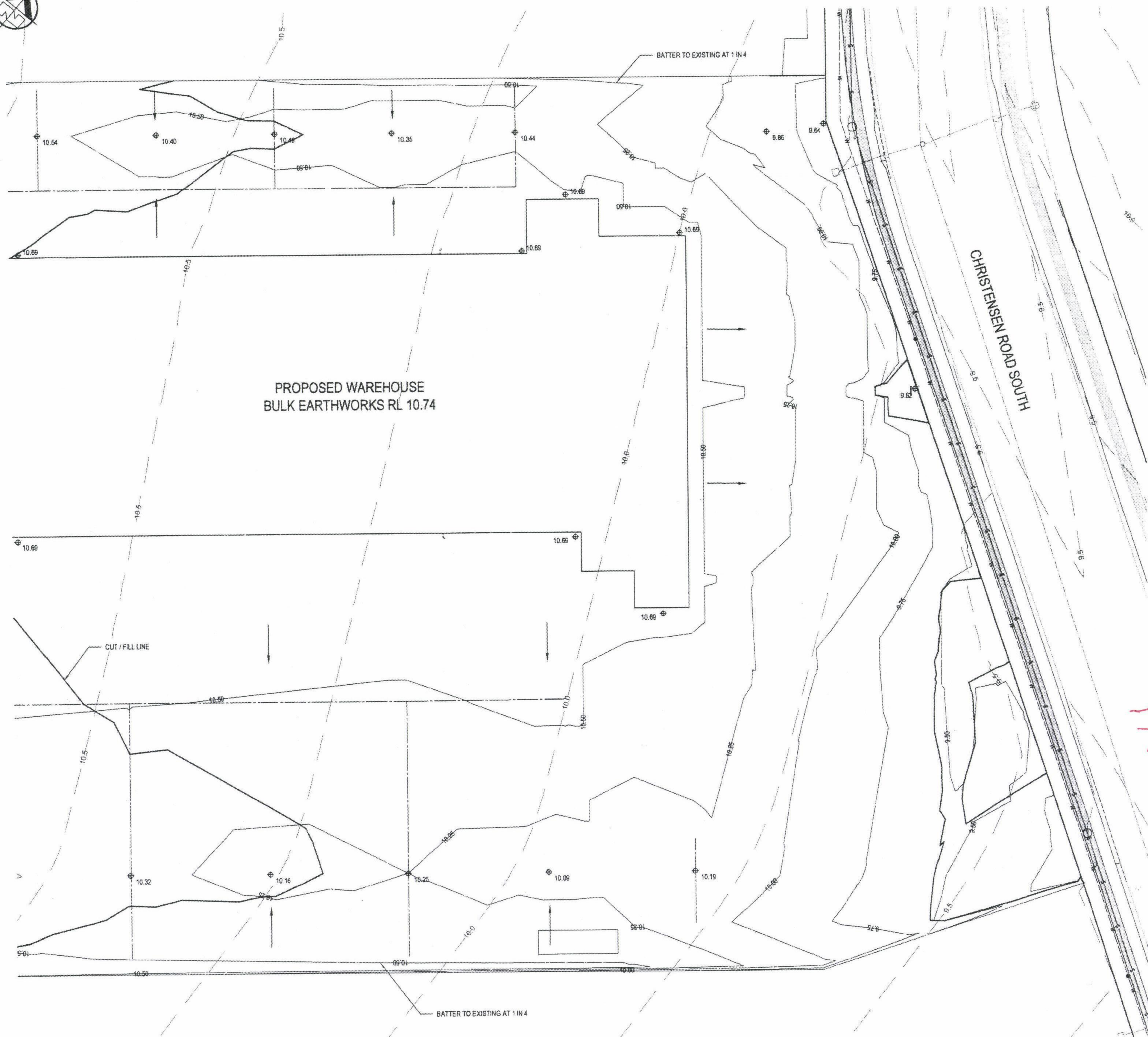
Project
BUILDING 8 ON LOT 334/SP193431
CHRISTENSEN ROAD SOUTH
YATALA
for
MULTISPAN AUSTRALIA

Title
BULK EARTHWORKS
PLAN - SHEET 1 OF 2

Drawn	Date	Chkd	Date
B. PARGE	9/9/11	T. SMITH	7/9/11
Design	Date	Apprd	Date
B. PARGE	7/9/11	N. CANTO	9/9/11
Scale	A1	Certif	Date
AS SHOWN		N. CANTO	9/9/11
Project No.	Dwg. No.	Rev	
11-129	C02	A	

FOR BULK EARTHWORKS NOTES
REFER TO DRAWING NO.
11-129-C03.

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BULK EARTHWORKS PLAN

1:250

BULK EARTHWORKS NOTES

THE CONTRACTOR SHALL CARRY OUT FIELD DENSITY TESTING OF BULK FILLED AREAS INCLUDING BUILDING PLATFORMS AND REPLACED INSITU MATERIAL AS PER THE FOLLOWING REQUIREMENTS:

1. WORKS TO BE IN ACCORDANCE WITH AS 3796 - 1996.
2. TESTING TO BE IN ACCORDANCE WITH AS 1289 (RELEVANT PORTIONS).
3. SPECIFIC TESTING REQUIREMENTS
 - LEVEL ONE TESTING TO BE PROVIDED BY GEOTECHNICAL TESTING AUTHORITY (GTA).
 - A DAILY GEOTECHNICAL SITE RECORD IS TO BE KEPT, REFER AS 3796, APPENDIX C
4. QUANTITY OF TESTING TO BE NOT LESS THAN ANY OF THE FOLLOWING
 - 1 TEST PER LAYER PER 2500sqm
 - 1 TEST PER 500cub.m DISTRIBUTED EVENLY THROUGHOUT THE DEPTH AND AREA OF THE FILLING
 - 3 TESTS PER VISIT BY THE GEOTECHNICAL TESTING AUTHORITY (GTA)
5. DEGREE OF COMPACTION TO BE AS FOLLOWS
 - NSL TO 500mm BELOW FSL = 95% STANDARD COMPACTION
 - 500mm BELOW FSL TO FSL OR FPL = 100% STANDARD COMPACTION
6. MATERIAL MOISTURE CONTENT TO BE IN THE RANGE OF 85% TO 115% OF OPTIMAL MOISTURE CONTENT (OMC)
7. COMPACT SUBGRADE SURFACES IN CUT AREAS OF THE PLATFORM SHALL HAVE DRY DENSITY TESTING PERFORMED AT INTERVALS NOT LESS THAN 1 PER 2000sq.m
8. THE EXPENSE OF THE TESTING IS THE RESPONSABILITY OF THE CONTRACTOR.

GOLD COAST CITY COUNCIL
ENGINEERING DRAWINGS
APPROVED

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SIGNATURE

10 OCT 2011
DATE

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www.icubed.com.au mail@icubed.com.au
ABN 89 106 675 156 ACN 106 675 156
p 07 3878 9100 f 07 3878 9144

Engineers Certification:

Nicola Canto MIE Aust. CPEng.
NPER Civil & Structural
CAES 3355 RPEQ 6750

Signature: *Nicola Canto*

Date: 14.09.2011

LEGEND

- EXISTING SURFACE CONTOURS
- BULK EARTHWORKS CONTOURS
- EXISTING SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING WATER MAIN
- HINGE LINE

- CUT AREA
- FILL AREA

BULK EARTHWORKS LEVEL

NOTES:

1. BULK EARTHWORKS ARE TO BE GRADED LINEARLY BETWEEN EARTHWORKS POINTS
2. REFER SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
3. EARTHWORKS HAVE BEEN DESIGNED WITH THE FOLLOWING PAVEMENT ALLOWANCES
 - INTERNAL SLAB 150 mm
 - EXTERNAL TRUCK AREAS 150 mm
 - EXTERNAL CARPARKS 200 mm
4. TOLERANCES REFER CONTRACT DOCUMENTATION
5. SITE BOUNDARIES TO BE CONFIRMED BY SURVEY
6. SITE SERVICES PROVIDED BY SUBDIVISION DOCUMENTATION ONLY AND IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL LOCATIONS AND HEIGHTS BEFORE COMMENCING WORK

A	FOR APPROVAL	14/9/2011	BP
REV	DESCRIPTION	DATE	BY

Status

FOR APPROVAL

Project
BUILDING 8 ON LOT 334/SP193431
CHRISTENSEN ROAD SOUTH
YATALA
for
MULTISPAN AUSTRALIA

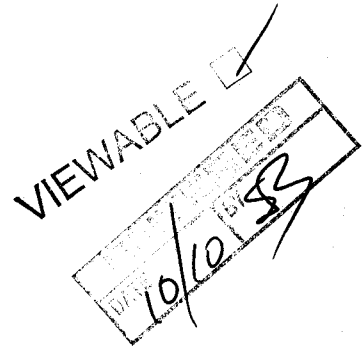
Title
BULK EARTHWORKS
PLAN - SHEET 2 OF 2

Drawn	Date	Chkd	Date
B. PARGE	9/9/11	T. SMITH	7/9/11
Design	Date	Apprd	Date
B. PARGE	7/9/11	N. CANTO	9/9/11
Scale	A1	Certif	Date
AS SHOWN		N. CANTO	9/9/11
Project No.	Dwg. No.	Rev	
11-129	C03	A	

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10 October 2011
Fred Cha
Implementation & Assessment Branch, Nerang
(07) 5582 8866
11-129
PN307555/03/DA3
Application No: OPW201101374

Multi-span Australia Properties Pty Ltd
C/- Icubed Consulting
PO BOX 909
KENMORE QLD 4069



Dear Sir/Madam

DECISION NOTICE TO APPLICANT
APPLICATION TYPE: OPERATIONAL WORKS –CHANGE TO GROUND LEVEL
PROPERTY DESCRIPTION: Lot 334 on SP193431
PROPERTY SITUATED AT: 84 - 160 Christensen Road South, Stapylton

I wish to advise that on 10 October 2011 the issue of a Development Permit for operational works for Change to Ground Level at the site described above, was approved subject to the conditions outlined in the attached document.

An extract from the *Sustainable Planning Act 2009*, which details your appeal rights, is attached for your information.

If you do not appeal the decision, this Decision Notice is taken to be the Development Approval and has effect immediately.

As identified with the attached conditions of approval this development approval will lapse if the approved aspect of development is not completed before 10 October 2013.

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact the Planning Assessment area on telephone (07) 5582 8866.

Yours faithfully

Dr Shahadat Hossain
EXECUTIVE COORDINATOR ENGINEERING & ENVIRONMENTAL ASSESSMENT
For the Chief Executive Officer

fc

Attach

NATURE OF DECISION

A Council approves the issue of a development permit for the following operational work assessable under the planning scheme:

1 Operational work (change to ground level)

All other aspects of assessable operational work are **not** approved by this approval.

B The approval is subject to the following conditions:

APPROVED PLANS/DRAWINGS

1 Development to be generally in accordance with specified plans/drawings as amended in red

The development must be carried out generally in accordance with the approved plans/drawings listed below, as amended in red, stamped and returned to the applicant with this decision notice.

Plan No.	Rev.	Title	Date	Prepared by	Certified by
11-129-N00	A	Cover Sheet Notes & Locality Plan	14/09/2011	I ³ Consulting Pty Ltd	RPEQ 6750
11-129-C01	A	Erosion and Sediment Control Plan	14/09/2011	I ³ Consulting Pty Ltd	RPEQ 6750
11-129-C02	A	Bulk Earthworks Plan – Sheet 1 of 2	14/09/2011	I ³ Consulting Pty Ltd	RPEQ 6750
11-129-C03	A	Bulk Earthworks Plan – Sheet 2 of 2	14/09/2011	I ³ Consulting Pty Ltd	RPEQ 6750

Information note: A change to the approved work will be taken to be generally in accordance with the approved plans/drawings for the purpose of this condition if:

- the approved work is of a type specified in Attachment 1 – Acceptable Tolerances; and*
- the change is within the acceptable tolerances specified for that type of work in Attachment 1 – Acceptable Tolerances; and*
- the change does not cause the development to contravene any other conditions of this approval or conditions of any related material change of use or reconfiguring a lot approval.*

If the change is not within the acceptable tolerances in Attachment 1 – Acceptable Tolerances but the Applicant is of the view that the change is generally in accordance with the approved plans/drawings, the Applicant can submit a Generally in Accordance with Request to Council, for Council's assessment.

2 Changes requiring further approval

Changes to the approved design that are not generally in accordance with the approved plans/drawings require approval in accordance with the *Sustainable Planning Act 2009*.

Information note: The Sustainable Planning Act 2009 sets out the procedures for changing approvals where the change can be classified as a permissible change. If the change is not a permissible change, a new development approval is required.

3 Decision notice and approved plans/drawings to be retained on-site

A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.

4 Resolution of conflict between conditions and plans

The conditions of this approval are to be read in conjunction with the attached stamped approved engineering drawings. Where a conflict occurs between the conditions of this approval and the stamped approved engineering drawings, the conditions of this approval shall take precedence.

CONSTRUCTION MANAGEMENT

5 Noise management

- a Noise from construction activities must not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in schedule 1 of the *Environmental Protection (Noise) Policy 2008*.

6 Dust management

- a The release of dust and particulate matter from construction activities must not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in schedule 1 of the *Environmental Protection (Noise) Policy 2008*.

7 Haulage access / site management

- a Prior to the commencement of works, the applicant must provide a vehicle barrier along the frontages of the land, to ensure that all vehicles only use crossovers approved by the Chief Executive Officer.
- b Loading/unloading operations must be conducted entirely within the site and vehicles waiting to be loaded/unloaded must also stand within the site.
- c All reasonable methods are to be used to reduce nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations. Upon receipt of a dust nuisance complaint or notification of a dust nuisance by the Council, the applicant is to take reasonable and immediate action to remedy the dust problem to the satisfaction of the Contributed Assets Inspector.
- d The site must be maintained in a clean and tidy state at all times. Satisfactory arrangements must be made for the collection, storage and disposal of all waste materials.
- e Non-recyclable debris must be transported from the site and disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council.
- f The applicant must ensure that 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.
- g Any damage to property (including pavement damage) is to be rectified to the satisfaction of Council prior to the earlier of Council issuing a letter accepting the works on-maintenance or a request for compliance assessment of the subdivision plan. The surrounding carriageways are to be kept clean of any

material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material from the roadway will be at the applicant's expense and any such cost are payable prior to the earlier of acceptance of the works on-maintenance or a request for compliance assessment of the subdivision plan.

8 Transport of soil/fill/excavated material

During the transportation of soil and other fill/excavated material:

- a All trucks hauling soil, or fill/excavated material must have their loads secure and covered;
- b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel, on a daily basis; and
- c Prior to vehicles exiting the site, measures must be taken to remove soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.

9 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:

- a The use of the recycled water must be in accordance with the requirements of the Allconnex Water Recycled Water Management Plan (RWMP), which sets out the requirements for transport and use of recycled water;
- b The applicant must first complete the Recycled Water User Operator Training with Allconnex Water, in accordance with the RWMP. Proof of completion of the training course will be by issue of a valid certification card;
- c The applicant can only contract to use a recycled water carrier who is accredited and certified by Allconnex Water. Accreditation requires a current authorised agreement between the water carrier and Allconnex Water; and
- d The water carrier is only allowed to employ certified tanker operator/drivers, who have completed the recycled-water training course with Allconnex Water and hold a valid certification card.

Information note:

To obtain a copy of the management plan and also to obtain a list of approved water carrier operators, the applicant should contact Allconnex Water: Senior Officer Recycled Water ph. (07) 5582 8422 Allconnex Water ph. 1300 366 692.

Potable water is defined as water treated to drinking water standards (NHMRC guidelines 1996) and being available in Councils normal reticulated potable water supply system. Recycled water is defined as treated wastewater in class A+, A B or C in accordance with the Public Health Regulations (NO1) 2008.

10 Workplace health and safety

The *Workplace Health and Safety Act 1995* and *AS 1742 Manual of Uniform Traffic Control Devices* must be complied with in carrying out the works, including ensuring safe traffic control and safe public access in respect of works being conducted on a road.

EARTHWORKS DESIGN AND MANAGEMENT

11 Compliance with Australian Standards

- a The earthworks must be carried out in accordance with AS 3798-1996 *Guidelines on earthworks for commercial and residential developments*.
- b Supervision of bulk earthworks must be to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-1996.
- c Material must be placed in layers, watered and compacted to achieve the specified density ratio as monitored in Table 5.1 - Guidelines for Minimum Relative Compaction of AS 3798-1996.

12 Stabilisation of batters

All batters are to be stabilised within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing, erosion resistant blankets etc.

13 Erosion and sediment control

- a Sediment, erosion and dust control measures must be implemented in accordance with the approved plans/drawings and the *Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites* (The Institution of Engineers, Australia Queensland Division June 1996). Additional sediment, erosion and dust control measures must be implemented as directed by Council officers upon site inspection.
- b All lots must be adequately vegetated and action taken to prevent erosion from wind and/or water to the satisfaction of the Chief Executive Officer.
- c Immediately after backfilling behind all kerbing:
 - i A turf strip 1 metre wide must be placed behind all kerbing; and
 - ii A turf strip must be placed at 90 degrees to the kerb every 10 metres to prevent scouring along the turf edge,in accordance with Section A5-C4 (Grassed filter strips) of the *Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites* (The Institution of Engineers, Australia Queensland Division June 1996).
- d Immediately after completion of the construction of an open drain:
 - i The open drain must be turfed, unless approved otherwise in a Council approved stormwater management plan; and
 - ii A turf strip must be placed at 90 degrees to the invert every 10 metres to prevent scouring along the turf edge. Reinforced turf must be used where invert grades exceed 5%.
- e Sediment control structures (eg sediment fence) must be placed at the base of all materials imported on-site to trap any sediment runoff.
- f The following inspection program must be carried out until the site is fully rehabilitated and accepted by Council 'Off Maintenance':
 - i Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and
 - ii Inspections after each storm event to assess the adequacy of the erosion control measures. The applicant must make good any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site.
- g To minimise unvegetated areas:

- i Construction activities must be staged;
 - ii Filled areas must be seeded immediately on completion; and
 - iii No area should remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area.
- h All water from the site, including dewatering discharge, must be directed through a sediment pond (or other approved devices) prior to leaving the site. The sediment ponds or other approved devices are to be maintained in good condition until the later of the works being accepted by Council 'Off Maintenance' or the site is fully rehabilitated.

14 Removal of excess fill

Where it is proposed to remove excess fill from the site, the following information must be provided to the Contributed Assets Inspector for approval prior to the commencement of works:

- a The amount of fill to be removed;
- b The location of the spoil site; and
- c The proposed haul route.

15 Vibratory compaction equipment

If the use of vibratory compaction equipment within 100 metres of any building or structure is proposed, the applicant must implement appropriate construction procedures including monitoring and the undertaking of building inspection reports.

VEGETATION MANAGEMENT

16 Sandy Creek Buffer

All earthworks must not cause any impact to the fifty (50) metre riparian buffer allocated from top of bank of Sandy Creek. The following must be undertaken

- i Erosion and sediment devices must be installed as shown on *Erosion and Sediment Control Plan* dated 14/9/2011, prepared by i³ Consulting Pty Ltd to ensure the change to ground level does not cause any sedimentation or erosion impacts to Sandy Creek or the associated riparian buffer.
- ii The extent of earthworks must be confined within the perimeter of the sediment and erosion fence.

HYDRAULICS

17 No worsening of hydraulic conditions

The development must be designed and constructed so as to result in:

- a No increase in peak flow rates downstream from the site; and
- b No increase in flood levels external to the site; and
- c No increase in duration of inundation external to the site that could cause loss or damage.

ENCROACHMENTS

18 No building work over/within Council or Allconnex Water easements and minimum distance from Allconnex Water infrastructure

- a No building work is permitted over/within any public utility easements (Allconnex Water/Council).

- b All proposed buildings and structures must be located a minimum distance of 2 metres from Allconnex Water infrastructure (ie. Water or wastewater infrastructure that become contributed assets) and comply with Gold Coast City Council *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*.

STORMWATER AND WATER QUALITY

19 Legal point of discharge

- a The applicant must ensure that all stormwater drainage is directed to a lawful point of discharge in accordance with the *Queensland Urban Drainage Manual* Volume 1 Second Edition 2007 ('QUDM') Section 3.02.
- b Should the development be unable to satisfy the conditions of the first test of QUDM Section 3.02, the applicant must submit a detailed drainage plan to Council for approval prior to the issue of the development permit for carrying out building work, or if an application for carrying out building work is not required, prior to commencement of the use the subject of this approval.

RELATIONSHIP WITH OTHER APPROVALS/REQUIREMENTS

20 Compliance with related development approvals

Conditions of all related development approvals and all approved documentation (including but not limited to plans, drawings and reports) for this site must be complied with.

21 Encroachment of works on adjoining land

If any works the subject of this approval encroaches on adjoining land, the applicant must submit to Council, prior to the start of the works, a letter from the owner of the adjoining land consenting to the carrying out of those works.

22 Riverine protection permit

No works are to commence in the watercourse traversing/adjoining the site until the applicant has obtained a Riverine Protection Permit under the *Water Act 2000* for the required works, or has demonstrated to Council that the Department of Natural Resources and Water does not require a Riverine Protection Permit for these works.

WORKS – COMPLIANCE

23 Compliance with Land Development Guidelines, Specifications and Drawings

Unless otherwise expressly specified in these conditions, all work the subject of this approval must be designed, constructed and maintained in accordance with:

- a Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings.

24 Certification of compliance

All works to be accepted as being practically complete must be certified by the certifying Registered Professional Engineer Queensland (RPEQ) as being generally in accordance with the approved plans/drawings. This includes changes made during the construction period which are within the acceptable tolerances in Attachment 1 – Acceptable Tolerances or otherwise properly characterised as being 'generally in accordance with' the approved plans/drawings. Such certification must be submitted to Council prior to the earliest of the endorsement of survey plans, the commencement of the 'On Maintenance' period or the commencement of use.

For this condition, the Certifying RPEQ is the RPEQ (or his nominated representative) as notated within the approved drawing list above.

PROGRESS OF WORKS – KEY NOTIFICATIONS, INSPECTIONS & MAINTENANCE

25 Key notifications, inspections & maintenance

Without limiting the requirement for compliance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*, the following key notifications, inspections and maintenance must be complied with.

26 Prior to works commencing

- a The applicant must notify Council of:
 - i Name of the Consultant's representative;
 - ii Name of the Contractor and its representative;
 - iii Pursuant to the *Workplace Health and Safety Act 1995*, name of the Principal Contractor.
- b The applicant must successfully complete a pre-start inspection with Council officers:
 - i The inspection must be booked through Council's Contributed Assets Inspection Section on (07) 5582 8052.
 - ii All outstanding/unsatisfactory items identified on Council's pre-start checklist must be attended to and checked to Council's satisfaction, prior to works commencing.

27 During works

- a The applicant must successfully complete the inspections relevant to particular work in accordance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* and/or as required by conditions of this approval. The inspections must be booked through Council's Contributed Assets Inspector for the area, Paul Wilmot (5582 8420).
- b The applicant must allow inspections to be undertaken by Council officers from time to time to ensure compliance with the conditions of this approval. All outstanding/unsatisfactory items identified as a result of an inspection must be attended to and checked to Council's satisfaction, in accordance with the timeframes and requirements indicated on the record of inspection, including variations and/or additions to the approved plans/drawings required as a result of insufficient detail on the plans/drawings or to ensure that compliance with the conditions of this approval and good engineering practice is achieved.
- c Work must not progress until successful completion of each inspection.

28 Completion of works – plans/drawings

At the completion of works, a full set of the final design drawings that notate all 'generally in accordance with' changes (whether being within acceptable tolerances in Attachment 1 – Acceptable Tolerances or otherwise properly characterised as being 'generally in accordance with'), are to be provided to Council for records purposes in conjunction with any as constructed submission or prior to the earliest of the endorsement of survey plans, the commencement of the 'On Maintenance' period or the commencement of use.

29 Following practical completion

- a Following practical completion, the notification, inspection and maintenance requirements set out in the table below that are applicable to the type(s) of operational work the subject of this approval must be complied with.

- b Each applicable requirement in the table below must be carried out in accordance with the details (including timeframes) set out in:
 - i *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*; and
 - ii Where a bond agreement applies, the terms of the bond agreement; and
 - iii Conditions of this approval.
- c Where an inspection is not passed, the applicant must attend to all outstanding/unsatisfactory items and book a re-inspection with Council.

**KEY NOTIFICATION, INSPECTION AND
MAINTENANCE REQUIREMENTS**

	Change to ground level
The applicant must notify Council of practical completion by booking of inspection.	Applies
A Pre Establishment period inspection must be undertaken with Council officers.	N/A
The applicant must obtain GCCC notification of formal acceptance of start establishment period.	N/A
The applicant must establish the works for the duration of the Establishment period.	N/A
A Pre On Maintenance period inspection (also known as a practical completion inspection) must be undertaken with Council officers.	Applies Combined on/off maintenance inspection.
For assets coming under Council Control the applicant must, prior to those assets being accepted as On Maintenance by Council, submit and have approved all: 1 as constructed data and other documentation referred to in the GCCC As Constructed Data Submission Form; 2 test results;	Applies

- 3 certifications; and
- 4 any bonds and agreements required by conditions of approval and/or *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*,

to Council's satisfaction.

The applicant must obtain GCCC notification of formal acceptance of start of On Maintenance period.

Applies
Combined
GCCC
notification
on/off
maintenance.

The applicant must maintain the works for the duration of the On Maintenance period.

N/A

The applicant must book a Pre Off Maintenance inspection (also known as a final defects liability inspection).

N/A

A Pre Off Maintenance inspection (also known as a final defects liability inspection) must be undertaken with Council officers.

N/A

The applicant must obtain GCCC notification of formal acceptance Off Maintenance.

N/A

COMPLETION DATE

30 Completion date

The operational work the subject of this approval must be completed by 10 October 2013. Pursuant to section 342 of the *Sustainable Planning Act 2009*, this development approval lapses if the operational work is not completed by this date.

ADVISORY NOTES TO APPLICANT

A Rights of appeal

The applicant has a right of appeal to the Planning and Environment Court regarding this decision, pursuant to section 461 of the *Sustainable Planning Act 2009*. A copy of that section is attached to the decision notice.

For particular material changes of use, an appeal can also be made to a Building and Development Committee. Please refer to the prerequisites in sections 519 and 522 of the Sustainable Planning Act 2009, attached to this decision notice, to determine whether you have appeal rights to a Building and Development Committee.

B 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 limiting 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 commenced 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 *Environmental 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 correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes;
- 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 exceeds \$80,000. 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.

C Indigenous cultural heritage legislation and duty of care requirement

The *Aboriginal Cultural Heritage Act 2003* ('AHCA') is administered by the Department of Environment and Resource Management (DERM). The AHCA 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 AHCA.

The applicant should contact DERM's Cultural Heritage Coordination Unit on (07) 3238 3838 for further information on the responsibilities of developers under the AHCA.

D Greenhouse gas emissions

As part of Council's commitment to reducing greenhouse gas emissions Council is encouraging the expansion of the natural gas reticulation network. In particular, the use of natural gas hot water systems will result in significantly less greenhouse gas emissions than equivalent electric storage hot water systems.

The applicant should contact the local natural gas reticulator (APA Group) to arrange an assessment of the suitability of the proposed development for connection to the existing gas reticulation network. Please contact Ramon O'Keefe on 0438708798 or email: ramon.o'keefe@apa.com.au.

E Attachment 1 – Acceptable Tolerances

During the construction phase any works that are not in accordance with the development approval requires amended drawings to be submitted unless within the following specified construction tolerances.

1 Bulk Earthworks

Certification of the approved Engineering Drawings is sufficient provided the works meet the following minimum tolerances and parameters:

Earthworks General

Finished Surface Level	±150mm (not to be less than the adopted flood level)
Horizontal Alignment	150mm
The Constructed Minimum Crossfall	Is not less than 1 in 200
The Finished Surface Level	Any variations of ±150mm are approved by Council
Specific Job Tolerances have been met	

Batters

Batter Slopes	Are not steeper than 1 in 6 in parklands or 1 in 4 in allotment areas
Batter Encroachment	Batters must not straddle allotment boundaries or extend into existing or proposed parkland or bushland reserves

Retaining Structures

Vertical Alignment	±150mm
Horizontal Alignment	150mm
Retaining Structure Encroachment	Retaining structures do not straddle allotment boundaries

2 Roadwork – Council's Record Tolerance

Deviation from the approved Engineering Drawings shall not exceed:

Kerb and Channel

Vertical Alignment	Refer to the specified tolerances
Horizontal Alignment	Refer to the specified tolerances
The Constructed Minimum Kerb Grading	Is not less than 0.5%
No Ponding occurs	Refer to Council's current Standard Specification SS5

Pavement

Vertical Alignment	Refer to the specified tolerances
Horizontal Alignment	Refer to the specified tolerances
The Constructed Minimum Crossfall	Shall be as set out in the Land Development Guidelines

3 Stormwater Drainage – Council's Record Tolerance

Deviation from the approved Engineering Drawings shall not exceed:

Manholes

Location	±1000mm (Refer Note 1)
Surface Level	±50mm (Refer Note 2)

Gullies

Longitudinal	±1000mm (Refer Note 1)
Lateral	Refer Note 3
Invert Level	±50mm (Refer Note 3, 4)

Pipework

Invert Level	±50mm (Refer Note 4)
Alignment	±1000mm (Refer Note 1)
Grade	Refer Note 4

Property Pits (Inter-allotment), Field Inlets, Headwalls

Location	±1000mm (Refer Note 1)
Surface Level	±50mm (Refer Note 2)

Notes:

- 1 Deviation should not result in conflict of interference with any other service or structure. All services should remain within the approved service corridor.
- 2 Should match the adjacent finished surface level.
- 3 Deviation should not affect the levels of existing kerb and channel and adjacent roadwork.

- 4 Not less than minimum and not more than maximum grade and/or depth.
Council's design criteria shall be achieved.

4 Sewerage Reticulation – Council's Record Tolerance

Deviations from approved design shall not exceed the acceptable tolerances notated in Water Services Association of Australia guidelines, standards, codes or specifications as applicable.

Manholes

Location	Refer Note 1
Alignment	Refer Note 2

Lines

Invert	Refer Note 3
Alignment	Refer Note 1
Grade	Refer Note 3

House Connections

Location	Refer Note 1
Invert (Depth)	Refer Note 3

End of Line

Location	Refer Note 1
Invert	Refer Note 3

Notes:

- 1 Deviation should not result in conflict with any other service or structure. All services should remain within the approved service corridors.
- 2 Refer to Council's standard drawings for details.
- 3 Not less than minimum and not more than maximum grade and/or depth.
Council's design criteria shall be achieved.

5 Water Reticulation – Council's Record Tolerance

Deviations from approved design shall not exceed the acceptable tolerances notated in Water Services Association of Australia guidelines, standards, codes or specifications as applicable.

Fittings

Location	Refer Note 1
Levels	Refer Note 2

Lines

Alignment	Refer Note 1
Levels	Refer Note 2

Notes:

- 1 Deviation should not result in conflict or interference with any other service or structure. All services should remain within the approved service corridors.
- 2 Levels should be adequate for installation of fittings. Tolerances are only critical if design levels are nominated.

Sustainable Planning Act 2009

APPEAL RIGHTS FOR APPROVAL OR REFUSAL OF DEVELOPMENT APPLICATIONS FOR MATERIAL CHANGE OF USE, RECONFIGURATION OF A LOT OR OPERATIONAL WORKS APPLICATIONS.

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following:
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application;
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the applicant's appeal period) after:
 - (a) if a decision notice or negotiated decision notice is given - the day the decision notice or negotiated decision notice is given to the applicant;
 - (b) otherwise, the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day of a decision on the matter should have been made.