

Our reference: PN307555/02/DA11
Your reference: ROL201800026

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

Date of decision notice: 23 August 2018

Applicant details

Applicant name: MS PROJECTS PTY LTD

Applicant contact details: Ms Projects Pty Ltd
C/- I-plan Town Planning Pty Ltd
PO BOX 687
STONES CORNER QLD 4120

Application details

Application number: ROL 201800026

Approval sought: Development Permit

Details of proposed development: Reconfiguring of a Lot – one into seventeen community title scheme lots subdivision

Location details

Street address: 84 - 160 Christensen Road South, Stapylton

Real property description: Lot 334 on SP193431

Decision

Date of decision: 22 August 2018

Decision details: Under Delegated Authority, the Manager of the City Development Branch of Council has resolved to approve the development application in full with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Development application for reconfiguring a lot that is assessable development with a combined total site area of 32,000m ² intended for industry activity.	Department of State Development, Manufacturing, Infrastructure and Planning.	Concurrence agency	Planning and Development Services (SEQ South) PO Box 3290 Australia Fair QLD 4215

Conditions

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

The conditions and/or advice that have been imposed / provided by referral agency(s) are attached.

Further development permits

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

- Plan Sealing
- Operational Works – Landscaping on private land
- Operational Works – Vegetation removal
- Operational Works – New road
- Operational Works – Footpaths

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

There were no properly made submissions for this application.

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

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of four years. This approval will lapse on 23 August 2022.

Approved plans and drawings

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

Appeal rights

You have appeal rights in relation to this decision. An appeal may be made against, as applicable:

- the refusal of part of the development application; or
- a provision of the development approval; or
- if a development permit was applied for, the decision to give a preliminary approval.

An appeal must be started within 20 business days after this notice is given to you.

An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal.

An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

An extract of Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

For further information please contact Adam McKenzie, planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

Andrew Powell
Supervising Planner
For the Chief Executive Officer
Council of the City of Gold Coast

AM

Enc:

Conditions imposed by Council as Assessment manager
Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Referral agency conditions and/or advice
Stamped approved plans and drawings
Infrastructure charges notice for the approved development
Appeal rights extracts

Conditions imposed by Council as Assessment manager

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	Approved drawings Undertake and maintain the development generally in accordance with the following drawings: <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Subdivision Proposal Plan (Stage one)</td><td>AJS Surveys</td><td>19 July 2018</td><td>S0204-P4 (B)</td><td>B</td></tr><tr><td>Subdivision Proposal Plan (Stage two)</td><td>AJS Survey</td><td>19 July 2018</td><td>S0204-P5(B)</td><td>B</td></tr></table> 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.	Subdivision Engineering					Drawing Title	Author	Date	Drawing No.	Ver	Subdivision Proposal Plan (Stage one)	AJS Surveys	19 July 2018	S0204-P4 (B)	B	Subdivision Proposal Plan (Stage two)	AJS Survey	19 July 2018	S0204-P5(B)	B
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Property																					
3	Community Management Statement (CMS) a. Proposed lots 1 - 17 and common property marked on the drawings listed below must be defined in the CMS as the scheme land : <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Subdivision Proposal Plan (Stage one)</td><td>AJS Surveys</td><td>19 July 2018</td><td>S0204-P4 (B)</td><td>B</td></tr><tr><td>Subdivision Proposal Plan (Stage two)</td><td>AJS Survey</td><td>19 July 2018</td><td>S0204-P5(B)</td><td>B</td></tr></table> b. Undertake the above prior to a request is made to Council to approve the plan of subdivision as per relevant stages. c. Submit, immediately after its creation, the first CMS (<i>signed by all relevant parties</i>) 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 5 business days of its creation.	Drawing Title	Author	Date	Drawing No.	Ver	Subdivision Proposal Plan (Stage one)	AJS Surveys	19 July 2018	S0204-P4 (B)	B	Subdivision Proposal Plan (Stage two)	AJS Survey	19 July 2018	S0204-P5(B)	B					
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4	Requirement to register easement/s a Register an easement for sewer infrastructure in favour of Council over the 300 mm existing sewer traversing the site: 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 (ie: 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 prior to a request is made to Council to approve 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.																								
5	Restrictions regarding Council easements and infrastructure a No building work or deep landscaping is permitted over or within the Council public utility easement to be located over the existing 300 mm gravity sewer main. b Ensure all proposed buildings, structures and footings are a minimum distance of 3.0 horizontal metres from Council existing 300 mm gravity sewer main. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.																								
6	Private infrastructure a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with the Body Corporate: i Private pump station and private rising main (as identified in the Sewer Reticulation Condition) 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, in particular this shall include the following: i. Once Council provides a trunk gravity sewer main and a new sewer connection which can service the subject site, the applicant shall connect to this new sewer connection at no cost to Council. This must be done within three (3) months of Council advising the body corporate that a new gravity connection is available and include the decommissioning of the private pump station and rising main.																								
7	Land transfer a Transfer at no cost to Council, the land identified below: <table><tr><th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>Lot 100 (5.8593 ha)</td><td>Conservation / Waterway/Drainage purposes</td><td>Subdivision Proposal Plan, S0204-P4</td><td>AJS Surveys</td><td>19-07-18</td><td>AB</td></tr><tr><th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>The area identified as "Detention Basin" on Subdivision proposal plans</td><td>Drainage Reserve</td><td>Proposed Lots 1-9, 99, 100 Common Property – Cancelling Lot 334 on SP193431 & Plan Ref. S0204-P4(B) & S0204-P5(B)</td><td>AJS Surveys</td><td>19/07/2018</td><td>B</td></tr></table>	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	Lot 100 (5.8593 ha)	Conservation / Waterway/Drainage purposes	Subdivision Proposal Plan, S0204-P4	AJS Surveys	19-07-18	AB	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	The area identified as "Detention Basin" on Subdivision proposal plans	Drainage Reserve	Proposed Lots 1-9, 99, 100 Common Property – Cancelling Lot 334 on SP193431 & Plan Ref. S0204-P4(B) & S0204-P5(B)	AJS Surveys	19/07/2018	B
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	b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 1. 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.										
8	'On Maintenance' requirements for stormwater treatment devices (<i>specific condition</i>) a The applicant is responsible for a 24-month 'On Maintenance' period for the wetland system. During the on maintenance' period, the following requirements must be fulfilled at no cost to Council: - i Maintaining stormwater treatment devices; - ii Rectifying any defects and any damage that occurs, unless the damage is directly attributable to Council activities; and - iii Undertaking water quality monitoring and submitting the results to Council, monthly, for assessment. b Maintain the Wetland system at no cost to Council, until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.9 – Land development guidelines.										
Environmental and Landscaping											
9	Landscaping works on private land a In relation to the Stormwater Management Detention Basin and Wetlands within common property and within the subject site, obtain an operational works approval to landscape the site 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 at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Water Quality Plant</td><td>i3 consulting pty ltd</td><td>15/09/17</td><td>DA02</td><td>A</td></tr></table> and include in particular: - i Planting to the allotment designated for stormwater management and treatment. - ii The locations and cross section of all proposed bio-retention systems as required by the sites approved Stormwater Management Plan and identify: - o Proposed filter media depths, surface treatments and planting species and densities. b Construct and maintain the private landscaping identified above at no cost to Council at all times.	Drawing Title	Author	Date	Drawing No.	Ver	Water Quality Plant	i3 consulting pty ltd	15/09/17	DA02	A
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Water Quality Plant	i3 consulting pty ltd	15/09/17	DA02	A							
10	Vegetation clearing Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to a request is made to Council to approve the plan of subdivision for stage 1 at no cost to Council: and include in particular: - i The approved bushfire management plan. - ii A vegetation management plan. - iii A sediment and erosion control and construction management plan. - iv A letter from an EPA approved spotter catcher and any necessary fauna management plan or a QPWS endorsed fauna translocation management plan.										

11	Landscaping works within public open spaces a prior to a request is made to Council to approve the plan of subdivision for Stage 1 at no cost to Council: and include in particular: - i Detail of an approved Rehabilitation Management Plan; - ii Landscape works to all areas of public open space including stormwater infrastructure; - iii All built structures and planting associated with an entry statement must be located within private property. - iv Provide annual maintenance costings for all landscape items relevant to the development for the duration of the 'establishment' and 'on maintenance' periods; and - v Detail of all access infrastructure to public open space including gates, fences and bollards. 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 Planning Policy SC6.9 – Land development guidelines, section 6.9.6.															
12	Boundary fences a Construct a boundary fence between open space/private land generally in accordance with City Plan Policy SC6.9 – Land Development Guidelines. b The boundary fence must be constructed prior to a request is made to Council to approve the plan of subdivision for Stage 1.. c The boundary fence must be a maximum height of 1.8 metres, a minimum height of 1.2 metres and be of an open style with a minimum 50% transparency															
Engineering																
13	New road a. Obtain an operational works approval for the design and construction of proposed new road within Stage 2 prior to a request is made to Council to approve the plan of subdivision as per relevant stages shown on the following drawings at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Subdivision Proposal Plan (Stage one)</td><td>AJS Surveys</td><td>31 August 2017</td><td>S0204-P4 (A)</td><td>A</td></tr><tr><td>Subdivision Proposal Plan (Stage two)</td><td>AJS Survey</td><td>30 October 2017</td><td>S0204-P5(A)</td><td>A</td></tr></table> and include in particular: i. Road geometry (cross-section profile) for the proposed new road within Stage 2 to an Industrial Access Street classification in accordance with Standard drawing no. 02-001 under SC6.9 <i>City Plan policy – Land Development Guidelines (Version 3)</i>. ii. The new road is required to have 'barrier' kerb and channel. iii. Road Licence no. 8115 must be relinquished prior to a request is made to Council to approve the plan of subdivision for Stage 2. b. Construct and maintain the road identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.9 – Land development guidelines, sections 6.9.6 and 6.9.7.	Drawing Title	Author	Date	Drawing No.	Ver	Subdivision Proposal Plan (Stage one)	AJS Surveys	31 August 2017	S0204-P4 (A)	A	Subdivision Proposal Plan (Stage two)	AJS Survey	30 October 2017	S0204-P5(A)	A
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14	Footpaths a. Obtain an operational works approval for the design and construction of requested footpaths, prior to a request is made to Council to approve the plan of subdivision for Stage 2 at no cost to Council and included in particular:															

	i. 1.5 metre wide footpaths required both sides of the proposed new road. These new 1.5 metre wide footpaths must be connected with the existing footpaths within Christensen Road South. 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 Planning Policy SC6.9 – Land development guidelines, sections 6.9.6 and 6.9.7.
15	Street lighting a. Install a street lighting system, including connections and energising to proposed new road (including a new intersection adjacent to Lot 13), prior to a request is made to Council to approve the plan of subdivision for Stage 2 at no cost to Council. b. Obtain an operational works approval for the location of the street lights. The street lighting system must: i. Achieve a minimum level of lighting in accordance with SC6.9 City Plan Policy – Land development guidelines, section SC6.9.2.1.4. 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). c. 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 Planning Policy SC6.9 – Land development guidelines, sections 6.9.6 and 6.9.7.
16	Electrical reticulation Design, construct and connect an electrical reticulation system at no cost to Council and include in particular: a. Provide underground electricity to all proposed lots. b. No additional poles and pole-mounted transformers are to be erected within public roads. c. Meet the requirements of the electricity supplier (e.g. Energex).
17	Telecommunications network Design, construct and connect a telecommunications services network at no cost to Council and include in particular: a. Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. b. 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. c. Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
18	Connection to Permanent survey marks a. Connect all proposed lots to permanent survey marks (PSM's) in accordance with SC6.9 City Plan Policy – 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 SC6.9 City Plan Policy – 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.

19	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 a request is made to Council to approve the plan of subdivision at no cost to Council. - b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
Stormwater Drainage	
20	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
21	Constructed wetland maintenance management plan (<i>specific condition</i>) - a Prepare and submit to Council a wetland maintenance management plan (MMP) prior to a request is made to Council to approve the plan of subdivision at no cost to Council. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy – SC6.9 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. - 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 (m2) 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.
Sewer and Water Works	
22	Sewer reticulation - a Connect each proposed lot to Council's sewer network via the connection point currently servicing the development site 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 SEQ Water Supply & Sewerage Design and Construction Code (SEQ WS&S D&C Code), and Water and Sewerage Connections Policy.

23	Water reticulation a Obtain an operational works approval for the design, construction and connection of a water reticulation system to connect proposed lot 11 and lots 15 – 17 to Council's potable water supply network at existing 150 mm main in Christensen Road, prior to a request is made to Council to approve the plan of subdivision at no cost to Council b Design, construct and connect lot 1, 10 and lots 12- 14 and the common property to Council's potable water supply network at the 150 mm main in Christensen Road, prior to a request is made to Council to approve the plan of subdivision at no cost to Council c Retain the existing water connections for lots 2 – 9. and include in particular for lots points a – c above: - i Be in accordance with the SEQ Water Supply & Sewerage Design and Construction Code (SEQ WS&S D&C Code), and Water and Sewerage Connections Policy. - ii The property service, water meter boxes and water meters must be provided for each lot separately at the boundary of each lot.																																								
24	Fire loading Fire loading must not exceed 30 L/s for 4 hours.																																								
Construction Management																																									
25	Certification of works - Planning Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table border="1" data-bbox="261 1077 1390 1525"> <tr> <th colspan="5">Subdivision Engineering (<i>specific condition</i>)</th></tr> <tr> <th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr> <tr> <td>A written evidence from the Department of Natural Resources and Mines</td><td>Prior to a request is made to Council to approve the plan of subdivision for Stage 2</td><td>-</td><td>Registered land surveyor</td><td>Contributed Assets</td></tr> <tr> <td colspan="5"> The written evidence is to confirm: Road License no. 8115 has been relinquished from the Department of Natural Resources and Mines. </td></tr> </table> <table border="1" data-bbox="261 1585 1390 1966"> <tr> <th colspan="5">Subdivision Engineering</th></tr> <tr> <th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr> <tr> <td>Certificate for electricity supply</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>-</td><td>An authorised supplier (e.g. Energex)</td><td>Contributed Assets</td></tr> <tr> <td colspan="5"> The certification is to confirm: Underground electricity supply is available to all proposed lots. </td></tr> </table>	Subdivision Engineering (<i>specific condition</i>)					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	A written evidence from the Department of Natural Resources and Mines	Prior to a request is made to Council to approve the plan of subdivision for Stage 2	-	Registered land surveyor	Contributed Assets	The written evidence is to confirm: Road License no. 8115 has been relinquished from the Department of Natural Resources and Mines.					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.				
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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 telecommuni cation carrier (e.g. Telstra, NBN Co)	Contributed Assets
The certification is to confirm: Underground telecommunication infrastructure has been undertaken and 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.				

Geotechnical Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Retaining structures design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: i. All retaining structures on site/ within the stage are designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loading. ii. All designed retaining structures on site/ within the stage achieve adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.				

Geotechnical Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Retaining structures 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 retaining structures on site/ within the stage achieved adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical 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.				
Water and Waste				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
An easement document and Survey Plans with the required easements dimensioned and shown centrally located over the proposed sewerage infrastructure located within the subject site	prior to a request is made to Council to approve the plan of subdivision	-	Registered Surveyor	Compliance Section

The certification is to confirm:

Easements are correctly located over the infrastructure and meet the requirements specified in the SEQ Water Supply and Sewerage Design and Construction Code for sewerage infrastructure.

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 plan of subdivision	"Stormwater Management Plan – Industrial Subdivision at 84 - 160 Christensen Road South Stapylton" prepared by icubed consulting dated 26 July 2018	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

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.

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The certification is to confirm:

The sediment build up over the existing basin has been cleaned up and the basin has now 100% capacity, as designed.

26 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
	A DEHP approved spotter catcher must be present during: a) The pre-start meeting b) Damage to/removal of vegetation c) Any dewatering of Bio basin	• Submit a pre-clearing fauna assessment report prior to the undertaking of the pre-start meeting. The pre-clearing fauna assessment is to be undertaken within two weeks prior to the start of operational works; • Ensure identification of all fauna habitat trees prior to commencement of works; • Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible. • Ensure netting and relocating of aquatic fauna prior to works
	<i>For this condition a 'DEHP-approved spotter-catcher' is a person who holds a rehabilitation permit with an extended authority issued by the Department of Environment and Heritage Protection specifying that the holder may take, keep or use an animal whose habitat is about to be destroyed by human activity.</i>	
27	Fauna management Plan - a Obtain a Management Plan approval for a Fauna management plan generally in accordance with the Environmental significance overlay code of the City Plan, prior to any works commencing. - b The Fauna management plan must be prepared by a suitably qualified professional and include in particular: - i Provide a list of fauna species present or potentially present in the study area. Particularly within the Bio basin area. - ii Provide detail regarding the fauna management during works within the Bio basin area.	
28	Rehabilitation management plan - a Obtain a Management Plan approval for a Rehabilitation management plan generally in accordance with the Environmental significance overlay code of the City Plan, prior to a request is made to Council to approve the plan of subdivision for Stage One. - b The Rehabilitation management plan must be prepared by a suitably qualified professional and include: - i The rehabilitation management plan is to consist of a 12 month establishment period. A subsequent 12 month 'on maintenance' period is required. - ii Details of proposed rehabilitation works including proposed species and planting palette. Species are to be reflective of the mapped RE12.3.11, 12.3.6, 12.11.5e and 12.11.5a where suitable. - iii Planting modules to demonstrate planting densities. - iv All weeding works including a full list of weeds on site and how each weed can be adequately managed. - v Where weeding works result in a plant density less than one plant species of RE12.3.11, 12.3.6, 12.11.5e and 12.11.5a, additional planting is required. - vi Ongoing management/maintenance regime. - vii All areas of public open space must have a minimum plant density of one plant per square metre. If the minimum plant density of one plant per square metre cannot be achieved within open space areas then reconstruction (revegetation) through additional plantings must be undertaken.	

	viii Additional planting of 'unsuccessful' assisted regeneration areas must have a minimum 3 month establishment period prior to the acceptance by Council of the commencement of the 'On Maintenance' period.
29	Road names to be submitted Provide to Council for approval, specific road names and designation for the proposed road within Stage 2 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 at no cost to Council.
30	Erosion and sediment control a Obtain a Management Plan approval for an Erosion and sediment control plan generally in accordance with the Council's City Plan policy – Land development guidelines and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008) prior to any works commencing. b The Erosion and sediment control plan must be prepared by a suitably qualified professional and include in particular: - i Implement erosion, sediment and dust control measures that accord with (<i>Best Practice Erosion & Sediment Control</i> (IECA Australasia, November 2008). - ii Catchment boundary and overland flow path; - iii Estimated soil loss from each catchment; - iv Length, width and depth of each sediment basin; - v Spillway details and levels; - vi Energy dissipation/scour protection; - vii High flow bypass (if required); - viii Cross section, capacity and spacing of each catch/diversion drain; - ix Location and spacing of silt fences; - x Frequency and location of water quality monitoring; - xi Maintenance requirements and frequencies; - xii Maintenance access; and - xiii Contingency measures in case of failure to achieve the water quality objectives. - xiv Demonstrate how the proposed ESC measures will achieve 80% hydraulic efficiency in accordance with the State Planning Policy (SPP) 2017.
Plumbing and Drainage Act 2002	
31	Plumbing and drainage works to connect each lot individually to Council's water and sewer infrastructure Obtain a compliance permit for all plumbing and drainage work prior to any compliance assessable works commencing. <i>Note:</i> <i>A compliance permit for plumbing and drainage works cannot approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>
Advice Notes	
A	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.

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	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										
D	Water meter sizing All water meters 50 mm in diameter or larger require an operation works approval. Refer to Water and Sewerage Connections Policy, available on Council's website: http://www.cityofgoldcoast.com.au										
E	Further development permits/compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Compliance permit for plumbing and drainage work</td></tr></table> <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works</td></tr></table> <table><tr><td>Gold Coast Water and Waste</td></tr><tr><td>- Operational works - infrastructure</td></tr><tr><td>- Application to work on the City's Infrastructure</td></tr></table> <table><tr><td>Environmental Assessment</td></tr><tr><td>- Operational works - vegetation clearing</td></tr><tr><td>- Operational works – change to ground level</td></tr></table> A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.	Plumbing and Drainage	- Compliance permit for plumbing and drainage work	Landscape Assessment	- Operational works - landscape works	Gold Coast Water and Waste	- Operational works - infrastructure	- Application to work on the City's Infrastructure	Environmental Assessment	- Operational works - vegetation clearing	- Operational works – change to ground level
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F	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.										

G	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.
H	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('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.
I	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 <i>Environment Protection Act 1994</i> 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 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. - g Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required

J	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
K	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 <i>Biosecurity Act 2014</i> 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.
L	Notice of works timetable The applicant is responsible for providing a Notice of works timetable for Commencement of work/Commencement of use/Retrospective development approval to Council's Development Compliance section. A copy of Council's Notice of works timetable is available for viewing on Council's website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf
M	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) 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.
Property Notifications	
A	All owners, occupants and users of this land should be aware that the site abuts key strategic community facilities, including the Staplyton Landfill and Staplyton Sewage Treatment Plant. As such the site is located in the <i>City Plan 2016</i> (Version 4) Industry, community infrastructure and agriculture land interface area. All relevant parties should be aware that the overlay area is provided as a risk management tool to manage unexpected or accidental emissions from a facility; as stipulated in the <i>Odour Impact Assessment from Development Guideline</i>, Department of Environment and Heritage Protection (2013). The City of Gold Coast takes all reasonable measures to manage these facilities in such a way to minimise impacts and emissions. Relevant parties should acknowledge the purpose of the overlay in the conduct and operation of any use of the site.
B	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 (ROL 201800026). A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Statement of reasons (given under section 63(4) of the *Planning Act 2016*)

Details of proposed development

The proposed development is for a Development Permit Reconfiguring of a Lot – one into seventeen lot subdivision.

Assessment benchmarks

The following assessment benchmarks applied to the proposed development:

- High impact industry zone code
- Acid sulfate soils overlay code
- Airport environs overlay code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Industry, community infrastructure and agriculture land interface area overlay code
- Landslide hazard overlay code
- Reconfiguring a lot code
- General development provisions code
- Healthy waters code
- Vegetation management code

Reasons for decision

Following an assessment of the development application against all of the assessment benchmarks listed above, it was determined the development complies with the relevant benchmarks.