

APPENDIX B – PRELIMINARY APPROVAL CONDITIONS COMPLIANCE SUMMARY

(5738)

Item 1 – Information Request – dated 28 March 2018, (ROL 201800079 / PN163781/23/DA2)

A summary of the Preliminary Approval conditions has been provided below, accompanied with a statement of whether the conditions are compliant with the Stage 1 ROL/OPW development application lodged.

Decision Notice— Change Application approval including amended suite of development conditions for MCU201100650 - Dated:23 November 2017.

CONDITIONS

APPROVED PLANS/DRAWINGS/DOCUMENTS

1 Amended plans/drawings/documents to be submitted

- a Amended plans/drawings must be submitted generally in accordance with:

Plan No.	Title	Date	Prepared by
5093 P 00 12A	Landuse Classification and Staging Plan	06/11/2012	Gassman Development Perspectives
N/A	Generations Industrial Park Place Code	November 2012	Gassman Development Perspectives

Showing the following amendments to the Landuse Classification and Staging Plan;

- conditions i to vii.

Showing the following amendments to the Generations Industrial Park Place Code;

- conditions viii to xxvi.

Compliance

Complies, all items have been addressed and approved, dated 6 March 2018 – Council Ref: MCU201701550 (PN163781/01/DA1) – Submission to satisfy conditions of approval.

However, please note that an amended Landuse Classification and Staging Plan has been submitted in response to the Stage 1 development application Information Request response (Drawing no.5738 P 001, dated 11-05-18 prepared by Gassman Development Perspectives,)and will be also be submitted with the Change Application that will be submitted in due course.

2 Staged construction of development

- a Subject to the changes required by Condition 1 within section B of this Decision Notice, the stages as shown on the following plan are approved (subject to the relevant Operational Works approvals):

xxx Landuse Classification and Staging Plan, drawing 5093 P 00 12A, dated 06/11/2012 and prepared by Gassman Development Perspectives.

- b The construction of the development must be in sequence of the stages shown on the approved staging plan.
- c Deleted.
- d Any subsequent proposed amendments to the approved staging plan (including sequence of development must be approved by the Chief Executive Officer.)

Compliance

Doesn't comply.

A Change Application is being prepared to the Preliminary Approval that will amend or delete conditions where appropriate as outlined in this conditions compliance summary, and in association with an amended Landuse Classification and Staging Plan, (Drawing no.5738 P 001, dated 11-05-18 prepared by Gassman Development Perspectives) that has been submitted in Appendix A of the Stage 1 Development Application Information Request response.

3 Decision notice and approved plans/drawings to be submitted with subsequent application

A copy of this decision notice and accompanying stamped approved plans/drawings must be submitted with any building development application or operational works application relating to or arising from this development approval.

Compliance

Will comply, a copy of the decision notice will accompany any future building or operational work applications.

4 Any deviations require further approval

Any proposed deviation from the approved plans/drawings as a result of on-site or in-situ conditions must not be made unless amended plans/drawings are submitted and approved by Council. The development must be carried out in accordance with the approved amended plans/drawings.

Compliance

Will comply.

ADVERTISING

5 Advertising device

No advertising device is to be placed on the premises without the necessary development permit for operational work (advertising device) and/or approval under Council's Local Law No.16 (Licensing) 2008 and Subordinate Local Law No. 16.8 (Advertisement) 2008.

Compliance

Complies, no advertising proposed, subdivision only.

AMENITY

6 No nuisance from lighting

All lighting devices must be positioned on the premises and shielded to the satisfaction of the Chief Executive Officer so as not to cause glare or other nuisance to surrounding development and motorists.

Compliance

Complies, no lighting proposed, subdivision only.

7 Restricted paint colours

Buildings and structures must not be painted in highly reflective, bright or obtrusive colours.

Compliance

Complies, no buildings or structures are proposed, subdivision only.

8 Location of equipment and ventilation/air-condition units

All service equipment, mechanical ventilation and air-condition units associated with the use of the premises must be installed and located to the satisfaction of the Chief Executive Officer so as not to cause nuisance or disturbance to persons outside the curtilage of the premises.

Compliance

Will comply at building stage, subdivision only.

CITY TRANSPORT

9 Staged development

Subject to the changes required by Condition 1 within section B of this Decision Notice the stages as shown on Proposal Plan / Staging Plan: 5093 P00 12A, Land Use Classification and Staging Plan, dated 06/11/12 and prepared by Gassman Development Perspectives are approved for the purposes of construction (subject to the relevant Operational Work approvals) and compliance assessment of subdivision plans, subject to the following requirements:

- a The future Operational Works application can cover more than one stage. However, the engineering plans must be split into the individual stages shown on the approved staging plan.
- b The construction of any approved operational works (including provision of "as constructed" information) and compliance assessment of subdivision plans must be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan for

stage 1 must be approved by Council before (or at the same time as) the stage 2 subdivision plan, and so on.

- c Subdivision plans must correspond to the stages as shown on the approved staging plan.
- d Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval.

Compliance

Doesn't comply.

The Stage 1 development application proposes differing staging boundaries from the recently approved Landuse Classification and Staging Plan approved 6 March 2018.

Subsequently, an amended Landuse Classification and Staging Plan will be lodged with the Change Application to the Preliminary Approval for Council assessment and approval.

A copy of the amended plan has also been submitted with the Stage 1 Development Application Information Request response, Landuse Classification and Staging Plan, (drawing no.5738 P 001, dated 11-05-18 prepared by Gassman Development Perspectives.

10 Roadworks Design (Stage 4)

Prior to the issue of any development approval for Stage 4, detailed design for roadworks must be submitted for the following:

- a the upgrade of Christensen Road and Christensen Road South;
- b the intersection of Christensen Road and proposed Road 1;
- c the intersection of Christensen Road and the Eastern Service Road;
- d the re-prioritisation of the intersection of Christensen Road and Christensen Road South.

Compliance

Complies, no works proposed in Stage 4, only development application for Stage 1 lodged.

11 Land dedication for road widening

Land must be dedicated to Council for road widening purposes. All land to be dedicated to Council must be completed at no cost to Council and to the satisfaction of the Chief Executive Officer, the timing of which will be determined as part of each subsequent application.

Compliance

Does comply, development application for Stage1 has addressed any land dedication requirement.

ACID SULFATE SOILS AND GROUNDWATER

12 Approved acid sulfate soil management plan must be complied with

- a All works must be undertaken with due regard to the possibility of encountering acid sulfate soils.
- b The applicant must comply with the approved acid sulfate soil management plan, being Acid Sulfate Soil investigation, Lot 1 on RP 6882 and Lot 240 on W31320 Stapylton Jacobs Well Road and Christensen Road, Stapylton, prepared by ADG consulting and dated August 2011, in the carrying out of works and in the testing, treatment and management of acid sulfate soils.

Compliance

Doesn't comply, Stage 1 development application has addressed matters relating to acid sulphate soils for Lot 1 on RP6882 and Lot 240 on W3130, however, an amended acids sulphate management is required for Lot 4 on RP6843) that is currently being undertaken.

VEGETATION MANAGEMENT

13 Staged tree clearing

Tree clearing onsite must be staged in accordance with the approved staging development plan as required by Condition no.1 of this Decision Notice.

Compliance

Does comply, an Operational Works for vegetation clearing has been made over Stage 1 development application.

14 Vegetation works OPW application required

This approval does not approve vegetation clearing or damage. Prior to commencement of such works, a development application for operational work (vegetation works) must be made to and approved by Council for any works proposing clearing or damage to any Protected Vegetation. The application must be accompanied by a copy of each of the following plans (and, where a plan has already been approved, that plan must be accompanied by the corresponding approval documentation (i.e. decision notice or letter of approval)):

- a The approved MCU layout plan.
- b The approved bushfire management plan/site specific Bushfire Hazard letter.
- c Plans clearly identifying which vegetation is proposed to be removed and which vegetation is proposed to be retained.
- d A letter from an EPA-approved spotter-catcher together with any necessary fauna management plan or a QPWS-endorsed fauna translocation management plan.
- e A sediment and erosion control and construction management plan.

Compliance

Does comply, an Operational Works for vegetation clearing has been made over the Stage 1 development application extent of works.

LANDSCAPING

15 Detailed landscape plan to be submitted for approval relating to landscape buffers within Stage 2

- a In relation to the landscape buffer ten (10) metres wide for the length of the western property boundary of Precinct A and six (6) metres wide for the entire length of the subject site adjoining the Stapylton Jacobs Well Road frontage, the applicant must submit to Council for approval a detailed landscape plan, by making a development application for operational work (landscape work).
- b Approval of proposed landscape work (adjoining Precinct A) must be obtained prior to the commencement of works relating to Stage 2 of this development. These approved landscape work must be constructed prior to the commencement of use of any part of Stage 2 of this development.
- c Without limiting the requirements of the planning scheme's Landscape Work Specific Development Code,
- d The required landscaping plan must demonstrate
 - i A landscape buffer ten (10) metres wide for the length of the western property boundary of Precinct A and six (6) metres wide for the entire length of the subject site adjoining the Stapylton Jacobs Well Road frontage; and
 - ii That the buffers contain dense tree planting to soften and screen the development.

Compliance

Does comply, Stage 1 development application includes the landscape buffer areas referred to in the condition. Subsequently, Statement of Landscape plans have been submitted over Stage 1.

COVENANT AREA – PROHIBITED ACTIVITIES, MANAGEMENT AND COVENANT

16 Covenant Area – prohibited activities

The area described as 'Covenant Area' on amended plan required by Condition 1 of this Decision Notice, is for the purpose of preserving native plants and animals.

Compliance

Not applicable, no works proposed within this area (Stage 3 and 4), Stage 1 subdivision only.

17 Preparation of Covenant Area management plan

A covenant management plan must be prepared, detailing all management measures and monitoring to be undertaken in the Covenant Area for the life of the development and the use of the premises so as to ensure the preservation of the environmental integrity of the Covenant Area.

Compliance

Not applicable, no works proposed in the Covenant Area (Stage 3 and 4), application only for Stage 1.

18 Compliance assessment of covenant area management plan

The covenant management plan is a document requiring compliance assessment under the *Sustainable Planning Act 2009*.

Compliance

Not applicable at this stage, will be required to be submitted at the appropriate time.

19 Compliance certificate with future operational work development applications

A copy of the compliance certificate for the covenant management plan must be provided with any future operational work development applications within Precinct C.

Compliance

Not applicable, no works proposed in the Covenant Area (Stage 3 and 4), application only for Stage 1. lodged, that includes Precinct A and B only.

20 Ongoing compliance with the approved covenant management plan

The management measures and monitoring required by the approved covenant management plan and any conditions imposed on the compliance certificate must be complied with for the life of the development and the use of the premises.

Compliance

Not applicable, no works proposed in the Covenant Area (Stage 3 and 4), application only for Stage 1.

21 Amendment of the covenant management plan

The covenant management plan may be amended with the written agreement of Council but only if the amendment:

- a Is consistent with the purpose of the covenant (being the statutory covenant required to be registered pursuant to the conditions of this approval);

- b Does not alter the covenant area; and
- c Does not add or remove a party to the covenant.

Compliance

Not applicable, no works proposed in the Covenant Area (Stage 3 and 4), application only for Stage 1.

22 Covenant Area – statutory covenant to be registered

At the same time as the lodgement of the subdivision plans for Precinct C, or if no subdivision plans are required, prior to the commencement of the use within Precinct C, an instrument of covenant must be registered on the title/s of the lot/s which contain/s the Covenant Area.

Compliance

Not applicable, no works proposed in the Covenant Area (Stage 3 and 4), application only for Stage 1.

23 Covenant Area - rehabilitation

The applicant must undertake and complete all rehabilitation works within the Covenant Area in accordance with these conditions of approval.

Compliance

Not applicable, no works proposed in the Covenant Area (Stage 3 and 4), application only for Stage 1.

OPEN SPACE

24 Transfer of open space

The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):

Compliance

Not applicable, no open space proposed that is identified on the plans referred to.

OPEN SPACE MANAGEMENT PLAN

25 Preparation of open space management plan (OSMP) to be submitted for approval addressing all areas of land to be transferred to Council as public open space

- a An Open Space Management Plan ('OSMP') must be prepared, addressing all areas of land to be transferred to Council, specifically the area of land south of Christensen Road to be dedicated to Council as public open space.

- b The OSMP must be submitted and approved by the Chief Executive Officer prior to the approval of any development permit for operational works (change to ground level, bulk earthworks, tree works, landscaping, whichever comes first) within Stage 4 of this development. The OSMP is not an approved report until a Council approved letter has been issued in respect of it.

Compliance

Not applicable, Stage 1 subdivision submitted that doesn't include any public open space areas to be dedicated to Council. Will comply when application involves Stage 4 and/or area south of Christensen Road.

26 Compliance assessment of OSMP

The OSMP is a document requiring compliance assessment under the Sustainable Planning Act 2009. A request for compliance assessment must be made in accordance with the Sustainable Planning Act 2009 for a compliance certificate approving the document, in accordance with the following:

Compliance

Not applicable, will comply when development applications involve any areas are to be dedicated for public open space.

27 Compliance certificate with future operational work development applications

A copy of compliance certificate for the OSMP must be provided with any future operational work development applications for Stage 4.

Compliance

Not applicable, will comply when a development application involves Stage 4 open space / Precinct D.

28 Compliance with OSMP prior to acceptance of open space 'On Maintenance'

All works specified in the OSMP and any conditions imposed on the compliance certificate must be carried out in accordance with the approved plan.

Compliance

Not applicable, will comply at appropriate stage and Precinct for development.

29 Revegetation to use Local Provenance Stock

All revegetation for the purposes of ecological rehabilitation and restoration must be undertaken using only local provenance plant stock in accordance with Appendix 1A of Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space (November 2007, Version 1).

Compliance

Not applicable, will comply at appropriate stage of development.

ACOUSTICS

30 Acoustic report

- a The development must be designed and constructed in accordance with the recommendations outlined in 7.1 of the approved acoustic report prepared by 'TTM Group', dated 20 April 2011 (Ref: 34418 R03 Hester Land Stapylton Acoustic Report.doc).
- b Any alteration to the design or construction of the development that prevents the recommendations of the approved acoustic report being implemented will require an amended acoustic report to be submitted and approved by Council prior to Building Approval.

Compliance

Will comply at time of building application/approval, subdivision proposed for Stage 1 only, no buildings proposed.

31 Acoustic barrier

A continuous line of buildings adjacent to the full extent of the western property boundary adjoining the residential development as per Figure 4 of the approved acoustic report prepared by 'TTM Group', dated 20 April 2011 (Ref: 34418 R03 Hester Land Stapylton Acoustic Report.doc) is to be provided ensuring the following treatment is incorporated:

Compliance

Will comply at time of building application/approval, subdivision proposed for Stage 1 only, no buildings proposed.

32 Landscape buffer

A minimum ten (10) metre wide buffer is to be provided along the length of the western property boundary of Precinct A in accordance with the submitted Statement of Landscape Intent, being drawing 5093 L LI 03 pages 1-3, Landscape Intent, dated 01/11/12 and prepared by Gassman Development Perspectives.

Compliance

Does comply, landscaping buffers have been provided as required in Stage 1 development application.

33 Certificate of Compliance

Prior to occupation of any premise within Precinct A of the development, a Certificate of Compliance from a suitably qualified acoustic professional is to be provided so as to confirm that buildings have been constructed in accordance Section 7.1 and Figure 4 of the approved acoustic report, prepared by 'TTM Group' and dated 20 April 2011 (Ref: 34418 R03 Hester Land Stapylton Acoustic Report.doc).

Compliance

Will comply at time of building completion, subdivision only proposed.

34 An acoustic report required for future MCU (Code and Impact Assessable) development applications within Precinct A

An acoustic report must be submitted and approved by Council for all future Material Change of Use (Code and Impact Assessable) development applications within Precinct A.

Compliance

Will be required to comply when MCU applications are lodged for development approval.

35 Hours of operation within Precinct A

Hours of operation within Precinct A are restricted to between 7:00am and 8:00pm Monday to Friday or to the satisfaction of the Chief Executive Officer.

Compliance

Will be required to comply when development is operational within Precinct A.

36 Delivery and Collection Activities within Precinct A

Delivery and collection activities within Precinct A are restricted to between 7:00am and 8:00pm Monday to Friday or to the satisfaction of the Chief Executive Officer.

Compliance

Will comply when development is operational within Precinct A.

HYDRAULICS AND STORMWATER MANAGEMENT

37 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;

- 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.

Compliance

Does comply, Stage 1 stormwater management plans lodged with development application.

38 Alteration of overland flow paths

Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.

Compliance

Does comply, Stage 1 stormwater management plans lodged with development application.

39 Certification of earthworks compliance with hydraulic report

Immediately after completion of the bulk earthworks, the applicant must submit to Council a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with Section 4 of the approved report, being 'Generations Industrial Park – Stormwater Management Plan', dated 20 June 2012 and prepared by Hyder Consulting Pty Ltd and no loss of flood plain storage has occurred as a result of the earthworks.

Compliance

Will be required to comply after completion of bulk earthworks.

40 Use of land for flood storage purposes only

The part of Lot 4 on RP6843 that is identified as Excavation below RL8.6m AHD in Figure 4.6 (Compensatory Excavation for Flood Storage Volume Balance) of the stormwater management report, being 'Generations Industrial Park – Stormwater Management Plan', dated 20 June 2012 and prepared by Hyder Consulting Pty Ltd must be used solely for the purposes of flood storage/conveyance and not be used for any purposes that involve the construction of any building, structures or earthworks. This obligation applies independently of any registered covenant.

Compliance

Complies, Operational Works for Change to Ground Level (bulk earthworks) component for Stage 1 addresses this condition.

41 Flood storage covenant

Prior to the earlier of compliance assessment of the subdivision plan or the commencement of the use of the premises, an instrument of covenant must be registered on the title/s of the lot/s. for Lot 4 on RP6843.

Compliance

Will be required to comply at the appropriate time of either compliance assessment or commencement of use.

42 Amendment of and compliance with stormwater management plan

- a The submitted stormwater management plan, being 'Generations Industrial Park – Stormwater Management Plan', dated 20 June 2012 and prepared by Hyder Consulting Pty Ltd, is approved, subject to the following amendments:
 - i GPTs must be selected in accordance with Section 13.12.2.2 of the Council's Land Development Guidelines (GCCC, 2007).
 - ii Pollutant removal efficiency of GPTs must not be higher than the Council's acceptable value 50% TSS, 20% TP and no removal of TN. The applicant must provide additional bioretention basin/swale if required to achieve the Council's pollutant load reduction target (80% TSS, 60% TP, 45% TN and 90% GP).
- b All works must be carried out and completed and all maintenance and monitoring implemented by the applicant in accordance with the amended stormwater management plan, prior to a request for compliance assessment of the subdivision plan or, if no subdivision plan is required, prior to the commencement of the use of the premises.

Compliance

Does comply, the current Stage 1 stormwater management plan complies with the approved Hyder report, however, the GPTs requirement has been superseded with new water quality practices as adopted by Council with these latest standards reflected within the submitted Stage 1 management plan.

43 Certification that stormwater management treatment train implemented

- a The applicant must provide to Council certification from a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater that the stormwater management treatment train in the approved (as amended) stormwater management plan and associated design drawings has been installed on-site and is functioning as designed.
- b Certification must be provided prior to the earlier of compliance assessment of the subdivision plan or the commencement of the use of the premises.

Compliance

Will be required to comply at time of compliance assessment or commencement of use.

44 SQIDs maintenance management plan

In accordance with Vol 3 (Section 13) of the Land Development Guidelines, the applicant must submit to Council for approval, before Council will accept the works 'On Maintenance', a SQID Maintenance Management Plan (MMP).

Compliance

Will be required to be complied with at the time of acceptance of 'On Maintenance' works.

EROSION AND SEDIMENT CONTROL

45 Erosion and sediment control

Sediment, erosion and dust control measures must be implemented generally in accordance with the approved report, being "Generations Industrial Park – Stormwater Management Plan" dated 20 June 2012 prepared by Hyder Consulting Pty Ltd and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). Additional sediment, erosion and dust control measures must be implemented as directed by Council officers upon site inspection.

Compliance

Does comply, erosion and sediment control plan lodged with Stage 1 development application.

46 Construction of sediment basin

The sediment basin(s) proposed for construction phase must be designed in accordance with Appendix B of the Best Practice Erosion and Sediment Control (IECA Australasia, November 2008).

Compliance

Will comply with Council current standards and practices which have since been updated.

47 Inspections and reporting

All erosion and sediment control measures must be inspected on a weekly basis and following runoff events until the site is fully rehabilitated.

Compliance

Will comply at appropriate stage and works of development.

48 Detailed design and certification of erosion and sediment control measures

The development application for operational work (change to ground level and/or works for infrastructure) must be accompanied by site specific detailed design of erosion & sediment control measures.

Compliance

Does comply, an erosion and sediment control plan has been submitted with the Stage 1 development application.

GEOTECHNICAL

49 Geotechnical report to be complied with

All future earthworks over the subject site must be designed following the advice and recommendations of the geotechnical report, being 'Broad Geotechnical Assessment, Proposed Industrial Development, Lot 1 on RP6882 and Lot 240 on W31320, Stapylton Jacobs Well Road and Christensen Road, Stapylton', prepared by Morrison Geotechnic Pty Ltd, Job No. GE11/002 and dated February 2011.

Compliance

Does comply, a geotechnical report will be submitted as part of the Information request response for Stage 1 development application which supports the proposed earthworks.

50 Retaining structures design

Retaining structures and associated footings must be designed in accordance with AS 4678 – 2002 Earth-retaining structures.

Compliance

Will comply, retaining structures proposed as part of future civil works associated with the stage will be designed in accordance with the Australian Standards.

51 Cut and fill batters design

- a Cut/fill batters must be constructed in accordance with section 3.2.7 of Planning Scheme Policy 11 - Land Development Guidelines, Standard Specifications and Drawings.
- b All platforms resulting from cutting/filling must have a minimum slope of 1 in 150 and comply with Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings for drainage of allotments to the street.
- c Benching is required where any proposed freestanding batter height exceeds 2.5 metres. The minimum width of benching must be 1 metre with a minimum slope of 1 in 100 towards the lower face. The absolute maximum height of any freestanding cut/fill batter with benching is 5 metres.

Compliance

Does comply. The submitted engineering drawings comply with the above condition with all lots achieving the minimum 1:150 grade requirements. The benching profile listed within Condition 51c has also been adopted in all area of stormwater drainage reserve as per Council's request.

WASTEWATER

52 Reduced infiltration gravity wastewater reticulation

The development must be connected to reduced infiltration gravity wastewater reticulation by gravity solution, at the applicant's cost.

Compliance

Does comply, schematic report submitted with Stage 1 development application in accordance with Australian Standards.

53 General wastewater servicing arrangement

Unless otherwise determined by Gold Coast Water, the wastewater servicing arrangements shall be generally in accordance with the following:

- a Connect part of Stage 1 that naturally drains to Pump Station BE45, to BE45, via De Bortoli Street;
- b Connect the remaining part of Stage 1 and part of Stage 2 that naturally drains to the proposed new pump station (refer to drawing no.C028-AA003837-04 dated 15/6/2012 prepared by Hyder Consulting) located near Stapylton-Jacobs Well Road;
- c The balance of Stage 2, Stage 3 and Stage 4 shall gravitate into Council's future wastewater network;
- d The balance of Stage 2 and Stage 3 shall gravitate into Stage 4 (no pump station is permitted); and
- e A temporary pump station sited in Stage 4 may be permitted where the wastewater network in Christensen Road remains unavailable (the wastewater network in Christensen Road serving lot 334 on SP193431 is serviced by a private pump station and therefore not currently available).

Compliance

The development will comply with the sewerage catchment strategy for the Stapylton area as per Gold Coast Water and Waste requirements. This ability to comply is demonstrated within the Sewer Schematic Plans submitted as part of the stage 1 ROL application which encompass the entirety of the subject site.

54 Connection point

The applicant must submit to Gold Coast Water and obtain approval prior to making any development application for a Development Permit or Building Work:

- a Pump Station BE45 catchment (part of Stage 1):
 - i Demonstrate development can be connected by gravity to BE45,
- b Proposed new pump station near Stapylton-Jacobs Well Road (balance of Stage 1 and part of Stage 2 that's drains to this new pump station):
 - i Demonstrate that downstream wastewater infrastructure has sufficient capacity to accommodate the new wastewater pump station;

- ii Demonstrate an ability to deliver the new wastewater pump station in time to service the proposed development.
- c Long Term Strategy (balance of Stage 2, Stage 3 and Stage 4):
 - i Demonstrate that balance of Stage 2 and Stage 3 gravitate to Stage 4; and
 - ii Demonstrate that downstream wastewater infrastructure has sufficient capacity to accommodate the development.

Note: The development is out of sequence in respect of wastewater services. The wastewater network scenario may change as a result of the future planning of the Beenleigh, Stapylton and Pimpama Wastewater Treatment plants. The applicant is advised to liaise with Gold Coast Water.

Compliance

The development will comply with the sewerage catchment strategy for the Stapylton area as per Gold Coast Water and Waste requirements. This ability to comply is demonstrated within the Sewer Schematic Plans submitted as part of the stage 1 ROL application which encompass the entirety of the subject site.

55 Wastewater reticulation schematic plan

- a The applicant must submit to Gold Coast Water a wastewater reticulation schematic plan for the proposed development that:
 - i Demonstrates how the development is to be connected to Council's wastewater network,
 - ii Provides the following details:
 - A Average and peak weather flows;
 - B Emergency storage;
 - C Septicity and odour; and
 - D Pump duty points.
 - iii Makes allowance for any external catchments that may drain through the subject site; and
 - iv Accommodates the extension of the wastewater main to the upstream property boundary to provide for future wastewater connectivity of the upstream external catchment.
- b The applicant must obtain Gold Coast Water approval of the wastewater reticulation schematic plan prior to making any development application for a Development Permit or Building Work.

Compliance

Does comply, discussions held with Gold Coast Water last November 2017, overall schematic report lodged with Stage 1 development application and awaiting Council assessment and approval.

56 Wastewater pump stations

Wastewater pump stations, rising main and emergency storage must be designed and constructed in accordance with Council's Policy 11 – Land Development Guidelines standards, at no cost to Council and are to:

- a Provide legal access to the pump station,

- b Provide a separate electrical power,
- c Provide a separate water service and meter.

Compliance

Doesn't comply, waste water pump station not required for Stage 1, however may be required in future stages and be addressed accordingly.

57 Location and transfer of wastewater pump station land

The site of any wastewater pump station and associated access driveways, that will be owned and maintained by Council, must be transferred, in freehold and at the applicant's cost, at the earlier of making an application for Building Work, request for a compliance assessment for a Development Permit or prior to the commencement of the use.

Compliance

Doesn't comply, waste water pump station not required for Stage 1, however may be required in future stages and be addressed accordingly.

58 Completion of external wastewater connections

All external wastewater connections (including the completion of all infrastructure downstream of the development site to the point of connection and approved augmentation works) must be completed in accordance with engineering plans approved by Council prior to the earlier of making an application for Building Work, request for a compliance assessment for a Development Permit or commencement of the use of the premises.

Compliance

Not applicable for subdivision, and applies to building works or commencement of use.

59 Connections – arrangements with Gold Coast Water

All live connections are to be performed by Gold Coast Water at the applicant's cost.

Compliance

Will comply.

60 No building work over/within Council's wastewater infrastructure easements and minimum distance from Gold Coast Water infrastructure

- a No structure or building work is permitted over/within any public utility easements (Gold Coast Water/Council).
- b All proposed buildings and structures must be located a minimum distance of 2 metres from Gold

Coast Water infrastructure.

Compliance

Will be required to comply at time of building application/approval.

WATER SUPPLY RETICULATION

61 Dual water supply reticulation (potable and recycled)

The development must be connected to Council's dual water reticulation system (potable and recycled supply) at the applicant's cost.

Compliance

The requirement for connection to dual water supply reticulation is no longer a requirement of Council, therefore the proposed development will not provide stipulated connection.

62 Design, construction and standard of water supply reticulation

The design, construction and standard of the required water supply reticulation infrastructure to be carried out by the applicant (including all water supply reticulation infrastructure to be dedicated to Council) must be in accordance with Gold Coast City Council Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings.

Compliance

Will comply.

63 Connection point

- a The existing 225mm main in Stapylton Jacobs Wall Road must be used as the potable water supply connection point, unless otherwise approved by Gold Coast Water.
- b The development site must be connected to Council's recycled water reticulation system when it becomes available for connections at no cost to Council.
- c The development site must provide a cross-connection between the potable and recycled water systems at the applicant's cost.
- d The applicant must submit to Gold Coast Water and obtain approval for a cross-connection.

Compliance

Does comply, overall water supply schematic report lodged with the Stage 1 development application for Council assessment and approval.

64 Water reticulation schematic plan and network analysis

- a The applicant must submit to Gold Coast Water and obtain approval of a potable and recycled water reticulation schematic plan and network analysis of the overall development prior to the earlier of the making of any development applications for Operational Work (works for infrastructure) or for Plumbing and Drainage Work.
- b In preparing the plan/analysis, the applicant must liaise with Gold Coast Water to ensure appropriate allowance is made for connectivity with external mains and external demands.

Compliance

Complied with. A schematic reticulation plan and associated networks analysis based on Gold Coast Water and Waste supplied boundary conditions was submitted as part of the stage 1 ROL application ahead of the making of any Operational Work or Plumbing and Drainage Work applications.

65 Installation of property service, dual water meter box and meters

The applicant must, prior to a request for compliance assessment of the overall development:

- a Provide property service and dual water meter box at the boundary of the development site in accordance with Gold Coast City Council Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings; and
- b A complete property service connection that includes the meter installation and tapping of the main shall be installed by the Council the time of the building application and at the cost of the applicant.

Compliance

Not applicable. Reticulated recycled water is no longer in use within the City and as such dual meters will not be required.

66 Supply standard

The applicant must provide water supply to the standard specified in Section 4 and 7 of Gold Coast City Council's Land Development Guidelines.

Compliance

The reticulated water supply will be supplied in accordance with current Gold Coast City Council standards.

67 Fire loading

Fire loading must not exceed 30L/s for commercial and industrial uses, unless otherwise approved by Gold Coast Water.

Compliance

Complied with as demonstrated in the submitted water networks analysis report lodged with the Stage 1 ROL documentation.

68 Rainwater tanks – dual reticulated water supply regions

To achieve water savings targets in dual reticulated water supply regions all:

- a “Commercial Building” or “Non-residential Building”
must meet the requirements of Clause 7.3.2.4 (Rainwater Tanks) of Planning Scheme Policy 11-Land Development Guidelines 2005 as amended from time to time.

Compliance

The requirement for Rainwater tanks are no longer a Council requirement, therefore this Condition should be deleted.

REFERRAL AGENCY CONDITIONS

69 Cancelled

Compliance

Not applicable.

MANAGEMENT

70 Relocation of active Wedge-tailed eagles nest within Precinct C

Prior to any clearing within Precinct C, a relocation program shall be developed by the applicant, lodged with Council and approved by Council for the relocation of the active wedge-tailed eagles nest (*Aquila audax*) located within the north eastern corner of Precinct C. The program shall detail the specific requirements for the relocation of the nest into the adjoining eastern boundary environmental covenant area. All works shall occur in accordance with the requirements of the relocation program and in liaison with Councils Environmental Planning section.

Compliance

Complies, no works proposed in Precinct C.



PORTABLE
LONG SERVICE
LEAVE

notification and payment CONFIRMATION

Confirmation date: 11-May-2018

BUILDING AND CONSTRUCTION WORK DETAILS

QLeave levy number: S160248 Date notified: 10-May-2018

Building and construction work description: M38 INDUSTRIAL STAGE 1 EWS

Lot no.: 1 Plan no.: RP6882

Building and construction work address: 60 STAPYLTON JACOBS WELL RD

Suburb: STAPYLTON Postcode: 4207

Notified cost of work (GST exclusive): \$ 2,530,392

Total levy paid: \$ 12,019

Exempted cost of work (GST exclusive): \$ 0

Start date: 13-Aug-2018 Finish date: 10-Aug-2020

Council: GOLD

Certifier: CITY OF GOLD COAST COUNCIL

Owner: KS8 PTY. LTD.

Principal contractor: UNKNOWN

QLeave has issued this form to confirm that notification and payment has been received. Under s.77 of the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, all obligations have been met.

BUILDING AND CONSTRUCTION WORK COMPLETED

When your building and construction work reaches practical completion, you will be required to submit your final costs and completion date to QLeave. To provide QLeave with these details, please complete the **Building and construction work completed form** available at www.qleave.qld.gov.au and send it to levies@qleave.qld.gov.au.

CONTACT QLEAVE

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Freecall 1800 803 481 | Email levies@qleave.qld.gov.au | Web www.qleave.qld.gov.au

