Our reference: MIN/2019/761
Your reference: 5941 – Stage 1 Minor Change

Decision notice— change application approval including amended suite of development conditions for ROL/2018/79
(Given under section 83(1) of the *Planning Act 2016*.

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 20 December 2019 for the development approval dated 1 March 2019.

Date of decision notice: 4 June 2020

Applicant details

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

Application details

Application number:	MIN/2019/761
Approval sought:	Minor change to development permit for Combined application for Reconfiguring a lot (2 lots into 38 industrial lots, stormwater detention lot, new road and a balance lot), Operational works (Change to ground level) and Operational works (vegetation clearing).
Details of the change:	The proposal seeks the following changes: • Amended description of approval to reflect the reduction from 38 to 22 lots; • Amend Part A Condition 2 to approve updated drawings for an amended subdivision layout and consequential amendments to Conditions 8, 18,19 and 20; • Amend Part A Condition 3 to approved the updated Site Based Stormwater Management Plan and related amendments to Part A Condition 29, Advice note A, and Part B Conditions 5 and 15; • Delete Part A Condition 9; • Amend Part A Condition 12 to approve the updated Landscape intent plan and related amendment to Part A Condition 13; and • Amend Part B Condition 3 to approve updated earthworks plans.
Original Application number	ROL/2019/79
Details of original decision	Negotiated decision notice for development permit for Combined application for Reconfiguring a lot (2 lots into 38 industrial lots, stormwater detention lot, new road and a balance lot), Operational works (Change to ground level) and Operational works (vegetation clearing).
Date of original decision	1 March 2019

Location details

Street address:	31 Yellowwood Road, 60 Stapylton Jacobs Well Road and 82 Christensen Road, Stapylton
Real property description:	Lot 4 on RP6843 , Lot 1 on RP6882 , Lot 240 on W31320

Decision

Date of decision:	3 June 2020
Decision details:	Under Delegated Authority, the Executive Coordinator Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full with conditions.

Affected Entity(s) for the application

The Affected Entity(s) for this application are:

For an application involving	Name of affected entity	Advice agency or concurrence agency	Address
Waterway barrier works Assessable development under s12 – Schedule 10, Part 6, Division 4, Subdivision 2, Table 1	Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence agency	
State transport infrastructure Aspect of development stated in schedule 20 – Schedule 10, Part 9, Division 4 , Subdivision 1, Table 1; Reconfiguring a lot near a State transport corridor – Schedule 10, Division 4, Subdivision 2, Table 1, Item 1; Operational work on premises near a State transport corridor – Schedule 10, Part 9, Division 4, Subdivision 2, Table 5	Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence agency	
Coastal management district Assessable development under s28 – Schedule 10, Part 17, Division 3, Table 1	Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence agency	

Details of the approval

Development permit	Combined application for Reconfiguring a lot (2 lots into 22 industrial lots, stormwater detention lot, new road and a balance lot), Operational works (Change to ground level) and Operational works (vegetation clearing).

Conditions

New and/or amended conditions of approval for a development permit for reconfiguring a lot (2 lots into 22 industrial lots, stormwater detention lot, new road and a balance lot) and Operational works (Change to ground level) are enclosed in this notice.

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

A full suite of conditions incorporating any new and/or amended conditions and/or advice that have been imposed/ provided by relevant affected entity(s) are attached.

Further development permits

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

- Operational works - landscape works (Private)
- Operational works - landscape works (Public)
- Operational works - Infrastructure
- Application to work on the City's Infrastructure
- Operational Works Approval for vegetation clearing

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

Properly made submissions

Not applicable—No part of the application required public notification.

Approved plans and drawings

Approved plans and drawings reflecting the approved change(s) are attached and are identified in the conditions imposed by Council in the amended suite of development conditions.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, 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.
Referral Agency	You do not have appeal rights in relation to this decision.

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

AUTHORISED BY

Karley Lawler
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast

Enc:
New and/or amended conditions imposed by Council, as the Responsible Entity
Amended suite of development conditions for development approval

Attach:
Stamped approved plans and drawings for development approval
Amended infrastructure charge notice for development approval ROL/2018/79
Appeal rights extracts

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

The description of the approval which reads:
Development permit for Combined application for Reconfiguring a lot (2 lots into 38 industrial lots, stormwater detention lot, new road and a balance lot), Operational works (Change to ground level) and Operational works (vegetation clearing).

Is amended to read:
Development permit for Combined application for Reconfiguring a lot (2 lots into 22 industrial lots, stormwater detention lot, new road and a balance lot), Operational works (Change to ground level) and Operational works (vegetation clearing).

PART A – RECONFIGURING A LOT

Part A - Condition 2 which reads:

2 **Approved drawings**

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

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	10-09-2018	5738 P ROL 01B	-

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

is amended to read:

2 **Approved drawings**

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

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	18-12-2019	5941 S ROL 01 A	A

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

Part A - Condition 3 which currently reads:

Approved Plans

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

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Development Application for Reconfiguration of Lot	Gassman Development Perspectives	30 August 2018	Job No: 5738	Rev. 3

is amended to read:

3	**Approved Plans** Undertake and maintain the development generally in accordance with the following plans:

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots	Gassman Development Perspectives	12 March 2020	Job No: 5941	Rev. 3

Consequential change – Part A Condition 7 which reads:

7	**Use of land for flood storage purposes** *(specific condition)* That part of the lot that is below 8.6 metres AHD (being the 100 year ARI flood line) 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 that results any loss of flood storage volume. This obligation applies independently of any registered covenant.

is amended to read:

7	**Use of land for flood storage purposes** *(specific condition)* That part of the lot that is below 8.6 metres AHD (being the 100 year ARI flood line) 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.

Pat A - Condition 8 which reads:

8 **Land transfer**

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

Land to be dedicated	**Purpose**	**Drawing Title & Drawing No.**	**Author**	**Date**	**Ver**
Lot 900 (8676m^2) Stage 1	Drainage Reserve	Proposed Staged Reconfiguration of Land STAGE ONE (Dwg No. 5738 P ROL 01B)	Gassman Development Perspectives	10-09-18	-

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 1.

c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land transfer is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

Is amended to read:

8 Land transfer

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

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 900 (8676m^2) Stage 1	Drainage Reserve	Proposed Staged Reconfiguration of Land STAGE ONE (Dwg No. 5941 S ROL 01 A)	Gassman Development Perspectives	18-12-19	-

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 1.

c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land transfer is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

Part A - Condition 9 which reads:

9 Requirement to register easement/s

a Register easements A, B and C for temporary access purposes (turning areas) in favour of Council at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land Stage One	Gassman Development Perspectives	10/09/2018	5738 P ROL 01B	-

b The terms of the easement must include:

i Standard terms document 709956727 must be referenced on Form 9 – easement document.

ii Easement plans and associated documents (i.e. Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d 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.

is deleted.

Part A - Condition 12 which reads:

12 Landscaping works on private land

a Obtain an operational works approval to landscape the 6 metre wide buffer along the Stapylton Jacobs Well Road frontage of the site, and the 10 metre wide buffer along the western boundary of Precinct A, 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:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan	Gassman Development Perspectives	August 2018	1-11	D
Concept Buffer Plan	Gassman Development Perspectives	29.10.18	01	A

and include in particular:

i Shrub species must be a minimum 200mm pot size at the time of planting.

ii Screening shrubs must be able to achieve a minimum height of three (3) metres at maturity.

iii Compost blanket or hydroseeding must not be used within the buffers.

iv A minimum topsoil depth of 600mm must be provided to the landscaped buffer areas (excluding the buffer of Condition12 vi. E and Condition 12 v.).

v The required landscaping plan for the northern boundary must demonstrate:

A A landscaped buffer six (6) metres wide for the entire length of the subject site adjoining the Stapylton Jacobs Well Road frontage;

B That the buffers contain dense tree and shrub planting to soften and screen the development; and

C The batter within lot 241 (Precinct A) must be no steeper than 1V:2H and incorporate a minimum 400mm soil depth, installed as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019 titled Batter Treatment.

vi The required landscaping plan for the western boundary must demonstrate:

A A buffer ten (10) metres wide for the length of the western property boundary of Stage 1;

B A solid fence with a maximum height of two (2) metres, located wholly within the subject site, for the length of the western property boundary of Precinct A. The fence must be of a durable fencing material with a minimum life span of 20 years. The fencing material and colour must be nominated;

C Dense tree and shrub planting, at grade, with a minimum width of three (3) metres along the western boundary for the entire length of Precinct A;

D Where a batter no steeper than 1V:3H can be achieved, landscaping must be provided within the entire ten (10) metre width;

E For the remaining seven (7) metres of the buffer width, where the grade is steeper than 1V:2H, notion for ‘compost blanket / planting must be removed, with an alternate, non-vegetative stabilising treatment nominated (if required). The maximum batter grade for the remaining seven (7) metres is 1V:1.1H.

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

is amended to read:

12 Landscaping works on private land

a Obtain an operational works approval to landscape the 6 metre wide buffer along the Stapylton Jacobs Well Road frontage of the site, the 10 metre wide buffer along the western boundary of Precinct A, and the setbacks between the boulder retaining walls and the frontage boundaries of each individual lots 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:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan Stage 1	Gassman Development Perspectives	February 2020	1-11	B
Concept Buffer Plan	Gassman Development Perspectives	29.10.18	01	A

and include in particular:

i Shrub species must be a minimum 200mm pot size at the time of planting.

ii Screening shrubs must be able to achieve a minimum height of three (3) metres at maturity.

iii Compost blanket or hydroseeding must not be used within the buffers.

iv A minimum topsoil depth of 600mm must be provided to the landscaped buffer areas (excluding the buffer of Condition12 vi. E and Condition 12 v.A).

v The required landscaping plan for the northern boundary must demonstrate:

A A landscaped buffer six (6) metres wide for the entire length of the subject site adjoining the Stapylton Jacobs Well Road frontage;

B That the buffers contain dense tree and shrub planting to soften and screen the development; and

C The batter within lot 101 (Precinct A) must be no steeper than 1V:3H and incorporate a minimum 400mm soil depth, installed as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019 titled Batter Treatment.

vi The required landscaping plan for the western boundary must demonstrate:

A A buffer ten (10) metres wide for the length of the western property boundary of Stage 1;

B A solid fence with a maximum height of 2.4 metres, located wholly within the subject site, for the length of the western property boundary of Precinct A. The fence must be of a durable fencing material with a minimum life span of 20 years. The fencing material and colour must be nominated;

C Dense tree and shrub planting, at grade, with a minimum width of three (3) metres along the western boundary for the entire length of Precinct A. No cut treatment within the first three (3) metres of the buffer closest to the western property with the exception of that required to allow for topsoil placement and reduce nuisance stormwater flows to the adjoining property;

D Where a batter no steeper than 1V:3H can be achieved, landscaping must be provided within the entire ten (10) metre width;

E For the remaining seven (7) metres of the buffer width, where the grade is steeper than 1V:2H, a non-vegetative stabilising treatment must be nominated (if required). The maximum batter grade for the remaining seven (7) metres is 1V:0.6H.

vii A landscape buffer consisting of continuous screening shrubs and trees at regular intervals must be incorporated between the boulder retaining walls and the frontage boundaries of each individual industrial lot.

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

Part A - Condition 13 which reads:

13 **Landscaping works within public open spaces**

a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of any works at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan	Gassman Development Perspectives	August 2018	1-11	D

and include in particular:

i Ensure street trees are planted within the road reserve directly fronting the site along Stapylton-Jacobs Well Road, and within the road reserve of the internal road network.

ii Street trees are to be located in accordance with *Planning Scheme Policy 11 – Land Development Guidelines.*

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

iv Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.

v Delineate between all species to be located within the road reserve, bio retention basin, and batter stabilisation.

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

vii Ensure all batters steeper than 1:4 are stabilised.

viii Provide detail of all fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical (i.e. acoustic fencing).

ix Provide locations for Council access including VXO, gate and lock.

x Where trees are located near side boundaries or underground services, root containment systems must be utilised.

xi Trees must be kept a minimum distance of two (2) metres laterally from inlet gullies.

xii All built structures and planting associated with an entry statement must be located within private property.

xiii Provide annual maintenance costings and for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods.

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 Planning Scheme Policy 11 – Land Development Guidelines.

is amended to read:

13 **Landscaping works within public open spaces**

a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of any works at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan	Gassman Development Perspectives	February 2020	1-11	B

and include in particular:

i Ensure street trees are planted within the road reserve directly fronting the site along Stapylton-Jacobs Well Road, and within the road reserve of the internal road network.

ii Street trees are to be located in accordance with *Planning Scheme Policy 11 – Land Development Guidelines.*

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

iv Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.

v Delineate between all species to be located within the road reserve, bio retention basin, and batter stabilisation.

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

vii Ensure all batters steeper than 1:4 are stabilised.

viii Provide detail of all fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical (i.e. acoustic fencing).

ix Provide locations for Council access including VXO, gate and lock.

x Where trees are located near side boundaries or underground services, root containment systems must be utilised.

xi Trees must be kept a minimum distance of two (2) metres laterally from inlet gullies.

xii All built structures and planting associated with an entry statement must be located within private property.

xiii Provide annual maintenance costings and for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods.

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 Planning Scheme Policy 11 – Land Development Guidelines.

Part A – Condition 18 which reads:

18 New roads/ intersections

a Obtain an operational works approval for the design and construction of new roads 01 to 05 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land Stage One	Gassman Development Perspectives	10/09/2018	5738 P ROL 01B	-

and include in particular:

i Road geometry (cross-section profile) for Roads 01 to 05 to an Industrial Collector Street classification – 23m road width comprising 4.5m wide verges, 3.5m parking lanes and 2 x 3.5m moving lanes.

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

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

is amended to read:

18 **New roads/ intersections**

a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	18/12/2019	5941 S ROL 01 A	A

and include in particular:

i Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification – 23m road width comprising 4.5m wide verges, 3.5m parking lanes and 2 x 3.5m moving lanes.

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

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

Part A Condition 19 which reads:

19 **Footpaths**

a Obtain an operational works approval for the design and construction of all footpaths to Roads 01 to 05 marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land Stage One	Gassman Development Perspectives	10/09/2018	5738 P ROL 01B	-

and include in particular:

i 1.5 metre wide footpaths required along both sides of Roads 01 to 05.

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 Planning Scheme Policy 11 – Land development guidelines.

is amended to read:

19 **Footpaths**

a Obtain an operational works approval for the design and construction of all footpaths to all new Roads marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	18/12/2019	5941 S ROL 01 A	A

and include in particular:

i 1.5 metre wide footpaths required along both sides of all new roads.

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 Planning Scheme Policy 11 – Land development guidelines.

Part A Condition 20 which reads:

20 Street lighting

a Install a street lighting system, including connections and energising to roads 01 to 05 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land Stage One	Gassman Development Perspectives	10/05/2018	5738 P ROL 01B	-

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

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with Planning Scheme Policy 11 – Land development guidelines

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'.

iv Meet the requirements of the electricity supplier (e.g. Energex).

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

is amended to read:

20 Street lighting

a Install a street lighting system, including connections and energising to all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	18/12/2019	5941 S ROL 01 A	A

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

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with Planning Scheme Policy 11 – Land development guidelines

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'.

iv Meet the requirements of the electricity supplier (e.g. Energex).

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

Part A - Condition 29 which reads:

29 Certification of works - Hydraulics and Water Quality

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

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Development Application for Reconfiguration of Lot (Gassman Development Perspectives, Rev. 3, August 2018)	Registered Professional Engineer Queensland (RPEQ)	Development Compliance

The certification is to confirm:

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

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Flood storage compensation	Immediately after completion of earthworks	Site Based Stormwater Management Plan – Development Application for Reconfiguration of Lot (Gassman Development Perspectives, Rev. 3, August 2018)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

All works have been carried out and completed in accordance with the approved report and no loss of flood plain storage has occurred as a result of the earthworks.

The certification must be accompanied by calculations and as constructed data that:

i. Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS

ii. Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council

				Section
Certification of detailed engineering design drawings of stormwater management systems	At the time of lodgement of any development application for operational work (works for infrastructure)	Site Based Stormwater Management Plan – Development Application for Reconfiguration of Lot (Gassman Development Perspectives, Rev. 3, August 2018)	Registered Professional Engineer Queensland (RPEQ)	Development Assessment

The certification is to confirm the following (but not limited to):

- Detailed engineering drawings are prepared generally in accordance with the approved (as amended) stormwater management plan.
- Bio-retention basin design drawings are in accordance with the Planning Scheme Policy 11 – Land Development Guidelines. Particularly, maintenance access to basin perimeter and to inlet and silt collection zones, batters, setback from private property, inlet/outlet details, sediment fore bay, aprons in front of headwalls (to prevent under-scouring) etc. are designed in accordance with the Planning Scheme Policy 11 – Land Development Guidelines and with reference to the Water by Design document.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
SQID maintenance management plan (MMP)	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer Queensland (RPEQ)	Development Compliance

The certification / evidence is to confirm:

SQID maintenance management plan (MMP) has been prepared in accordance with Planning Scheme Policy 11 – Land Development Guidelines and with reference to the Water by Design document “Maintaining Vegetated Stormwater Assets”.

Is amended to read:

29 Certification of works - Hydraulics and Water Quality

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

Hydraulics and Water Quality

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

Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots (Gassman Development Perspectives, 12 March 2020)	Registered Professional Engineer Queensland (RPEQ)	Development Compliance

The certification is to confirm:

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

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Flood storage compensation	Immediately after completion of earthworks	Appendix D - Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots (Gassman Development Perspectives, 12 March 2020)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

All works have been carried out and completed in accordance with the approved report and no loss of flood plain storage has occurred as a result of the earthworks.

The certification must be accompanied by calculations and as constructed data that:

iii. Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS

iv. Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certification of	At the time of	Site Based	Registered	Development

detailed engineering design drawings of stormwater management systems	lodgement of any development application for operational work (works for infrastructure)	Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots (Gassman Development Perspectives, 12 March 2020)	Professional Engineer Queensland (RPEQ)	Assessment

The certification is to confirm the following (but not limited to):

- Detailed engineering drawings are prepared generally in accordance with the approved stormwater management plan.
- Bio-retention basin design drawings are in accordance with the Planning Scheme Policy 11 – Land Development Guidelines. Particularly, maintenance access to basin perimeter and to inlet and silt collection zones, batters, setback from private property, inlet/outlet details, sediment fore bay, aprons in front of headwalls (to prevent under-scouring) etc. are designed in accordance with the Planning Scheme Policy 11 – Land Development Guidelines and with reference to the Water by Design document.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Bioretention basin maintenance management plan (MMP)	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer Queensland (RPEQ)	Development Compliance

The certification / evidence is to confirm:

Bioretention basin maintenance management plan (MMP) has been prepared in accordance with Planning Scheme Policy 11 – Land Development Guidelines and with reference to the Water by Design document “Maintaining Vegetated Stormwater Assets”.

Consequential change – Part A - Condition 32 which reads:

32 Erosion and sediment control

a. Obtain a Management Plan approval for an Erosion and sediment control plan generally in accordance with the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008) and in consistent with the State Planning Policy (SPP 2017) prior to any works commencing.

b. The Erosion and sediment control plan must be prepared by a suitably qualified professional (Certified Practitioner in Erosion and Sediment Control or Registered Professional Engineer Queensland with experience and training in erosion and sediment control) and include in particular:

   i. ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure that the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (Refer to SPP 2017 Appendix 2 Table A);

ii. relate to each phase of works (including clearing, earthworks, civil construction, services installation and landscaping/rehabilitation) and detail the type, location, sequence and timing of measures and action to effectively minimise erosion, manage flows and capture sediment;

iii. the results of all soil investigations undertaken for the site and on which the ESCP is based;

iv. be consistent with current best practice standards taking into account of all environmental constraints including erosion hazard, season, climate, soil and proximity to waterways;

v. monitoring requirements, and clearly outline the need to adjust or maintain erosion and sediment control and site management practices to achieve the above requirements; and

vi. contingency measures in case of failure to achieve the water quality objectives.

c. Implement the Erosion and sediment control plan prior to any works commencing at no cost to Council.

Is amended to read:

32 Erosion and sediment control

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

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots	Gassman Development Perspectives	12 March 2020	Job No: 5941	Rev. 3

b Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:

i Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure that the proposed control measures achieve 80% hydraulic effectiveness as required by the SPP (Refer to SPP 2017 Appendix 2 Table A).

ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off.

iii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.

iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.

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

Part A - Advice Note A which reads:

A Stormwater

- A property notification will be applied to all lots stating that a stormwater management plan exists for the site and must be complied with at all times.
- A property notification will be applied to Lot 1 stating that the owner of the lot must include adequate stormwater detention and treatment devices in conjunction with any

	future application over the lot, in accordance with the approved Stormwater Management Plan (Gassman Development Perspectives; Rev. 3, August 2018).

Is amended to read:

A	**Stormwater** A property notification will be applied to Lot 700 (balance lot) stating that the owner of the lot must include additional stormwater detention and treatment devices in conjunction with any future application over the lot, in accordance with the approved Stormwater Management Plan (Gassman Development Perspectives; 12 March 2020).

Consequential change - Part A - Property Notification A which reads:

A	**Stormwater** • There are development approval conditions applicable in relation to stormwater management on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice (ROL 201800079). A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline. • A property notification will be applied to Lot 1 stating that the owner of the lot must include adequate stormwater detention and treatment devices in conjunction with any future application over the lot, in accordance with the approved Stormwater Management Plan (Gassman Development Perspectives; May 2018).

Is amended to read:

A	**Stormwater** A property notification will be applied to Lot 700 (balance lot) stating that the owner of the lot must include additional stormwater detention and treatment devices in conjunction with any future application over the lot, in accordance with the approved Stormwater Management Plan (Gassman Development Perspectives; 12 March 2020).

PART B - OPERATIONAL WORKS CHANGE TO GROUND LEVEL

Part B - Condition 3 which reads:

3 **Amended drawings**

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

Operational Works

Drawing Title	Author	Date	Drawing No.	Ver
DRAWING INDEX & LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 001	C
GENERAL NOTES	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 002	B
LEGEND	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 003	B
SEDIMENT AND EROSION TYPICAL DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 004	B

	EXISTING FEATURES SURVEY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 010	C
	EXISTING FEATURES SURVEY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 011	C
	FUNCTIONAL ROAD LAYOUT PLAN OF PROPOSED SIGNALISED INTERSECTION	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 012	B
	SEDIMENT & EROSION CONTROL PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 020	C
	SEDIMENT & EROSION CONTROL PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 021	C
	SEDIMENT & EROSION CONTROL PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 022	C
	SEDIMENT & EROSION CONTROL PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 023	B
	SEDIMENT & EROSION CONTROL PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 024	B
	SEDIMENT & EROSION CONTROL PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 025	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT PLAN & DETAILS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 026	C
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT PLAN & DETAILS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 027	C
	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT PLAN & DETAILS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 028	B
	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT PLAN & DETAILS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 029	B
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 050	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 051	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 052	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 053	B
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 054	B
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 055	B
	BULK EARTHWORKS LAYOUT PLAN AND DETAILS	GASSMAN DEVELOPMENT	04/09/18	5738 ENG BE1 056	C

		PERSPECTIVES			
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 100	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 101	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 102	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 103	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 104	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 105	B
	FINISHED EARTHWORKS SURFACE CROSS-SECTION SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 150	B
	FINISHED EARTHWORKS SURFACE CROSS-SECTION SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 151	B
	FINISHED EARTHWORKS SURFACE CROSS-SECTION SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 152	C
	FINISHED EARTHWORKS SURFACE CROSS-SECTION SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 153	B
	CONTROL LINE LAYOUT PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 400	C
	CONTROL LINE LAYOUT PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 401	B
	ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 402	C
	ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 403	B
	ROAD 01 LONGITUDINAL SECTION SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 404	B
	ROAD 03 LONGITUDINAL SECTION SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 405	B
	ROAD 03 LONGITUDINAL SECTION SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 406	B
	ROAD 03 LONGITUDINAL SECTION SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 407	B
	ROAD 03 LONGITUDINAL SECTION SHEET 4	GASSMAN DEVELOPMENT	30/05/18	5738 ENG BE1 408	B

	OF 4	PERSPECTIVES			
	ROAD 04 LONGITUDINAL SECTION SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 409	B
	ROAD 04 LONGITUDINAL SECTION SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 410	B
	EMERI STREET EXT. LONGITUDINAL SECTION SHEET 1 OF 1	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 411	B
	ROAD 07 LONGITUDINAL SECTION SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 412	B
	ROAD 07 LONGITUDINAL SECTION SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 413	B
	TYPICAL BULK EARTHWORKS ROAD CROSS SECTIONS	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 420	B
	EXTENSION TO EXISTING BOX CULVERT	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 421	C
	PRE DEVELOPED Q100 FLOOD STORAGE VOLUME ASSESSMENT	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 422	C
	POST DEVELOPED Q100 FLOOD STORAGE VOLUME ASSESSMENT	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 423	C
	ROAD CONTROL LINE SETOUT TABLES SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 460	C
	ROAD CONTROL LINE SETOUT TABLES SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 461	B
	ROAD CONTROL LINE SETOUT TABLES SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 462	B
	SWALE DRAIN CONTROL LINE SETOUT TABLES SHEET 1 OF 1	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 463	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	04/09/18	5738 ENG BE1 480	C
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 481	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 482	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 483	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 484	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 485	B

ROAD 03 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 486	B
ROAD 03 BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 487	B
ROAD 03 BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 488	B
ROAD 03 BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 489	B
ROAD 03 BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 490	B
ROAD 03 BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 491	B
ROAD 04 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 492	B
ROAD 04 BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 493	B
ROAD 04 BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 494	B
ROAD 04 BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 495	B
EMERI STREET EXT. BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 496	B
EMERI STREET EXT. BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 497	B
ROAD 07 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 1	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 498	B
SWALE 01 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 1	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 499	B
SWALE 02 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 500	B
SWALE 02 BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 501	B
SWALE 02 BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	30/05/18	5738 ENG BE1 502	B

The following amendments must be included:

a The ten (10) metre wide buffer for the length of the western property boundary of Precinct A, must illustrate no cut treatment within the first three (3) metres of the buffer closest to the western property. For the remaining seven (7) metres of the buffer, where the grade is steeper than 1V:3H, the notation for 'compost blanket' must be removed, with an alternative, non-vegetative stabilising treatment nominated (if required).

b The six (6) metres wide landscape buffer along the Stapylton Jacobs Well Road

	frontage, must illustrate the batter within lot 241 (Precinct A) to be no steeper than 1V:3H. This may be achieved by using a retaining wall with a maximum height of 1metre along the street front property boundary, or by extending the batter further into lot 241, or a combination of both. c A landscaped setback of 1.5 metres from the maintenance track adjoining future lots 265, 266, 267 and 268 is to be provided for screening and planting within Lot 900. d Future retaining walls for lots 265, 266, 267, and 268 are to be located wholly within the private property boundaries. e All retaining walls, or future retaining walls are to be located wholly within private property and setback a minimum of 600mm from the property boundary.

is amended to read:

3	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:				
	Operational Works				
	Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
	DRAWING INDEX AND LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	09.04.20	5941 ENG BE1 001	D
	GENERAL NOTES SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 002	B
	GENERAL NOTES SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 003	B
	LEGEND	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 004	B
	KEY PLAN LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 005	B
	EXISTING SURFACE AND FEATURE PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 010	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 020	C
	SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 021	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 022	C
	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 023	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 024	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 025	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	12.03.20	5941 ENG BE1 026	C

	CONSTRUCTION PHASE SEDIMENT BASIN 1 SECTIONS	GASSMAN DEVELOPMENT PERSPECTIVES	12.03.20	5941 ENG BE1 027	C
	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 028	C
	CONSTRUCTION PHASE SEDIMENT BASIN 2 SECTIONS	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 029	C
	SEDIMENT AND EROSION TYPICAL DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 030	B
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 050	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 051	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 052	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 053	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 054	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 055	C
	BULK EARTHWORKS LAYOUT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 056	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 100	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 101	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 102	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 103	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 104	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 105	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 1 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 150	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 2 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 151	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 3 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 152	C

	FINISHED EARTHWORKS CROSS SECTIONS SHEET 4 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 153	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 5 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 154	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 6 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 155	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 7 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 156	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 8 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 157	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 9 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 158	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 10 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 159	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 11 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 160	B
	BULK EARTHWORKS ROAD TYPICAL SECTIONS	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 161	B
	BULK EARTHWORKS DETAILED SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 162	A
	BULK EARTHWORKS DETAILED SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 163	A
	CONTROL LINE LAYOUT PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 400	C
	CONTROL LINE LAYOUT PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 401	C
	ROAD CONTROL LINE SETOUT TABLES SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 402	B
	ROAD CONTROL LINE SETOUT TABLES SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 403	B
	ROAD CONTROL LINE SETOUT TABLES SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 404	B
	SWALE DRAIN CONTROL LINE SETOUT TABLES	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 405	B
	ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 410	B
	ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 411	B
	ROAD 01 LONGITUDINAL SECTION SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 412	B

	ROAD 02 LONGITUDINAL SECTION SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 413	B
	ROAD 02 LONGITUDINAL SECTION SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 414	B
	ROAD 03 (1) LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 415	B
	ROAD 03 (2) LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 416	B
	EMERI STREET EXT. LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 417	B
	SWALE DRAIN A LONGITUDINAL SECTION SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 418	B
	SWALE DRAIN A LONGITUDINAL SECTION SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 419	B
	SWALE DRAIN B LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 420	B
	BOULDER RETAINING WALL CONTROL LINE LAYOUT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 421	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 422	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 423	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 424	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 425	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 426	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 427	B
	BOULDER RETAINING WALL SETOUT TABLES SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 428	B
	BOULDER RETAINING WALL SETOUT TABLES SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 429	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 430	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 431	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 432	B

	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 433	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 434	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 435	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 436	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 437	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 438	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 439	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 440	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 441	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 442	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 443	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 444	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 445	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 446	B
	ROAD 03 (1) BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 447	B
	ROAD 03 (1) BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 448	B
	ROAD 03 (1) BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 449	B
	ROAD 03 (2) BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 450	B
	ROAD 03 (2) BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 451	B
	EMERI STREET EXT. BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 452	B

	EMERI STREET EXT. BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 453	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 454	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 455	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 456	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 457	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 458	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 459	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 460	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 461	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 462	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 463	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 464	B
	SWALE DRAIN B BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 465	B
	SWALE DRAIN B BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 466	B
	SWALE DRAIN B BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 467	B
	PRE DEVELOPED 1% AEP FLOOD STORAGE VOLUME ASSESSMENT	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 470	B
	POST DEVELOPED 1% AEP FLOOD STORAGE VOLUME ASSESSMENT	GASSMAN DEVELOPMENT PERSPECTIVES	12.03.20	5941 ENG BE1 471	D
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	12.03.20	5941 ENG BE1 570	C
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 571	B
	The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped				

	approved drawings, the conditions of this approval shall take precedence.

Part B - Condition 5 which reads:

5 Amended Plans

Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to lodgement of any development application for operational work or prior to commencement of any works on site, whichever occurs first:

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Development Application for Reconfiguration of Lot	Gassman Development Perspectives	30 August 2018	Job No: 5738	Rev. 3

The following amendments must be included:

a All weather maintenance access must be provided to all bio-retention basins in accordance with Planning Scheme Policy 11 – Land Development Guidelines.

is amended to read:

5 Approved Plans

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

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots	Gassman Development Perspectives	12 March 2020	Job No: 5941	Rev. 3

Part B – Condition 15 which reads:

15 Certification of works

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

Operational Works				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Appendix C Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

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

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

Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Cut/fill batters and retaining structures associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.
- Constructed cut/fill batters and retaining structures on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Earthworks have been carried out in accordance with AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*.
- Supervision of bulk earthworks was completed to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007.
- Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.

Hydraulics and Water Quality

Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Flood storage compensation	Immediately after completion of earthworks	Appendix D - Site Based Stormwater Management Plan (Gassman Development Perspectives, May 2018)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

All works have been carried out and completed in accordance with the approved report and no loss of flood plain storage has occurred as a result of the earthworks.

The certification must be accompanied by calculations and as constructed data that:

i. Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS
ii. Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

is amended to read:

15 Certification of works

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

Operational Works

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Appendix C Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

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

Geotechnical

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Cut/fill batters and retaining structures associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.
- Constructed cut/fill batters and retaining structures on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Earthworks have been carried out in accordance with AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*.
- Supervision of bulk earthworks was completed to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007.
- Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Flood storage compensation	Immediately after completion of earthworks	Appendix D - Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots (Gassman Development Perspectives, 12 March 2020)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

All works have been carried out and completed in accordance with the approved report and no loss of flood plain storage has occurred as a result of the earthworks.

The certification must be accompanied by calculations and as constructed data that:

i. Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS

ii. Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

Consequential change - Part B – Condition 20 which reads:

20 Erosion and sediment control

a. Implement the erosion, sediment and dust control measures identified in the approved EMP as conditioned in the ROL section of this decision notice at no cost to Council.

b. Undertake works generally in accordance with the operational works approval and include in particular:

i. Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A).

ii. Erosion, sediment and dust control measures must be implemented in accordance with the approved plan/drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).

iii. Sediment control structures (e.g. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff.

	iv. A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater. v. All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM, September 2009) prior to discharging from the site. vi. The following inspection program must be carried out before the site is fully rehabilitated: a. Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and b. Inspections after each storm event to assess the adequacy of the erosion control measures. The applicant must rectify 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.

Is amended to read:

20 Erosion and sediment control

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

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots	Gassman Development Perspectives	12 March 2020	Job No: 5941	Rev. 3

b Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:

i Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure that the proposed control measures achieve 80% hydraulic effectiveness as required by the SPP (Refer to SPP 2017 Appendix 2 Table A).

ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off.

iii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.

iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.

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

Amended suite of development conditions for development approval MIN/2019/761

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the Negotiated Decision Notice dated 1 March 2019 for a development permit for a Combined application for Reconfiguring a lot (2 lots into 38 industrial lots, stormwater detention lot, new road and a balance lot), Operational works (Change to ground level) and Operational works (vegetation clearing) is set out below:

Conditions imposed by Council as Assessment manager

PART A – RECONFIGURING A LOT

General

1 Timing

a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

2 Approved drawings

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

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	18-12-2019	5941 S ROL 01 A	A

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

3 Approved Plans

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

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots	Gassman Development Perspectives	12 March 2020	Job No: 5941	Rev. 3

Trunk Development Infrastructure

4 Necessary trunk infrastructure (LGIP identified)

a Provide the following necessary trunk infrastructure, prior to a request is made to Council to approve the plan of subdivision:

- XGMA21. This gravity sewer main is to be 450 mm in diameter and connects to Council's gravity sewer upstream of sewerage pump station BE35 on the western side of the Pacific Motorway and is to extend to the frontage of the development site.

b Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution –

Note:

	All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.
Property	
5	**'On Maintenance' requirements for stormwater treatment devices** *(specific condition)* a The applicant is responsible for a 24-month 'On Maintenance' period for the bio-retention basin. 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 b Bioretention devices will not be accepted as 'On Maintenance' until at least 80% of the contributing internal catchments (New road and Lot 2) have been completed and stabilised. c Maintain the bioretention basin at no cost to Council, until the asset is accepted "off maintenance" by the City in accordance with the procedures in Planning Scheme Policy 11 – Land Development Guidelines.
6	**Flood storage covenant** *(specific condition)* Prior to the assessment of survey plan, an instrument of covenant must be registered on the titles of Lot 4 on RP6843 (31 Yellowwood Road, Stapylton). The following requirements must be complied with in the preparation and lodgement of the instrument of covenant: a The applicant is responsible for the preparation of the instrument of covenant and any necessary subdivision plan to enable registration of the covenant and for lodgement of the covenant for registration. b The instrument must be in a form capable of registration pursuant to section 97A(3)(a) of the Land Title Act 1994. c That part of the lot that is below 8.6 metres AHD (being the 100 year ARI flood line) must be shown and identified as a 'Flood Covenant Area' on the face of the subdivision plan in addition to any covenant descriptor (e.g. Covenant 'A'). d The applicant must provide a draft of the covenant to Council for written approval. e The parties to the covenant are to be the registered owner of the lot (as covenantor) and the Council (as covenantee). f The instrument must include a purpose statement that articulates: i. That the covenantor acknowledges that the Flood Covenant Area contributes to the existing flood storage capacity of the floodplain and watercourse system, as well as maintaining existing flood conveyance capacity of the watercourse system; and ii. That to ensure the flood storage/flood conveyance function of the Flood Covenant Area is not adversely affected, it is critical the Flood Covenant Area 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. g The instrument must expressly set out in full as obligations of the covenantor that: i. The Flood Covenant Area must be used for the purpose of flood storage/conveyance; and ii. The Flood Covenant Area must not be used for any purposes involving buildings, structures or earthworks that result in a loss of flood plain storage or conveyance capacity (cross sectional area) of the watercourse. h If the instrument is requisitioned or refused registration by the Registrar of Titles, the applicant shall amend the document to include a covenant/s which, as nearly as practicable, addresses the objective sought to be achieved by this condition. A draft of the amended document is to be provided to Council for written approval.

7 **Use of land for flood storage purposes** *(specific condition)*

That part of the lot that is below 8.6 metres AHD (being the 100 year ARI flood line) 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.

8 **Land transfer**

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

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 900 (8676m^2) Stage 1	Drainage Reserve	Proposed Staged Reconfiguration of Land STAGE ONE (Dwg No. 5941 S ROL 01 A)	Gassman Development Perspectives	18-12-19	-

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 1.

c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land transfer is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

9 **Deleted.**

Environmental and Landscaping

10 **Vegetation management**

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

Plan Title	Author	Date	Plan Reference No.	Ver
Vegetation management plan, 60 Stapylton Jacobs Well Road, 82 Christensen Road and 31 Yellowwood Road, Stapylton. LOT 1 on RP6882, Lot 240 on W31320 and Lot 4 on RP6843 Stage 1	Gassman Development Perspectives	August 2018	5738	V2.0
Figure 4- Clearing Direction	Gassman Development Perspectives	29 March 2018		

b Undertake works generally in accordance with an operational works approval and *the Environmental significance overlay code, the Vegetation management code and Planning Scheme Policy 11*; and ensure the following:

i Prior to the commencement of works, all hollow ground logs must be relocated from areas to be cleared to those areas where vegetation is to be retained and rehabilitated.

ii Any hollow branches identified during clearing operations must be utilised as ground hollows. Locations for ground hollows are to be determined on-site by either a Council Ecological Assessment Officer or a DES-approved spotter-catcher.

iii All existing retained trees within the area identified on the plan are to be managed in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites.

iv Prior to the commencement of works and then to be maintained for the duration of site works, the applicant must fence the limits of the retained vegetation drip zone with tree protection fencing in accordance with AS 4970 – 2009 Protection of trees on development sites. Within this zone the following activities are not permitted:

- Storage and mixing of materials;
- Vehicle parking;
- Liquid disposal;
- Machinery repairs and /or refuelling;
- Construction of site office or shed;
- Combustion of any material;
- Stockpiling of soil, rubble or debris;
- Any filling or excavation including trenching, topsoil skimming and/or surface excavation, unless otherwise approved by the Chief Executive Officer; and
- Unauthorised application of pesticides, herbicides or chemicals.

v All felled timber must be recycled (milled, chipped or mulched) and where possible incorporated into the landscape features, batter stabilisation techniques or other approved site works.

vi All felled timber piles left to rest for greater than 24 hours must be reinspected for fauna by a DES approved spotter-catcher prior to mulching/milling/chipping.

vii No open burning is permitted on-site.

viii No domestic dogs are permitted to be on site during vegetation clearing and fauna management activities.

11 **Staged tree clearing**

Tree clearing onsite must be staged in accordance with the approved staging development plan as required by Condition 1 of Decision Notice MCU201800656.

12 **Landscaping works on private land**

a Obtain an operational works approval to landscape the 6 metre wide buffer along the Stapylton Jacobs Well Road frontage of the site, the 10 metre wide buffer along the western boundary of Precinct A, and the setbacks between the boulder retaining walls and the frontage boundaries of each individual lots 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:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan Stage 1	Gassman Development Perspectives	February 2020	1-11	B
Concept Buffer Plan	Gassman Development Perspectives	29.10.18	01	A

and include in particular:

i Shrub species must be a minimum 200mm pot size at the time of planting.

ii Screening shrubs must be able to achieve a minimum height of three (3) metres at maturity.

iii Compost blanket or hydroseeding must not be used within the buffers.

iv A minimum topsoil depth of 600mm must be provided to the landscaped buffer areas (excluding the buffer of Condition12 vi. E and Condition 12 v.A).

v The required landscaping plan for the northern boundary must demonstrate:

A A landscaped buffer six (6) metres wide for the entire length of the subject site adjoining the Stapylton Jacobs Well Road frontage;

B That the buffers contain dense tree and shrub planting to soften and screen the development; and

C The batter within lot 101 (Precinct A) must be no steeper than 1V:3H and incorporate a minimum 400mm soil depth, installed as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019 titled Batter Treatment.

vi The required landscaping plan for the western boundary must demonstrate:

A A buffer ten (10) metres wide for the length of the western property boundary of Stage 1;

B A solid fence with a maximum height of 2.4 metres, located wholly within the subject site, for the length of the western property boundary of Precinct A. The fence must be of a durable fencing material with a minimum life span of 20 years. The fencing material and colour must be nominated;

C Dense tree and shrub planting, at grade, with a minimum width of three (3) metres along the western boundary for the entire length of Precinct A. No cut treatment within the first three (3) metres of the buffer closest to the western property with the exception of that required to allow for topsoil placement and reduce nuisance stormwater flows to the adjoining property;

D Where a batter no steeper than 1V:3H can be achieved, landscaping must be provided within the entire ten (10) metre width;

E For the remaining seven (7) metres of the buffer width, where the grade is steeper than 1V:2H, a non-vegetative stabilising treatment must be nominated (if required). The maximum batter grade for the remaining seven (7) metres is 1V:0.6H.

vii A landscape buffer consisting of continuous screening shrubs and trees at regular intervals must be incorporated between the boulder retaining walls and the frontage boundaries of each individual industrial lot.

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

13 Landscaping works within public open spaces

a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of any works at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan	Gassman Development Perspectives	February 2020	1-11	B

and include in particular:

i Ensure street trees are planted within the road reserve directly fronting the site along Stapylton-Jacobs Well Road, and within the road reserve of the internal road network.

ii Street trees are to be located in accordance with *Planning Scheme Policy 11 – Land Development Guidelines.*

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

iv Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.

v Delineate between all species to be located within the road reserve, bio retention basin, and batter stabilisation.

	vi All vegetation species to be determined in conjunction with the subsequent operational works (landscape) application. vii Ensure all batters steeper than 1:4 are stabilised. viii Provide detail of all fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical (i.e. acoustic fencing). ix Provide locations for Council access including VXO, gate and lock. x Where trees are located near side boundaries or underground services, root containment systems must be utilised. xi Trees must be kept a minimum distance of two (2) metres laterally from inlet gullies. xii All built structures and planting associated with an entry statement must be located within private property. xiii Provide annual maintenance costings and for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods. 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 Planning Scheme Policy 11 – Land Development Guidelines.
14	**Public/private interface** a Construct a boundary fence on the common boundary between private land and adjoining open space (drainage reserve). The boundary fence must be constructed prior to commencement plan sealing. b The boundary fence must be: The boundary fence must be: i A maximum of 1.2 metres high if solid/non-transparent construction; or ii A maximum of 1.8 metres high if 50 per cent transparent construction. c All works associated with any structures including basements, batters, retaining walls and associated works proposed for private lots(s), must be contained wholly within the private lot in accordance with Planning Scheme Policy 11 – Land development guidelines. No retaining wall structures are to be located on a boundary line adjoining, or located within public open space.
15	**Required landscape treatment to batters** a All batters of a grade of 1:4 or steeper must be treated in accordance with Planning Scheme Policy 11 – Land Development Guidelines. b Batter stabilisation works must commence within 10 days of completion of the construction of the batter. c Batter revegetation must be a minimum of 1 plant per square metre d Batters must be revegetated with local native species. e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period. f Soil stabilisation and batter improvements including, top soil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).
Engineering	
16	**Retaining walls** (*specific condition)* a All retaining structures are to be located wholly within private property and setback a minimum of 600mm from the property boundary. i. To be clear, no retaining walls are to be located within public road reserves or areas to be dedicated to council.

17 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.

18 New roads/ intersections

a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	18/12/2019	5941 S ROL 01 A	A

and include in particular:

i Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification – 23m road width comprising 4.5m wide verges, 3.5m parking lanes and 2 x 3.5m moving lanes.

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

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

19 Footpaths

a Obtain an operational works approval for the design and construction of all footpaths to all new Roads marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	18/12/2019	5941 S ROL 01 A	A

and include in particular:

i 1.5 metre wide footpaths required along both sides of all new roads.

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 Planning Scheme Policy 11 – Land development guidelines.

20 Street lighting

a Install a street lighting system, including connections and energising to all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Reconfiguration of Land STAGE ONE	Gassman Development Perspectives	18/12/2019	5941 S ROL 01 A	A

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

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with Planning Scheme Policy 11 – Land development guidelines

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'.

	iv Meet the requirements of the electricity supplier (e.g. Energex). d Construct and maintain the street lighting system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in Planning Scheme Policy 11 – Land development guidelines.
21	**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).
22	**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).
23	**Connection to Permanent survey marks** a Connect all proposed lots to permanent survey marks (PSM's) in accordance with Planning Scheme Policy 11 – 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 Planning Scheme Policy 11 – Land Development Guidelines and include in particular: i Be placed in locations to provide good coverage over the extent of the survey. ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines. c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.
Stormwater Drainage	
24	**Bioretention basin maintenance management plan** *(specific condition)* a. Prepare a bioretention basin maintenance management plan (MMP) prior to the plan sealing application of the subdivision and submit to Council. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with Planning Scheme Policy 11 – 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 (m^2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Approximate lifecycle maintenance costs.
25	**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.
Sewer and Water Works	
26	**Sewer reticulation** a Obtain an operational works approval for the design, construction and connection of a sewer reticulation system for each lot to connect to Council's sewer network at the existing SPS B35 via a 450 mm gravity trunk sewer (XGMA21) , 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 the Water and Sewerage Connections Policy. ii The size of the sewer property service connection servicing each lot must be a minimum of 150 mm in accordance with Section 4.5.4 of the SEQ Water Supply & Sewerage Design & Construction Code (SEQ WS&S D&C Code).
27	**Water reticulation** a Obtain an operational works approval for the design, construction and connection of a water reticulation system for each lot to connect to Council's potable water supply network at the existing 225 mm main in Staplyton Jacobs Well Road, 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 the Water and Sewerage Connections Policy.
28	**Fire loading** Fire loading must not exceed 30 L/s for 4 hours duration.
Construction Management	
29	**Certification of works - Hydraulics and Water Quality** Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots (Gassman Development Perspectives, 12 March 2020)	Registered Professional Engineer Queensland (RPEQ)	Development Compliance

The certification is to confirm:

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

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Flood storage compensation	Immediately after completion of earthworks	Appendix D - Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots (Gassman Development Perspectives, 12 March 2020)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

All works have been carried out and completed in accordance with the approved report and no loss of flood plain storage has occurred as a result of the earthworks.

The certification must be accompanied by calculations and as constructed data that:

i. Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS

ii. Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certification of detailed engineering design drawings of stormwater management systems	At the time of lodgement of any development application for operational work (works for infrastructure)	Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots (Gassman Development Perspectives, 12 March 2020)	Registered Professional Engineer Queensland (RPEQ)	Development Assessment

The certification is to confirm the following (but not limited to):

- Detailed engineering drawings are prepared generally in accordance with the approved stormwater management plan.
- Bio-retention basin design drawings are in accordance with the Planning Scheme Policy 11 – Land Development Guidelines. Particularly, maintenance access to basin perimeter and to inlet and silt collection zones, batters, setback from private property, inlet/outlet details, sediment fore bay, aprons in front of headwalls (to prevent under-scouring) etc. are designed in accordance with the Planning Scheme Policy 11 – Land Development Guidelines and with reference to the Water by Design document.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Bioretention basin maintenance management plan (MMP)	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer Queensland (RPEQ)	Development Compliance

The certification / evidence is to confirm:

Bioretention basin maintenance management plan (MMP) has been prepared in accordance with Planning Scheme Policy 11 – Land Development Guidelines and with reference to the Water by Design document “Maintaining Vegetated Stormwater Assets”.

30 Certification of works - Subdivision Engineering

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

Subdivision Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets

The certification is to confirm:

Underground electricity supply is available to all proposed lots.

Subdivision Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets

The certification is to confirm:

Underground telecommunication infrastructure 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.

31 Road names to be submitted

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

32 Erosion and sediment control

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

Hydraulics and Water Quality

Plan Title	Author	Date	Plan Reference No.	Ver
Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots	Gassman Development Perspectives	12 March 2020	Job No: 5941	Rev. 3

	b Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular: i Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure that the proposed control measures achieve 80% hydraulic effectiveness as required by the SPP (Refer to SPP 2017 Appendix 2 Table A). ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. iii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site. v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11– Land development guidelines, section 4.5.17.1.2
Advice Notes	
A	**Stormwater** A property notification will be applied to Lot 700 (balance lot) stating that the owner of the lot must include additional stormwater detention and treatment devices in conjunction with any future application over the lot, in accordance with the approved Stormwater Management Plan (Gassman Development Perspectives; 12 March 2020).
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	**Department of Transport and Main Roads approval** The applicant must obtain approval form TMR for the construction of the trunk sewer infrastructure within TMR road Corridors, prior to the approval of the operational works application for the trunk sewer works.
D	**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: **Landscape Assessment** - Operational works - landscape works (Private) **Open Space Assessment** - Operational works - landscape works (Public) **Subdivision Engineering** - Operational works - Infrastructure **Water and Waste** - Operational works – Infrastructure - Application to work on the City's Infrastructure A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.

E	**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.
F	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
G	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc., by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration; b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); d Ensuring the 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 $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; f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans; and 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.

H	**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.
I	**Fire ant control** Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
J	**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
K	**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 websitehttp://www.cityofgoldcoast.com.au
L	**Water meter sizing** All water meters 50 mm in diameter or larger must be installed aboveground and on lot and will require an operation works approval. An unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Sewer Metering Technical Specifications, available on Council's website: http://www.cityofgoldcoast.com.au
M	**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.
N	**Informal Meeting Invitation** The applicant is invited to meet with Council's Water and Waste Development Services Team prior to the lodgement of the sewer and water works operational works approval to discuss the requirements of the trunk sewer and other design matters relating to sewer or water infrastructure.

Property Notifications	
A	**Stormwater** A property notification will be applied to Lot 700 (balance lot) stating that the owner of the lot must include additional stormwater detention and treatment devices in conjunction with any future application over the lot, in accordance with the approved Stormwater Management Plan (Gassman Development Perspectives; 12 March 2020).
B	**Stapylton Landfill and Sewage Treatment Plant** All owners, occupants and users of this land should be aware that the site is near key strategic community facilities, including the Staplyton Landfill and Staplyton Sewage Treatment Plant. 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 Odour Impact Assessment from Development Guideline, 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.

PART B - OPERATIONAL WORKS CHANGE TO GROUND LEVEL

General

1	**Timing** All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
2	**Scope of approval** This operational works approval only applicable to proposed change to ground level and works associated with the bulk earthworks only. Any civil works such as internal road elevations, road geometry and grades are not part of this operational works assessment and approval.
3	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

Operational Works

Drawing Title	Author	Date	Drawing No.	Ver
DRAWING INDEX AND LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	09.04.20	5941 ENG BE1 001	D
GENERAL NOTES SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 002	B
GENERAL NOTES SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 003	B
LEGEND	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 004	B
KEY PLAN LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 005	B
EXISTING SURFACE AND FEATURE PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 010	B
SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 020	C
SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT	20.02.20	5941 ENG BE1 021	B

		PERSPECTIVES			
	SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 022	C
	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 023	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 024	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 025	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	12.03.20	5941 ENG BE1 026	C
	CONSTRUCTION PHASE SEDIMENT BASIN 1 SECTIONS	GASSMAN DEVELOPMENT PERSPECTIVES	12.03.20	5941 ENG BE1 027	C
	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 028	C
	CONSTRUCTION PHASE SEDIMENT BASIN 2 SECTIONS	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 029	C
	SEDIMENT AND EROSION TYPICAL DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 030	B
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 050	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 051	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 052	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 053	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 054	C
	BULK EARTHWORKS CUT & FILL LAYOUT PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 055	C
	BULK EARTHWORKS LAYOUT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 056	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 100	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 101	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 102	C
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4	GASSMAN DEVELOPMENT	20.02.20	5941 ENG BE1 103	B

	OF 6	PERSPECTIVES			
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 104	B
	FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 105	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 1 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 150	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 2 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 151	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 3 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 152	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 4 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 153	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 5 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 154	C
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 6 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 155	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 7 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 156	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 8 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 157	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 9 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 158	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 10 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 159	B
	FINISHED EARTHWORKS CROSS SECTIONS SHEET 11 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 160	B
	BULK EARTHWORKS ROAD TYPICAL SECTIONS	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 161	B
	BULK EARTHWORKS DETAILED SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 162	A
	BULK EARTHWORKS DETAILED SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 163	A
	CONTROL LINE LAYOUT PLAN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 400	C
	CONTROL LINE LAYOUT PLAN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 401	C
	ROAD CONTROL LINE SETOUT TABLES SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 402	B
	ROAD CONTROL LINE SETOUT TABLES SHEET 2 OF 3	GASSMAN DEVELOPMENT	20.02.20	5941 ENG BE1 403	B

		PERSPECTIVES			
	ROAD CONTROL LINE SETOUT TABLES SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 404	B
	SWALE DRAIN CONTROL LINE SETOUT TABLES	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 405	B
	ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 410	B
	ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 411	B
	ROAD 01 LONGITUDINAL SECTION SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 412	B
	ROAD 02 LONGITUDINAL SECTION SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 413	B
	ROAD 02 LONGITUDINAL SECTION SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 414	B
	ROAD 03 (1) LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 415	B
	ROAD 03 (2) LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 416	B
	EMERI STREET EXT. LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 417	B
	SWALE DRAIN A LONGITUDINAL SECTION SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 418	B
	SWALE DRAIN A LONGITUDINAL SECTION SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 419	B
	SWALE DRAIN B LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 420	B
	BOULDER RETAINING WALL CONTROL LINE LAYOUT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 421	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 422	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 423	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 424	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 425	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 426	B
	BOULDER RETAINING WALL LONGITUDINAL SECTION SHEET 6	GASSMAN DEVELOPMENT	20.02.20	5941 ENG BE1 427	B

	OF 6	PERSPECTIVES			
	BOULDER RETAINING WALL SETOUT TABLES SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 428	B
	BOULDER RETAINING WALL SETOUT TABLES SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 429	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 430	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 431	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 432	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 433	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 434	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 435	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 436	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 437	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 438	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 439	B
	ROAD 01 BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 440	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 441	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 442	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 443	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 444	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 445	B
	ROAD 02 BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 446	B
	ROAD 03 (1) BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 3	GASSMAN DEVELOPMENT	20.02.20	5941 ENG BE1 447	B

		PERSPECTIVES			
	ROAD 03 (1) BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 448	B
	ROAD 03 (1) BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 449	B
	ROAD 03 (2) BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 450	B
	ROAD 03 (2) BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 451	B
	EMERI STREET EXT. BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 452	B
	EMERI STREET EXT. BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 453	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 454	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 455	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 456	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 457	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 458	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 459	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 460	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 461	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 462	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 463	B
	SWALE DRAIN A BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 464	B
	SWALE DRAIN B BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 465	B
	SWALE DRAIN B BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 466	B
	SWALE DRAIN B BULK EARTHWORKS CROSS SECTIONS	GASSMAN DEVELOPMENT	20.02.20	5941 ENG BE1 467	B

SHEET 3 OF 3	PERSPECTIVES			
PRE DEVELOPED 1% AEP FLOOD STORAGE VOLUME ASSESSMENT	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 470	B
POST DEVELOPED 1% AEP FLOOD STORAGE VOLUME ASSESSMENT	GASSMAN DEVELOPMENT PERSPECTIVES	12.03.20	5941 ENG BE1 471	D
OPERATIONAL PHASE BIORETENTION BASIN SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	12.03.20	5941 ENG BE1 570	C
OPERATIONAL PHASE BIORETENTION BASIN SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	20.02.20	5941 ENG BE1 571	B

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.

4 **Approved Plans**

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

Geotechnical Engineering				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Broad Geotechnical Assessment, proposed industrial development, Lot 1 on RP6882 AND Lot 240 on W31320, Stapylton Jacobs Well Road & Christensen Road, Stapylton	*Morrison Geotechnic Pty Ltd*	*February 2011*	*Job No. GE11/002, Reference: 10969*	-
Bulk Earthworks Global Stability Analysis Proposed Industrial Development M38 Industrial, Stapylton –Jacobs Well Road, Stapylton	*Douglas Partners*	*11 May 2018*	*project number: 90520.00*	-

5 **Approved Plans**

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

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots	Gassman Development Perspectives	12 March 2020	Job No: 5941	Rev. 3

6 **Approved Plans**

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

Environmental Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Acid Sulfate Soil Investigation, Lot 1 on RP 6882 and Lot 240 on W31320 Stapylton Jacobs well road and Christensen	ADG consulting	August 2011		

road, Stapylton. Queensland				
Acid Sulfate Soils Investigation	Douglas Partners	July 2018	Project 90520.00	

The following recommendation have been provided for approved '*Acid Sulfate Soils Investigation, July 2018, Project 90520.00 by Douglas Partners*':

a. A preliminary neutralisation rate of 2.6 kg of lime per tonne of soil is required (in-situ);
b. Assuming an overall stockpile density, after 'bulking up', of approximately 1.8 tonnes/m3, this equates to a lime application value of 5 kg/m3.
c. Groundwater should not be discharged off site without prior testing in order to confirm the suitability of the water quality in accordance with Council guidelines/criteria.

Environmental and Landscaping

7 No damage to retained vegetation

Ensure all other existing vegetation outside of Stage 1 is retained and not disturbed or damaged during implementation of the approved works.

8 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in Planning Scheme Policy 11 – *Land development guidelines* for the following:

Purpose	Council contact
Confirm on-site acid sulfate soil requirements for approved works including location of treatment pads, emergency agricultural lime and acid sulfate soil professional present	Environmental and Landscape Assessment (07) 55828866

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

9 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**
Appointment of acid sulfate treatment professional A suitably qualified and experienced professional with relevant experience in this field	The treatment of all acid sulfate soils; Stock piling; Monitoring; Verification testing of the soil; and Other items as appropriate in accordance with the approved Acid Sulfate Management Plan.

10 Hold point inspection

Arrange a hold point inspection to complete the requirements identified in *Planning Scheme Policy 11 – Land development guidelines/Landscape work* for the following:

Purpose	Hold Point	Council contact
The applicant must provide certification from the suitably qualified and experienced professional supervising works on site that all material	The certification is required to be submitted prior to: A. Plan sealing of survey plans;	Environmental and Landscape Assessment (07) 55828866

	excavated from the site has been treated and verified in accordance with the approved Acid Sulfate Soil Management Plan.	B. Where no survey plans are required, prior to commencement of use; or C. Three months after the completion of all operational works onsite; whichever comes first.	

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

11 Required landscape treatment to batters

a All batters of a grade of 1:4 or steeper must be treated in accordance with *Planning Scheme Policy 11 – Land Development Guidelines*.

b Batter stabilisation works must commence within 10 days of completion of the construction of the batter.

c Batter revegetation must be a minimum of 1 plant per square metre.

d Batters must be revegetated with local native species.

e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period.

f Soil stabilisation and batter improvements including, top soil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).

Engineering

12 Rectification of Council's infrastructure

a Rectify any damage caused to Council infrastructure (including roads, kerb & channelling, service pits, footpaths and water and sewer reticulation networks) prior to an 'on maintenance/practical completion' inspection, at no cost to Council.

b Maintain the rectified Council infrastructure at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.11 – Land development guidelines, sections 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.

13 Earthworks

a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in Planning Scheme Policy 11 Land Development Guidelines and Australian Standard 3798-2007. AS3798 (2007) is to take precedence where there is a conflict between AS3798 (2007) and the Land Development Guidelines.

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

Hydraulic and stormwater

14 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:

iv. Increase peak flow rates downstream from the site

v. Increase flood levels external to the site

vi. Increase duration of inundation external to the site that could cause loss or damage

Construction Management

15 **Certification of works**

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

Operational Works

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Appendix C Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

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

Geotechnical

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Cut/fill batters and retaining structures associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.
- Constructed cut/fill batters and retaining structures on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Earthworks have been carried out in accordance with AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*.
- Supervision of bulk earthworks was completed to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007.
- Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.

Hydraulics and Water Quality

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

				Section
Flood storage compensation	Immediately after completion of earthworks	Appendix D - Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots (Gassman Development Perspectives, 12 March 2020)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

All works have been carried out and completed in accordance with the approved report and no loss of flood plain storage has occurred as a result of the earthworks.

The certification must be accompanied by calculations and as constructed data that:

i. Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS

ii. Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

16 Supervision of works

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

Operational works	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007

17 Availability of approved plans, drawings and reports

Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.

18 Haulage access/site management plan

a. A Haulage access/site management plan must be prepared by a suitably qualified professional generally in accordance with the Change to ground level code, prior to any works commencing.

b. The Haulage access/site management plan must include in particular:

i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers

ii Provide Loading/unloading operations.

iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed.

iv Identity measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials.

v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not

permitted on the subject site without prior approval of Council.

vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways.

19 Transport of soil/fill/excavated material

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

a All trucks hauling soil, or fill/excavated material must have their loads secure and covered.

b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis.

c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.

20 Erosion and sediment control

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

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Change Application to ROL201800079 Stage 1, 22 Industrial Lots	Gassman Development Perspectives	12 March 2020	Job No: 5941	Rev. 3

b Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:

i Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure that the proposed control measures achieve 80% hydraulic effectiveness as required by the SPP (Refer to SPP 2017 Appendix 2 Table A).

ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off.

iii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.

iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.

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

21 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in Planning Scheme Policy 11 Land Development Guidelines for the following:

Purpose	**Council contact**
Review and discuss this approval	Contributed Assets (07) 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

22 **Hold point inspection**

Arrange a hold point inspection to complete the requirements identified in Planning Scheme Policy 11 Land Development Guidelines for the following:

Purpose	Hold Point	Council contact
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in Planning Scheme Policy 11 Land Development Guidelines	As indicated in Planning Scheme Policy 11 Land Development Guidelines	Contributed Assets (07) 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

23 **On/off maintenance (Practical Completion)**

Arrange a practical completion meeting to complete the requirements identified in Planning Scheme Policy 11 Land Development Guidelines for the following:

Purpose	Hold Point	Council contact
Confirm satisfactory completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

24 **Bond**

Provide security to Council in the form of an unconditional and irrevocable bank guarantee or cash in the amount of $100,000.00 to secure the Performance Bond for sediment and erosion control purposes prior to the commencement of works.

The Performance Bond will not be released until:

i. Practical completion of the bulk earthworks associated with the development is achieved.

Advice Notes

A. **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:

City Assets
- Operational Works Approval for infrastructure
Environmental Assessment
- Operational Works Approval for vegetation clearing

A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.

B. **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.

C. **Consistency with other related approvals**

The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of MCU201800656. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the

	consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).
D.	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on 07 3405 3050 for further information on the responsibilities of developers under the ACHA.
E.	**Encroachment of works** If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
F.	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc., by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration; b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); d Ensuring the correcting siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes; e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds$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.	**Water usage** The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water & Waste Water Recycled Water Management Team. More

	information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
H.	**Fire ant control** Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.

PART C - OPERATIONAL WORKS VEGETATION CLEARING

General

1 **Approved drawings**

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

Environmental Assessment				
Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Tree Survey Plan Stage 1	Gassman Development Perspectives	29 August 2018	5738 E VMP TSP Y 00A	A
Tree Survey Plan Stage 1 Sheets 1 to 4	Gassman Development Perspectives	8 February 2018	5738 E VMP TSP S 00	

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

2 **Approved Plans**

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

Environmental Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Fauna Management Plan	Ecosure	May 2018	PR3546	0
Fauna Management Plan	Ecosure	August 2018	PR3595	0

Environmental and Landscaping

3 **Vegetation management Stage One**

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

Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Vegetation management plan, 60 Stapylton Jacobs Well Road, 82 Christensen Road and 31 Yellowood Road, Stapylton. LOT 1 on RP6882, Lot 240 on W31320 and Lot 4 on RP6843 Stage 1	Gassman Development Perspectives	August 2018	5738	2.0

b Undertake works generally in accordance with an operational works approval and *the Environmental significance overlay code, the Vegetation management code and Planning Scheme Policy 11; and* ensure the following:

i Prior to the commencement of works, all hollow ground logs must be relocated from areas to be cleared to those areas where vegetation is to be retained and rehabilitated.

ii Any hollow branches identified during clearing operations must be utilised as ground hollows. Locations for ground hollows are to be determined on-site by either a Council Ecological Assessment Officer or a DES-approved spotter-catcher.

iii All existing retained trees within the area identified on the plan are to be managed in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites.

iv Prior to the commencement of works and then to be maintained for the duration of site works, the applicant must fence the limits of the retained vegetation drip zone with tree protection fencing in accordance with AS 4970 – 2009 Protection of trees on development sites. Within this zone the following activities are not permitted:

- Storage and mixing of materials;
- Vehicle parking;
- Liquid disposal;
- Machinery repairs and /or refuelling;
- Construction of site office or shed;
- Combustion of any material;
- Stockpiling of soil, rubble or debris;
- Any filling or excavation including trenching, topsoil skimming and/or surface excavation, unless otherwise approved by the Chief Executive Officer; and
- Unauthorised application of pesticides, herbicides or chemicals.

v All felled timber must be recycled (milled, chipped or mulched) and where possible incorporated into the landscape features, batter stabilisation techniques or other approved site works.

vi All felled timber piles left to rest for greater than 24 hours must be reinspected for fauna by a DES approved spotter-catcher prior to mulching/milling/chipping.

vii No open burning is permitted on-site.

viii No domestic dogs are permitted to be on site during vegetation clearing and fauna management activities

4 Staged tree clearing

Tree clearing onsite must be staged in accordance with the approved staging development plan as required by Condition 1 of Decision Notice MCU201800656.

5 No damage to retained vegetation

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

6 Fauna management

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

Plan Title	Author	Date	Plan Reference No.	Ver
Fauna Management Plan	Ecosure	May 2018	PR3546	0
Fauna Management Plan	Ecosure	August 2018	PR3595	0

b Undertake the fauna management works generally in accordance with an operational

	works approval, *Planning Scheme Policy 11– Land development guidelines policy*; and include in particular: i. The wedge-tailed eagle nest identified in the ecological assessment is to be located on site and clearly delineated with flagging tape or spray paint. All personnel working on site are to be made aware of the location of the nest. ii. The activity status of the wedge-tailed eagle is to be reported to Council officers at the pre-start meeting. iii. A 500m works exclusion buffer around the wedge-tailed eagle nest is to be maintained for a minimum four weeks **after** the chicks have fledged to ensure the parents do not abandon the chicks due to disturbance. iv. A suitably qualified fauna ecologist is to monitor the progress of the chicks whilst in the nest and during the first four weeks of fledging. This will aid to ascertain a more precise time of fledging and to provide advice on the timing of clearing works to mitigate the impacts to the wedge-tailed eagle. v. All felled timber piles left to rest for greater than 24 hours must be reinspected for fauna by a DES approved spotter-catcher prior to mulching/milling/chipping. vi. The applicant must ensure that a DES-approved spotter-catcher is engaged for the works associated with dewatering any waterbodies / dams. The spotter-catcher must: • Net the dam and relocate fauna prior to works; and • Must be present for the dewatering activity. vii. One DES-approved Spotter Catcher per clearing machine is required. viii. Clearing is recommended to take place between March and August which is outside of many species breeding season. ix. A pre-clearing fauna trapping program consisting of, but not exclusive to, ground and arboreal Elliot and cage trapping is to be undertaken no more than two weeks leading up to the commencement of vegetation clearing to relocate fauna prior to clearing works. x. A site inspection for fauna is to be undertaken each morning before clearing commences. xi. Where breeding activity is observed, the tree should be left in-situ until the fauna has vacated. xii. Tree climbers and pole cameras are to be used to inspect hollows and nests. xiii. Fauna exclusion fencing is to be installed along the site boundary and road confluence to contain fauna during works and prevent vehicle strike. As a guide: • Exclusion fencing is to consist of steel barrier mesh, minimum 1.8 metres high with shade cloth or similar attached to block line of sight. • The shade cloth should be extended down to the ground or mesh extensions attached to ensure there is no gap under the fence which fauna can escape through. xiv. The currency period of the approved fauna management plan (FMP) is six months from the date this approval takes effect. A fresh FMP must be submitted to Council for approval if works are not substantially started within the six-month period. xv. Any native bee hives identified during clearing operations are preserved without damage, whether the hives are located in limbs or tree trunks. xvi. Native bee hives are to be relocated by a DES approved spotter catcher from areas to be cleared, prior to any works commencing on site, to those areas where vegetation is to be retained and/or rehabilitated. xvii. The new location of the native bee hive is to be submitted to Council (with GPS coordinates) and included within the post clearing fauna summary, prior to the release of the vegetation performance bond.
7	**Koala conservation requirements** All clearing must be undertaken in accordance with Part 3 of the Nature Conservation (Koala) Conservation Plan 2006 (Qld) (the 'Koala Plan') which includes but is not limited to obligations in relation to: a. Sequential clearing conditions in accordance with section 15 of the Koala Plan; and

b. The need for a Koala Spotter in accordance with section 16 of the Koala Plan.

Information note:

The Koala Plan is available at:

http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/N/NatureConKP06.pdf

8 **On-site dog control**

Any dogs on-site must be controlled at all times to avoid any harm to fauna on-site. The applicant shall ensure that all persons involved with on-site works are aware of this requirement.

Construction Management

9 **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 DES approved spotter catcher must be present during: a) The pre-start meeting b) Damage to/removal of vegetation c) Any dewatering of dams	• Submit a pre-clearing fauna assessment report prior to the undertaking of the pre-start meeting. • A pre-clearing fauna trapping program consisting of, but not exclusive to, ground and arboreal Elliot and cage trapping is to be undertaken no more than two weeks leading up to the commencement of vegetation clearing to relocate fauna prior to clearing 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.

*For this condition a **'DES-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.*

Arboriculture	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
A suitably experienced and qualified Project Arborist (Minimum AQF Level 5 Arborist) must be appointed and present during:	• Prepare a brief report to be provided prior to or at the pre-start meeting which includes any specific requirements to ensure protection of trees to be retained (i.e. where to employ lopping and stump grinding).

a) The pre-start meeting. b) Works occurring within the tree protection zone of trees to be retained.	• Ensure works are undertaken in accordance with Australian Standards 4970 and 4373 and in a manner which ensures the future survival of trees to be retained.

10 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in *Planning Scheme Policy 11 – Land development guidelines* for the following:

Purpose	Council contact
Undertake a pre-clearing meeting onsite to discuss matters related to fauna management, tree protection fencing, and any other instructions or matters related to ensuring tree works are conducted accordingly. The fauna spotter catcher and consulting ecologist shall be present during the pre-start meeting as specified in the Vegetation Management Plan. Prior to the pre-start meeting, the applicant is to submit a Pre clearing fauna report written by suitably qualified DES Spotter catcher. i. A pre-clearing fauna trapping program consisting of, but not exclusive to, ground and arboreal Elliot and cage trapping is to be undertaken no more than two weeks leading up to the commencement of vegetation clearing to relocate fauna prior to clearing works.	Environmental and Landscape Assessment (07) 5582 8866

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

11 Hold point inspection

Arrange a hold point inspection to complete the requirements identified in *Planning Scheme Policy 11– Land development guidelines* for the following:

Purpose	Hold Point	Council contact
Submit a post clearing fauna detailing all fauna mitigation actions undertaken during clearing works including fauna species captured, relocated and any fauna injuries and/or mortality.	Within 5 business days of tree works being finalised	Environmental and Landscape Assessment (07) 5582 8866
Provide a brief report/summary of works and final health of trees to be retained	Within 5 business days of completion of all works on site (inclusive of earthworks and tree clearing).	Environmental Planning (07) 5582 8866

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

Advice Notes

A Vegetation protection

A property notification will be applied to the lot/subsequent lots stating the property includes

	protection and management of vegetation and/or associated habitat.
B	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
C	**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.