

Our reference: ROL/2020/123

Your reference: 5941-Stage1

Decision notice—approval (with conditions)

(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 22 February 2021

Applicant details

Applicant name: Frasers Property Australia Pty Ltd
Applicant contact details: C/- Gassman Development Perspectives
PO Box 392
Beenleigh QLD 4209

Application details

Application number: ROL/2020/123
Approval sought: Development permit for Reconfiguring a Lot (Code assessment)
Details of proposed development: Development permit for Reconfiguring a Lot (Community Title Subdivision to create 1 into 22 Industrial lots, common property, balance lot, stormwater lot and new road)

Location details

Street address: 60 Stapylton Jacobs Well Road, Stapylton
Real property description: Lot 501 on SP295994

Decision

Date of decision: 19 February 2021
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.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) – Development application exceeding thresholds in Schedule 20 of the Planning Regulation 2017	Queensland Treasury (Planning Group)	Concurrence Agency	South East Queensland (South) regional office Level 1, 7 Short Street, Southport PO Box 3290, Australia Fair, Southport QLD 4215
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017) – Reconfiguration of a lot within proximity of a state-controlled road			

Details of the approval

Development permit	Reconfiguring a Lot (Community Title Subdivision to create 1 into 22 Industrial lots, common property, balance lot, stormwater lot and new road)
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Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.
The conditions and/or advice that have been imposed/ provided by referral agency(s) are attached.

Further development permits

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

- Operational works - landscape works (Private);
Operational works - landscape works (Public);
 - Operational works – infrastructure; and
 - Connections / disconnections: Application to work on the City's Infrastructure.
- Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

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

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

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of four years.

Approved plans and drawings

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

Appeal rights

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 <i>Planning Act 2016</i>, 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 <i>Planning Act 2016</i>. 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 <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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For further information please contact Alex Ponomareva, Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

A handwritten signature in black ink, appearing to read 'Dawes', with a large, stylized initial 'D'.

Lara Dawes

Supervising Planner (North)

For the Chief Executive Officer

Council of the City of Gold Coast

Enc:

Conditions imposed by Council as Assessment manager

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

Attach:

Referral agency conditions and/or advice

Stamped approved plans and drawings

Infrastructure charges notice for the approved development

Appeal rights extract

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: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road</td><td>Gassman Development Perspectives</td><td>16-11-20</td><td>5941 P STAGE1 001</td><td>-</td></tr></table> The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road	Gassman Development Perspectives	16-11-20	5941 P STAGE1 001	-					
Drawing Title	Author	Date	Drawing No.	Ver																
Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road	Gassman Development Perspectives	16-11-20	5941 P STAGE1 001	-																
3	Approved Plans Undertake and maintain the development generally in accordance with the following plans: <table><tr><th colspan="5">Hydraulics and Water Quality</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Site Based Stormwater Management Plan – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots</td><td>Gassman Development Perspectives</td><td>5 February 2021</td><td>Job Number: 5941</td><td>4</td></tr></table>					Hydraulics and Water Quality					Plan Title	Author	Date	Plan Reference No.	Ver	Site Based Stormwater Management Plan – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots	Gassman Development Perspectives	5 February 2021	Job Number: 5941	4
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Site Based Stormwater Management Plan – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots	Gassman Development Perspectives	5 February 2021	Job Number: 5941	4																
Trunk Development Infrastructure																				
4	General Sewer servicing arrangement Unless otherwise determined by Gold Cast Water, the sewer servicing arrangements shall be generally in accordance with the following: a Connect Stage 1 to Council's existing live 100mm diameter sewer rising main located within the southern verge of Stapylton Jacobs Well Road via an interim trunk sewer pump station to be contained within the Stage 1 road reserve and in accordance with Concept drawing no. 5941 ENG EXTSEW SK002 Rev B prepared by Gassman Development Perspectives dated 12-11-2020. b The balance of Stage 2 and Stage 3 shall gravitate into Council's future trunk wastewater network located on the Christensen Road frontage of the subject site.																			

Property																	
5	'On Maintenance' requirements for stormwater treatment devices (<i>specific condition</i>) a The applicant is responsible for a 24-month 'On Maintenance' period for the 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 catchments 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	Land transfer a Transfer at no cost to Council, the land identified below: <table><tr><th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>Lot 900 (7737m2) Stage 1</td><td>Drainage Reserve</td><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road (Dwg No. 5941 P STAGE1 001)</td><td>Gassman Development Perspectives</td><td>16 November 2020</td><td>-</td></tr></table> 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.					Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	Lot 900 (7737m2) Stage 1	Drainage Reserve	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road (Dwg No. 5941 P STAGE1 001)	Gassman Development Perspectives	16 November 2020	-
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Lot 900 (7737m2) Stage 1	Drainage Reserve	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road (Dwg No. 5941 P STAGE1 001)	Gassman Development Perspectives	16 November 2020	-												
7	Community Management Statement (CMS) a Proposed lots 101 to 122 and common property marked on the drawings listed below must be defined in the CMS as the scheme land: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road</td><td>Gassman development perspectives</td><td>16/11/2020</td><td>5941-P-STAGE1-001</td><td>-</td></tr></table>					Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road	Gassman development perspectives	16/11/2020	5941-P-STAGE1-001	-		
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	- b Undertake the above prior to a request is made to Council to approve the plan of subdivision. - c Submit, immediately after its creation, the first CMS (<i>signed by all relevant parties</i>) to Council for notation and verification of the above. - d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within 40 business days of its creation.										
8	Requirement to register stormwater easement/s - a Register the following easements for stormwater purpose in favour of Council at the location marked on the drawings listed below: - i Stormwater easement 66m² - ii Stormwater easement 33m² <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road</td><td>Gassman Development Perspectives</td><td>16 November 2020</td><td>5941 P STAGE1 001</td><td>-</td></tr></table> - b The terms of the easement must include: - i Standard terms document 707918364 must be referenced on Form 9 – easement document. - ii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement. - c Registration of the easement must occur at the same time as registering the plan of subdivision. - d Ensure easement is appropriately positioned in accordance with Land development guidelines. - e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners’ successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.	Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road	Gassman Development Perspectives	16 November 2020	5941 P STAGE1 001	-
Drawing Title	Author	Date	Drawing No.	Ver							
Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road	Gassman Development Perspectives	16 November 2020	5941 P STAGE1 001	-							
9	Flood storage covenant (<i>specific condition</i>) 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.										
10	Use of land for flood storage purposes (<i>specific condition</i>) 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.										
Environmental and Landscaping											
11	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: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Landscape Intent Plan Stage 1</td><td>Gassman Development Perspectives</td><td>February 2021</td><td>1-12</td><td>D</td></tr></table> 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 Condition vi. E and Condition v.C detailed below). - 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 within common property; - B That the buffers contain dense tree and shrub planting to soften and screen the development; and	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Intent Plan Stage 1	Gassman Development Perspectives	February 2021	1-12	D
Drawing Title	Author	Date	Drawing No.	Ver							
Landscape Intent Plan Stage 1	Gassman Development Perspectives	February 2021	1-12	D							

	C The batter within common property directly adjacent 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.										
12	Landscape works on private land (future development) Any future development applications lodged pursuant to this development approval must include the following landscape buffers: a A landscape buffer with a minimum width of 1.5 metres and average width of 3 metres must be established within private land along the interface between the individual industrial lots and the new road. The landscape buffers must contain screening shrubs at 1 metre centres and 100L tree planting at 6 metre centres; and b Frontage fencing must be visually open in nature (e.g. palisade or chain mesh).										
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: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Landscape Intent Plan Stage 1</td><td>Gassman Development Perspectives</td><td>February 2021</td><td>Pages 1-12</td><td>D</td></tr></table> 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.	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Intent Plan Stage 1	Gassman Development Perspectives	February 2021	Pages 1-12	D
Drawing Title	Author	Date	Drawing No.	Ver							
Landscape Intent Plan Stage 1	Gassman Development Perspectives	February 2021	Pages 1-12	D							

	- 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 one (1) metre 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, topsoil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).
Engineering	
16	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 a request is made to Council to approve the plan of subdivision at no cost to Council.

	b Construct and maintain the rectified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision.										
17	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: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road</td><td>Gassman development perspectives</td><td>16/11/2020</td><td>5941-P-STAGE1-001</td><td>-</td></tr></table> and include in particular: - i Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification. - ii All roads are required to have ‘barrier’ kerb and channel. b Construct and maintain the roads identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.	Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road	Gassman development perspectives	16/11/2020	5941-P-STAGE1-001	-
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18	Footpaths a Obtain an operational works approval for the design and construction of all footpaths to the 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: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road</td><td>Gassman development perspectives</td><td>16/11/2020</td><td>5941-P-STAGE1-001</td><td>-</td></tr></table> and include in particular: i 1.5m 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 City Plan Policy SC6.11 – Land development guidelines.	Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road	Gassman development perspectives	16/11/2020	5941-P-STAGE1-001	-
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19	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. <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road</td><td>Gassman development perspectives</td><td>16/11/2020</td><td>5941-P-STAGE1-001</td><td>-</td></tr></table>	Drawing Title	Author	Date	Drawing No.	Ver	Proposed Staged, Community Title Scheme Reconfiguration of Land Lots 101 to 122, Common Property, Drainage Reserve (lot 900) & New Road	Gassman development perspectives	16/11/2020	5941-P-STAGE1-001	-
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	- b Obtain an operational works approval for the location of the street lights. - c The street lighting system must: - i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.9 – Land development guidelines, section SC6.2.6. - ii Associated wiring must be installed underground. - iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'. - iv Meet the requirements of the electricity supplier (e.g. Energex). - d Construct and maintain the street lighting system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.
20	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - 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).
21	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - 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).
22	Connection to Permanent survey marks - a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.11 – 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 City Plan Policy SC6.11 – 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	
23	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.

24	Bioretention basin maintenance management plan (<i>specific condition</i>) - a Submit a bioretention basin maintenance management plan (MMP) in conjunction with a request is made to Council to approve the plan of subdivision. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.11 – 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 (m²) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. - ix Performance indicators / intervention levels / triggers for reactive maintenance. - x Any necessary preventative maintenance measures. - xi Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. - xii Approximate lifecycle maintenance costs.
Sewer and Water Works	
25	Sewer reticulation - i Obtain an Operational Works approval for the design and construction of a sewer reticulation system to connect each proposed lot to Council's sewer network, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: - ii Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - iii The size of the sewer property service connections must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition - iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vi Remove / seal / cap redundant sewer property services. <i>Note:</i> <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i> - vii Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.

26	Water reticulation a Obtain an Operational Works approval for the design and construction of a water reticulation system to connect each proposed lot to Council's water network, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii The property service, water meter box and water meter must be provided for each lot. A connection application is required for these works. - iii For a staged development, a property service water meter box and water meter (for construction purposes) must be provided for the subsequent stage prior to submitting to Council a request to approve plan sealing for the current stage. - iv Conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Councils potable water supply network. - v Remove redundant water meters / connections. <i>Note:</i> An "Application Work on the City's infrastructure" form is required for the above works.																														
27	Fire loading Fire loading must not exceed 30 L/s for 4 hours duration.																														
Construction Management																															
28	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Certificate for electricity supply</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>-</td><td>An authorised supplier (e.g. Energex)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: Underground electricity supply is available to all proposed lots. <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>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).</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>-</td><td>The authorised telecommunication carrier (e.g. Telstra, NBN Co)</td><td>Contributed Assets</td></tr></table>	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	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
Subdivision Engineering																															
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	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.					
29	Certification of works - Hydraulics and Water Quality Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
Hydraulics and Water Quality					
Certified document		Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction certification		Prior to a request is made to Council to approve the plan of subdivision	"Site Based Stormwater Management Plan – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots" Revision 4 dated 5 February 2021 prepared by Gassman Development Perspectives	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
The certification is to confirm: All stormwater devices (quantity and quality) shown in the approved stormwater management plan and associated design drawings have been installed on-site in accordance with Council's approved stormwater management plan and are functioning as designed.					

Hydraulics and Water Quality				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Flood storage	Immediately after completion of earthworks	“Site Based Stormwater Management Plan – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots” Revision 4 dated 5 February 2021 prepared by Gassman Development Perspectives, Appendix D – Balance Earthworks Below Defined Flood Event Level	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 – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots” Revision 4 dated 5 February 2021 prepared by Gassman Development Perspectives	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 forebay, 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.										
30	Road names to be submitted Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy, prior to a request is made to Council for any operational works and approve the plan of subdivision at no cost to Council.										
31	Erosion and sediment control a Implement the erosion, sediment and dust control measures identified in the plan listed below at no cost to Council: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Site Based Stormwater Management Plan – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots</td><td>Gassman Development Perspectives</td><td>5 February 2021</td><td>Job Number: 5941</td><td>4</td></tr></table> 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 Compliance.	Plan Title	Author	Date	Plan Reference No.	Ver	Site Based Stormwater Management Plan – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots	Gassman Development Perspectives	5 February 2021	Job Number: 5941	4
Plan Title	Author	Date	Plan Reference No.	Ver							
Site Based Stormwater Management Plan – Application for Reconfiguring a Lot CTS Subdivision 22 Industrial Lots	Gassman Development Perspectives	5 February 2021	Job Number: 5941	4							
32	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.										

33	Notice of works timetable Provide a Notice of works timetable for Commencement of work/Commencement of use/Retropective development approval to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf							
Advice Notes								
A	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.							
B	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au							
C	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au							
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: <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private)</td></tr><tr><td>Open Space Assessment</td></tr><tr><td>- Operational works - landscape works (Public)</td></tr><tr><td>Water and Waste</td></tr><tr><td>- Operational works - infrastructure</td></tr><tr><td>- Connections / disconnections: Application to work on the City's Infrastructure</td></tr></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).	Landscape Assessment	- Operational works - landscape works (Private)	Open Space Assessment	- Operational works - landscape works (Public)	Water and Waste	- Operational works - infrastructure	- Connections / disconnections: Application to work on the City's Infrastructure
Landscape Assessment								
- Operational works - landscape works (Private)								
Open Space Assessment								
- Operational works - landscape works (Public)								
Water and Waste								
- Operational works - infrastructure								
- Connections / disconnections: Application to work on the City's Infrastructure								
E	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.
F	Operational Works meeting prior to lodgement Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
G	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
H	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.
I	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). 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 DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
J	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
K	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration.

	b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. e 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. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). 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. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h 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.
L	Access from/works in State-controlled road All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
M	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.
N	Fire ant control Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
O	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.

P	Stormwater A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Property Notifications	
A	Stormwater There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice ROL/2020/123. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
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.

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

Details of proposed development	The proposed development is for Reconfiguring a Lot (Community Title Subdivision to create 1 into 22 Industrial lots, common property, balance lot, stormwater lot and new road).
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • M38 Industrial Estate Place Code (Preliminary approval code); • Canals and Waterways; • Flood Affected Areas; • Nature Conservation; • Sediment and Erosion Control; • Landscape Work; • Reconfiguring a Lot; • Vegetation Management; and • Works for Infrastructure.
Relevant matters	Not applicable – Code assessment
Reasons for decision	Following an assessment of the development application against all of the assessment benchmarks listed above, it was determined the development complies with the relevant benchmarks.
Matters prescribed by a regulation	Not applicable