

Our reference: OPW/2020/960

Decision notice — approval (with conditions)

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

Date of decision notice: 27 July 2020

Applicant details

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

Application details

Application number: OPW/2020/960
Approval sought: Operational Works – Landscape Work
Details of proposed development: Development permit for Operational work - Private & Public landscape associated with an Industrial Estate (MIN/2019/761)

Location details

Street address: 60 Stapylton Jacobs Well Road, Stapylton Qld 4207
Real property description: Lot 501 SP295994

Decision

Date of decision 27 July 2020
Decision details: Under Delegated Authority, the Supervisor of Open Space and Landscape 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

Not applicable – no part of the application required referral.

Details of the approval

Development permit Operational work – Private landscape

Conditions

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

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 two 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 Cassandra Brown, Open Space and Landscape Planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Bree Bisset
Supervisor Open Space and Landscape Assessment
For the Chief Executive Officer
Council of the City of Gold Coast
CB.

enc:
Conditions imposed by Council as Assessment manager

Attach:
Stamped approved plans and drawings
Appeal Rights extract

Conditions imposed by Council as Assessment manager

Operational Work – Landscape Work (Private)																																																																																									
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.	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 commencement of any works on site:																																																																																								
	<table><tr><th colspan="5">Landscape Assessment (Private works)</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>LANDSCAPE COVERSHEET AND LOCALITY PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>000</td><td>A</td></tr><tr><td>LANDSCAPE SPECIFICATIONS</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>001</td><td>A</td></tr><tr><td>LANDSCAPE FINISHES GENERAL ARRANGEMENT PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>200</td><td>A</td></tr><tr><td>LANDSCAPE FINISHES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>201</td><td>A</td></tr><tr><td>LANDSCAPE FINISHES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>202</td><td>A</td></tr><tr><td>LANDSCAPE FINISHES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>203</td><td>A</td></tr><tr><td>LANDSCAPE FINISHES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>204</td><td>A</td></tr><tr><td>LANDSCAPE FINISHES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>205</td><td>A</td></tr><tr><td>LANDSCAPE TREE PLANTING PLAN GENERAL ARRANGEMENT PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>500</td><td>A</td></tr><tr><td>PLANTING PLAN TREES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>501</td><td>A</td></tr><tr><td>PLANTING PLAN TREES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>502</td><td>A</td></tr><tr><td>PLANTING PLAN TREES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>503</td><td>A</td></tr><tr><td>PLANTING PLAN TREES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>504</td><td>A</td></tr><tr><td>PLANTING PLAN TREES</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>505</td><td>A</td></tr><tr><td>LANDSCAPE SHRUBS & GROUNDCOVERS PLANTING PLAN GENERAL ARRANGEMENT PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>26/06/20</td><td>600</td><td>A</td></tr></table>				Landscape Assessment (Private works)					Plan Title	Author	Date	Plan Reference No.	Ver	LANDSCAPE COVERSHEET AND LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	000	A	LANDSCAPE SPECIFICATIONS	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	001	A	LANDSCAPE FINISHES GENERAL ARRANGEMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	200	A	LANDSCAPE FINISHES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	201	A	LANDSCAPE FINISHES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	202	A	LANDSCAPE FINISHES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	203	A	LANDSCAPE FINISHES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	204	A	LANDSCAPE FINISHES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	205	A	LANDSCAPE TREE PLANTING PLAN GENERAL ARRANGEMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	500	A	PLANTING PLAN TREES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	501	A	PLANTING PLAN TREES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	502	A	PLANTING PLAN TREES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	503	A	PLANTING PLAN TREES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	504	A	PLANTING PLAN TREES	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	505	A	LANDSCAPE SHRUBS & GROUNDCOVERS PLANTING PLAN GENERAL ARRANGEMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	26/06/20	600	A
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The following amendments must be included: - a Provide details of the proposed 'Totems' located within front entrance garden. Details to clearly show proposed size, design, materials, construction specifications and cross-sectional drawings. - b Identify the type, design, material and height details for all fencing including the entire western boundary, the front lots adjacent to public open space and adjacent to the road reserve. - c Install a row of 300mm x Syzygium 'Hinterland Gold' at 1m spacing's to the base of the retaining wall of Lots 111 – 114 adjacent to the bio-retention basin. - d Install a row of trees at 6 metre centres within the landscape area along the Homestead Drive frontage of Lot 111. - e Remove all <i>Delonix regia</i> from the front entrance gardens adjacent to Lot 101 and replace with alternative tree species without a broad canopy. - f All trees within the front entrance garden of Lot 101 are to be a minimum of 3m from the top of the batter to ensure sufficient separation from the future building. - g Replace <i>Acacia sp.</i> within the front and side buffers with <i>Acmena hemilampra</i>. - h Consolidate planting plans to show all trees and shrubs within the one drawing set for ease of reference. - i A landscape buffer consisting of continuous screening shrubs and trees at maximum 6m intervals must be incorporated between the boulder retaining walls and the frontage boundaries of each individual lot. - j The vegetated buffer on the western side requires the following; a. Shrub species to be: <i>Syzygium australe</i>, <i>Photonia robusta</i>, <i>Syzygium 'resilience'</i>. b. Ground covers to be: <i>Lomandra longifolia</i>, <i>baeckea virgate</i>, <i>myoporum parvifolium</i>, <i>Westringia fruitcosa</i>, <i>Pholdendron Xanadu</i>, <i>Hymenocallis littoralis</i>, <i>gazania rigens</i> and <i>Russelia equisetiformis</i>. - k Provide detail of the treatment to the batter on the western boundary section.					
Environmental and Landscaping					
3.	Tree pruning and work - a Topping, lopping, spur or spike climbing of any tree must not occur. - b Pruning may only occur in a manner consistent with the <i>Australian Standard AS4373 -2007 – Pruning of Amenity Trees</i>. - c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with <i>Australian Standard AS4373 - 2007 - Pruning of Amenity Trees</i>.				

4.	Landscape installation and maintenance Ensure all plants, materials, hardscape and watering systems identified on the approved drawings are installed in a manner consistent with <i>Australian Standard AS2303 - 2015 – Tree Stock for Landscape Use</i> and <i>AS4419 - 2003 – Soils for Landscaping and Garden Use</i> and maintained at all times.				
Construction Management					
5.	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.11.7.3 – Land development guidelines / City Plan Policy SC6.12.3.4 – Landscape work of the City Plan for the following:				
	Purpose		Hold Point		Council contact
	Confirm works have been undertaken in accordance with the Operational works - landscape works approval		Prior to a request is made to Council to approve the plan of subdivision		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.				
Operational Work – Landscape Work (Public)					
General					
6.	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.				
7.	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:				
	Open Space Assessment (Public works)				
	Drawing Title	Author	Date	Drawing No.	Ver
	LANDSCAPE OVERSHEET AND LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	23/06/20	000	A
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	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.								
Environmental and Landscaping									
8.	Boundary fences a. Construct a boundary fence between open space / private land generally in accordance with City Plan Policy SC6.11.5.4.3.9 – Land development guidelines. The boundary fence must be constructed prior to commencement of the use. b. The boundary fence must be located on the eastern side and southern side of the bio-retention basin Lot 900 – Drainage reserve, where timber bollards are not proposed to be located.								
Construction Management									
9.	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6.11.7.3– Land development guidelines for the following: <table><tr><td>Purpose</td><td>Council contact</td></tr><tr><td>Review and discuss approved detailed landscape plans for public open space</td><td>Contributed Assets 07 5582 9034</td></tr></table> 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.					Purpose	Council contact	Review and discuss approved detailed landscape plans for public open space	Contributed Assets 07 5582 9034
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Review and discuss approved detailed landscape plans for public open space	Contributed Assets 07 5582 9034								

10.	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.11.7.3 – Land development guidelines / City Plan Policy SC6.12.3.4 - Landscape work for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm works have been undertaken in accordance with the Operational works - landscape works approval</td><td>Prior to commencement of the establishment period</td><td>Contributed Assets 07 5582 9034</td></tr></table> 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.	Purpose	Hold Point	Council contact	Confirm works have been undertaken in accordance with the Operational works - landscape works approval	Prior to commencement of the establishment period	Contributed Assets 07 5582 9034			
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11.	On maintenance Arrange an on maintenance meeting to complete the requirements identified in City Plan Policy SC6.11.7.3 – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm landscaping has been established in accordance with the Operational works - Landscape works approval</td><td>Prior to commencement of the on maintenance period</td><td>Contributed Assets 07 5582 9034</td></tr><tr><td>Submit as constructed drawings as identified in City Plan Policy SC 6.11.8.5 – Land development guidelines</td><td>Prior to commencement of the on maintenance period</td><td>Contributed Assets 07 5582 9034</td></tr></table> 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.	Purpose	Hold Point	Council contact	Confirm landscaping has been established in accordance with the Operational works - Landscape works approval	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034	Submit as constructed drawings as identified in City Plan Policy SC 6.11.8.5 – Land development guidelines	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034
Purpose	Hold Point	Council contact								
Confirm landscaping has been established in accordance with the Operational works - Landscape works approval	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034								
Submit as constructed drawings as identified in City Plan Policy SC 6.11.8.5 – Land development guidelines	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034								
12.	Off maintenance Arrange an off maintenance meeting to complete the requirements identified in City Plan Policy SC6.11.7.3 – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm satisfactory completion of on - maintenance requirements for street trees in accordance with the Operational works - landscape works approval and commence Asset handover.</td><td>Prior to Asset handover / conclusion of on maintenance period</td><td>Contributed Assets 07 55829034</td></tr></table> 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.	Purpose	Hold Point	Council contact	Confirm satisfactory completion of on - maintenance requirements for street trees in accordance with the Operational works - landscape works approval and commence Asset handover.	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets 07 55829034			
Purpose	Hold Point	Council contact								
Confirm satisfactory completion of on - maintenance requirements for street trees in accordance with the Operational works - landscape works approval and commence Asset handover.	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets 07 55829034								
Advice Notes										
A	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: MIN/2019/761 as at 4 June 2020. 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).									
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	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.
D	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.
E	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.
F	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.