

Our reference: OPW/2020/674

Decision notice—approval (with conditions)

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

Date of decision notice: 24 August 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/2020/674
Approval sought: Development Permit for Operational Works
Details of proposed development: Operational works – Infrastructure (sewer reticulation)

Location details

Street address: Lot 18 Macpherson Road, Stapylton Qld 4207
Real property description: Lot 3 SP139664, Lot 4 WD3607, Lot 501 SP295994

Decision

Date of decision: 24 August 2020
Decision details: Under Delegated Authority, the Executive Coordinator for Engineering and Environmental Assessment 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 - Infrastructure (water reticulation)

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

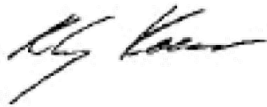
Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

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 Liza Teo, Civil Engineer on p: 07 5582 8847 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Antony Kocsmar
Acting Executive Coordinator Engineering & Environmental Assessment
For the Chief Executive Officer
Council of the City of Gold Coast

Enc:
Conditions imposed by Council as Assessment manager
Attach:
Stamped approved plans and drawings
Appeal rights extracts

Conditions imposed by Council as Assessment manager

1

Timing

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

2

Approved drawings

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

Drawing Title	Author	Date	Drawing No.	Rev
DRAWING INDEX AND LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 001	B
GENERAL NOTES	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 002	B
LEGEND	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 003	B
KEYPLAN LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 005	B
CONTOUR AND DETAIL PLAN SHEET 1 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 010	B
CONTOUR AND DETAIL PLAN SHEET 2 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 011	B
CONTOUR AND DETAIL PLAN SHEET 3 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 012	B
CONTOUR AND DETAIL PLAN SHEET 4 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 013	B
CONTOUR AND DETAIL PLAN SHEET 5 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 014	B
DEMOLITION AND PROTECTION PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 020	B
SEWER LAYOUT PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 600	B
SEWER LAYOUT PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 601	B
SEWER LAYOUT PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 603	B
SEWER LAYOUT PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 604	B

	SEWER LAYOUT PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	13-07-20	5941 ENG EXTSEW 605	A
	SEWER LONGITUDINAL SECTIONS – SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 610	B
	SEWER LONGITUDINAL SECTIONS – SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 611	B
	SEWER LONGITUDINAL SECTIONS – SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 612	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.					
3	Amended drawings Prepare and submit amendments to the drawings 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.				
	Drawing Title	Author	Date	Drawing No.	Ver
	SEWER LAYOUT PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 602	B
	SEWER LONGITUDINAL SECTIONS – SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 613	B
	SEWER STRUCTURE DETAILS – SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 650	B
	SEWER STRUCTURE DETAILS – SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	08-05-20	5941 ENG EXTSEW 651	B
The following amendments must be included: a Ensure S5/1 and S1/2 are in accordance with part 10.11.2 SEQ requirements discharge manholes.					
Engineering					
4	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' 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.				
Sewer and Water Works					
5	Sewer reticulation Construct and maintain the sewer connection identified in the approved drawings condition 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 and				

	include in particular: - i The size of the sewer property service connection must be in accordance with the SEQ Water Supply & Sewerage Design & Construction Code (SEQ WS&S D&C Code). - ii Remove / seal / cap redundant sewer property services.																										
Construction Management																											
6	Certification of works Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table border="1" style="width: 100%;"> <tr> <th colspan="5">Operational Works</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>Appendix A Certification from the Land Development Guidelines</td><td>Upon practical completion of works.</td><td>N/A</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Contributed Assets</td></tr> <tr> <td colspan="5"> The certification is to confirm: • All works have been undertaken generally in accordance with the approval. </td></tr> </table>	Operational Works					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Appendix A 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.										
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7	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table border="1" style="width: 100%;"> <tr> <th colspan="2">All works approved by this permit</th> </tr> <tr> <th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr> <tr> <td>RPEQ</td><td>All supply, installation, construction, testing and commissioning of works</td></tr> </table> <table border="1" style="width: 100%;"> <tr> <th colspan="4">Water and Waste</th> </tr> <tr> <th>Certified document</th><th>Certification date</th><th>Expert discipline</th><th>Requesting Council Section</th></tr> <tr> <td>Requirements of Council Water and Sewerage acceptance testing guideline</td><td>Prior to a request to connect to existing mains and the use of the connection</td><td>RPEQ</td><td>Water and Waste</td></tr> <tr> <td>A Survey Plan with the required easements shown on the listed plan over the on lot water arrangement</td><td>Prior to commence of the use</td><td>Registered Surveyor</td><td>Development Compliance Section</td></tr> <tr> <td colspan="4"> The certification is to confirm: Easements are correctly located over the infrastructure and meet the requirements specified in the SEQ Water Supply and Sewerage Design and Construction Code for sewerage infrastructure. </td></tr> </table>	All works approved by this permit		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	RPEQ	All supply, installation, construction, testing and commissioning of works	Water and Waste				Certified document	Certification date	Expert discipline	Requesting Council Section	Requirements of Council Water and Sewerage acceptance testing guideline	Prior to a request to connect to existing mains and the use of the connection	RPEQ	Water and Waste	A Survey Plan with the required easements shown on the listed plan over the on lot water arrangement	Prior to commence of the use	Registered Surveyor	Development Compliance Section	The certification is to confirm: Easements are correctly located over the infrastructure and meet the requirements specified in the SEQ Water Supply and Sewerage Design and Construction Code for sewerage infrastructure.			
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8	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.						
9	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.						
10	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td>Review and discuss this Operational works – infrastructure approval.</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 this Operational works – infrastructure approval.	Contributed Assets (07) 5582 9034		
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11	Hold point inspection Arrange a hold point inspection to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines/Landscape work code of the City Plan 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 approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines</td><td>As indicated in SC6.11 City Plan Policy – Land development guidelines</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 approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034
Purpose	Hold Point	Council contact					
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034					
12	On maintenance Arrange an on maintenance meeting to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm completion of works have been undertaken in accordance with this approval</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 completion of works have been undertaken in accordance with this approval	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034
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13	Off maintenance Arrange an off maintenance meeting to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following:						
	<table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval</td><td>Prior to Asset handover / conclusion of on maintenance period</td><td>Contributed Assets (07) 5582 9034</td></tr></table>	Purpose	Hold Point	Council contact	Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 5582 9034
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Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 5582 9034					
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Advice Notes	
A	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.
B	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 ROL201800485 dated 27 November 2018. 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).
C	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.
D	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> (' ACHA ') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on 07 3405 3050 for further information on the responsibilities of developers under the ACHA.
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 limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc. by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration; - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); - d Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes; - e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceed \$150,000. Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991; and - f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - g Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required
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 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.
I	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

J	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>Water and Waste</td></tr><tr><td>- 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.	Water and Waste	- Application to work on the City's Infrastructure
Water and Waste			
- Application to work on the City's Infrastructure			
K	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.		
L	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.		