

Our reference: OPW/2020/633

Decision notice—approval (with conditions)

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

Date of decision notice: 22 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/2020/633
Approval sought: Development Permit for Operational Works
Details of proposed development: Operational works – Infrastructure (Civil Works)

Location details

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

Decision

Date of decision: 22 July 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 (civil works)

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 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Sam Hartley

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

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.																																																																																				
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings																																																																																				
<table><tr><th colspan="5">Operational Works</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>DRAWING INDEX AND LOCALITY PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>MAY 20</td><td>5941 ENG OPW1 001</td><td>B</td></tr><tr><td>GENERAL NOTES SHEET 1 OF 3</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>01.05.20</td><td>5941 ENG OPW1 002</td><td>A</td></tr><tr><td>GENERAL NOTES SHEET 2 OF 3</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>01.05.20</td><td>5941 ENG OPW1 003</td><td>A</td></tr><tr><td>GENERAL NOTES SHEET 3 OF 3</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>01.05.20</td><td>5941 ENG OPW1 004</td><td>A</td></tr><tr><td>LEGEND</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>01.05.20</td><td>5941 ENG OPW1 005</td><td>A</td></tr><tr><td>KEY PLAN LAYOUT</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>12.06.20</td><td>5941 ENG OPW1 006</td><td>B</td></tr><tr><td>EXISTING SURFACE AND FEATURE PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>01.05.20</td><td>5941 ENG OPW1 010</td><td>A</td></tr><tr><td>EMERI STREET DEMOLITION AND PROTECTION LAYOUT PLAN</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>01.05.20</td><td>5941 ENG OPW1 020</td><td>A</td></tr><tr><td>SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 6</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>12.06.20</td><td>5941 ENG OPW1 050</td><td>B</td></tr><tr><td>SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 6</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>01.05.20</td><td>5941 ENG OPW1 051</td><td>A</td></tr><tr><td>SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 6</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>12.06.20</td><td>5941 ENG OPW1 052</td><td>B</td></tr><tr><td>SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 6</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>12.06.20</td><td>5941 ENG OPW1 053</td><td>B</td></tr><tr><td>SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 6</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>12.06.20</td><td>5941 ENG OPW1 054</td><td>B</td></tr><tr><td>SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 6</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>12.06.20</td><td>5941 ENG OPW1 055</td><td>B</td></tr></table>						Operational Works					Drawing Title	Author	Date	Drawing No.	Ver	DRAWING INDEX AND LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	MAY 20	5941 ENG OPW1 001	B	GENERAL NOTES SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 002	A	GENERAL NOTES SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 003	A	GENERAL NOTES SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 004	A	LEGEND	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 005	A	KEY PLAN LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 006	B	EXISTING SURFACE AND FEATURE PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 010	A	EMERI STREET DEMOLITION AND PROTECTION LAYOUT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 020	A	SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 050	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 051	A	SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 052	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 053	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 054	B	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 055	B
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	1% AEP STORMWATER DRAINAGE CALCULATIONS TABLES SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 552	A
	1% AEP STORMWATER DRAINAGE CALCULATIONS TABLES SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 553	A
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	OPERATIONAL PHASE BIORETENTION BASIN SETOUT DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 572	B
	SEWER RETICULATION LAYOUT PLAN SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 600	B
	SEWER RETICULATION LAYOUT PLAN SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 601	B
	SEWER RETICULATION LAYOUT PLAN SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 602	B
	SEWER RETICULATION LAYOUT PLAN SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 603	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 1 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 610	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 2 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 611	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 3 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 612	B

	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 4 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 613	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 5 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 614	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 6 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 615	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 7 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 616	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 8 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 617	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 9 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 618	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 10 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 619	B
	SEWER RETICULATION LONGITUDINAL SECTIONS SHEET 11 OF 11	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 620	B
	WATER RETICULATION LAYOUT PLAN SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 700	B
	WATER RETICULATION LAYOUT PLAN SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 701	B
	WATER RETICULATION LAYOUT PLAN SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 702	B
	WATER RETICULATION LAYOUT PLAN SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 703	B
	WATER RETICULATION TYPICAL DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 704	A
	LINEMARKING AND SIGNAGE PLAN SHEET 1 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 800	B
	LINEMARKING AND SIGNAGE PLAN SHEET 2 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	01.05.20	5941 ENG OPW1 801	A
	LINEMARKING AND SIGNAGE PLAN SHEET 3 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 802	B
	LINEMARKING AND SIGNAGE PLAN SHEET 4 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 803	B
	LINEMARKING AND SIGNAGE PLAN SHEET 5 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	12.06.20	5941 ENG OPW1 804	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	For construction issue drawings – Water and Sewerage Prepare and provide for Council's review and acceptance, drawings issued as "for construction" the Water and Sewerage design drawings amended following potholing undertaken as part of preliminary site works prior to requesting a prestart. Ensure that any design changes identified following potholing are included in this drawing set. Send the amended drawing set to Water and Waste by emailing GCWDA@goldcoast.qld.gov.au Note: Changes made may require submission of a Minor or Other Change application in accordance with the <i>Planning Act 2016</i>.
Property	
4	Requirement to register easement/s - a Register an easement for the purposes of "Sewerage" for access and maintenance purposes in favour of Council over all Council sewer infrastructure within private property in accordance with WSAA Gravity Sewerage Code of Australia – SEQ Edition. - 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 and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. - c Registration of the easement must occur prior to commencement of the use. - d Ensure water infrastructure is positioned appropriately within the easement as per Council's Standard Water Meter Drawings. - 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 of the non-compliance with this condition.
5	Restrictions regarding Council easements and infrastructure - a No building work or deep landscaping is permitted over or within any Council public utility easement. - b Ensure all proposed buildings, structures and footings are a minimum distance of XX horizontal metres from Council infrastructure. - c Ensure all proposed buildings, structures and footings are a minimum 1 metre clear of the property sewer connection. - d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.
Engineering	
6	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.

7	Footpaths - a Construct and maintain the footpath 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 Planning Policy SC6.11 – Land development guidelines, sections 2 Transport network standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings. - b Ensure that there is a minimum 300mm circumferential separation between any footpath and the outer edge of existing/new power poles. Fill the space with compacted cold-mix asphalt to a minimum depth of 50mm.
8	Roadworks Construct and maintain the roadworks 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 Planning Policy SC6.11 – Land development guidelines, sections 2 Transport network standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications & 10 Standard drawings.
9	Earthworks and private retaining walls - a Construct the earthworks and private retaining walls identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.11 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings. - b Maintain the earthworks and private retaining walls (inclusive of any associated drainage) identified above at no cost to Council at all times.
10	Water and/or sewerage works in TMR road corridor Seek approval from the Department of Transport and Main Roads (TMR) for any works proposed to be undertaken within a TMR road corridor. Any works within a TMR road corridor must comply with all TMR design requirements (Technical Note 163) and certification (by a Registered Professional Engineer of Queensland (RPEQ)) of this is the responsibility of the developer. Note: Changes requested by TMR may require submission of a Minor or Other Change application in accordance with the <i>Planning Act 2016</i>.
Stormwater Drainage	
11	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
12	Stormwater drainage / Legal point of discharge Construct and maintain the stormwater drainage system 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 Planning Policy SC6.11 – Land development guidelines, sections 4 Stormwater drainage and water sensitive urban design standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.

Sewer and Water Works

13 Sewer reticulation

Construct and maintain the sewer reticulation system 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 Planning Policy SC6.11 – Land development guidelines, sections 6 Water supply and sewerage reticulation standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.

- i The size of the sewer property service connection must be a minimum of 150 mm in accordance with Section 4.5.4 of the SEQ Water Supply & Sewerage Design & Construction Code (SEQ WS&S D&C Code).
- ii Remove/seal/cap redundant sewer property services.

14 Water reticulation

Construct and maintain the water reticulation system 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 and include in particular:

- i The development's sewerage connection must be completed and approved by Council prior to an application for a Pre-Start meeting for the approved water connection.

Construction Management

15 Certification of works

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

Operational Works

Certified document	Certification date	Expert discipline	Requesting Council Section
Appendix A Certification from the Land Development Guidelines	Upon practical completion of works.	RPEQ	Contributed Assets

The certification is to confirm:

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

Geotechnical Engineering

Certified document	Certification date	Expert discipline	Requesting Council Section
Retaining structures design	Prior to commencement of any works	RPEQ	Geotechnical Engineering

The certification is to confirm:

- i. All retaining structures on site / within the stage are designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loading.
- ii. All designed retaining structures on site / within the stage achieve adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical Engineering			
Certified document	Certification date	Expert discipline	Requesting Council Section
Retaining structures construction	Immediately following completion of all retaining structure construction	RPEQ	Development Compliance
The certification is to confirm: All constructed retaining structures on site / within the stage achieved adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.			

Geotechnical Engineering			
Certified document	Certification date	Expert discipline	Requesting Council Section
Batters design	Prior to commencement of any works	RPEQ	Geotechnical Engineering
The certification is to confirm: All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.			

Geotechnical Engineering			
Certified document	Certification date	Expert discipline	Requesting Council Section
Batters construction	Immediately following completion of all earthworks on site.	RPEQ	Development compliance
The certification is to confirm: All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.			

Geotechnical Engineering			
Certified document	Certification date	Expert discipline	Requesting Council Section
Post construction earthworks certification	Immediately after completion of all earthworks on site	RPEQ	Development Compliance
The certification is to confirm: - i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments. - ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007. - iii Fill materials are placed in layers, watered if required and compacted to achieve the			

specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.

Geotechnical

Certified document	Certification date	Expert discipline	Requesting Council Section
Geotech certification for level 1	Upon practical completion of works.	RPEQ	Contributed Assets

The certification is to confirm:

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

Water and Waste

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Requirements of Council Water and Sewerage acceptance testing guideline	Prior to connect to existing mains and the use of the connection		Registered Professional Engineer of Queensland (RPEQ)	Water and Waste
A Survey Plan with the required easements shown on the listed plan over the on lot water arrangement / sewer	Prior to commence of the use		Registered Surveyor	Development Compliance Section

The certification is to confirm:

- Constructed works comply with necessary standards and confirm level and location details.
- Installed components meet specifications and standards for materials and design and installation specifications and acceptance testing requirements.
- 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.

16	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table border="1"> <tr> <th colspan="2" data-bbox="363 233 727 275">All works approved by this permit</th></tr> <tr> <th data-bbox="363 275 727 380">Expertise required of the suitably qualified professional</th><th data-bbox="727 275 1417 380">Actions to be overseen by the professional</th></tr> <tr> <td data-bbox="363 380 727 485">Registered Professional Engineer of Queensland (RPEQ)</td><td data-bbox="727 380 1417 485">All supply, installation, construction, testing and commissioning of works</td></tr> <tr> <th colspan="2" data-bbox="363 485 1417 527">Operational works</th></tr> <tr> <th data-bbox="363 527 727 632">Expertise required of the suitably qualified professional</th><th data-bbox="727 527 1417 632">Actions to be overseen by the professional</th></tr> <tr> <td data-bbox="363 632 727 730">Registered Professional Engineer of Queensland (RPEQ)</td><td data-bbox="727 632 1417 730">Bulk earthworks inspected to level 1 in accordance with AS3798-2007</td></tr> </table>	All works approved by this permit		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	Registered Professional Engineer of Queensland (RPEQ)	All supply, installation, construction, testing and commissioning of works	Operational works		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007
All works approved by this permit													
Expertise required of the suitably qualified professional	Actions to be overseen by the professional												
Registered Professional Engineer of Queensland (RPEQ)	All supply, installation, construction, testing and commissioning of works												
Operational works													
Expertise required of the suitably qualified professional	Actions to be overseen by the professional												
Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007												
17	Availability of approved plans, drawings and reports Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.												
18	Haulage access/site management plan - a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing. - b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular. - i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - ii Provide Loading/unloading operations. - iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. - iv Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. - v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. - vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. - c Comply with the Haulage access/site management plan during all construction works at no cost to Council.												
19	Transport of soil/fill/excavated material During the transportation of soil and other fill/excavated material:												

	a All trucks hauling soil, or fill/excavated material must have their loads secure and covered. b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.						
20	Earthworks as-constructed data Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with City Plan Policy SC6.11 – Land development guidelines, section 8.5 prior to request for practical completion of the works/ prior to acceptance of On maintenance.						
21	Erosion and sediment control a. Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council. b. Undertake works generally in accordance with the operational works approval and include in particular: i. Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A). ii. Erosion, sediment and dust control measures must be implemented in accordance with the approved plan / drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). iii. Sediment control structures (e.g. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff. iv. A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. v. All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM, September 2009) prior to discharging from the site. c Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, Section 4.5.17.1.2 – Compliance.						
22	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		
Purpose	Council contact						
Review and discuss this Operational works – infrastructure approval.	Contributed Assets (07) 5582 9034						
23	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</td><td>As indicated in SC6.11 City Plan</td><td>Contributed Assets</td></tr></table>	Purpose	Hold Point	Council contact	Confirm works have been undertaken in accordance with the operational works	As indicated in SC6.11 City Plan	Contributed Assets
Purpose	Hold Point	Council contact					
Confirm works have been undertaken in accordance with the operational works	As indicated in SC6.11 City Plan	Contributed Assets					

	approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	Policy – Land development guidelines	(07) 5582 9034
Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.			
24	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:		
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
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.			
25	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:		
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
Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.			
Advice Notes			
A	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 dated 4 June 2020 (ROL/2019/79 dated 1 March 2019). 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	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.