

Our reference: OPW/2021/1255

Decision notice—approval (with conditions)

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

Date of decision notice: 27 October 2021

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/2021/1255
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: 27 October 2021
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 works – 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. 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. c Sewer and Water reticulation works endorsed in this approval cannot connect to Council's network until the necessary trunk infrastructure (LGIP identified) as stated in ROL Condition 4 of COM/2020/262 has achieved practical completion and all infrastructure is accepted on maintenance by Council.																																																															
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council: <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>10/09/21</td><td>5941 ENG OPW2 001</td><td>B</td></tr><tr><td>GENERAL NOTES SHEET 1 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>10/09/21</td><td>5941 ENG OPW2 002</td><td>B</td></tr><tr><td>GENERAL NOTES SHEET 2 OF 2</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>10/09/21</td><td>5941 ENG OPW2 003</td><td>B</td></tr><tr><td>LEGEND</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>10/09/21</td><td>5941 ENG OPW2 004</td><td>B</td></tr><tr><td>KEY PLAN LAYOUT</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>10/09/21</td><td>5941 ENG OPW2 005</td><td>B</td></tr><tr><td>EXISTING SURFACE AND FEATURES PLAN SHEET 1 OF 8</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>10/09/21</td><td>5941 ENG OPW2 010</td><td>B</td></tr><tr><td>EXISTING SURFACE AND FEATURES PLAN SHEET 2 OF 8</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>10/09/21</td><td>5941 ENG OPW2 011</td><td>B</td></tr><tr><td>EXISTING SURFACE AND FEATURES PLAN SHEET 3 OF 8</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>10/09/21</td><td>5941 ENG OPW2 012</td><td>B</td></tr><tr><td>EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 8</td><td>GASSMAN DEVELOPMENT PERSPECTIVES</td><td>10/09/21</td><td>5941 ENG OPW2 013</td><td>B</td></tr><tr><td>EXISTING SURFACE AND</td><td>GASSMAN</td><td>10/09/21</td><td>5941 ENG</td><td>B</td></tr></table>				Operational Works					Drawing Title	Author	Date	Drawing No.	Ver	DRAWING INDEX AND LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 001	B	GENERAL NOTES SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 002	B	GENERAL NOTES SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 003	B	LEGEND	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 004	B	KEY PLAN LAYOUT	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 005	B	EXISTING SURFACE AND FEATURES PLAN SHEET 1 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 010	B	EXISTING SURFACE AND FEATURES PLAN SHEET 2 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 011	B	EXISTING SURFACE AND FEATURES PLAN SHEET 3 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 012	B	EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 013	B	EXISTING SURFACE AND	GASSMAN	10/09/21	5941 ENG	B
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	FEATURES PLAN SHEET 5 OF 8	DEVELOPMENT PERSPECTIVES		OPW2 014	
	EXISTING SURFACE AND FEATURES PLAN SHEET 6 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 015	B
	EXISTING SURFACE AND FEATURES PLAN SHEET 7 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 016	B
	EXISTING SURFACE AND FEATURES PLAN SHEET 8 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 017	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 050	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 051	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 052	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 053	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 054	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 055	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 7 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 056	B
	SEDIMENT AND EROSION CONTROL PLAN SHEET 8 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 057	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 058	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 059	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 060	B
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 061	B
	CONSTRUCTION PHASE SEDIMENT BASIN SECTIONS	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 062	B
	CONSTRUCTION PHASE	GASSMAN	10/09/21	5941 ENG	B

	SEDIMENT BASIN TYPICAL SECTIONS	DEVELOPMENT PERSPECTIVES		OPW2 063	
	SEDIMENT AND EROSION TYPICAL DETAILS	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 064	B
	OVERALL SERVICES LAYOUT PLAN SHEET 1 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 300	B
	OVERALL SERVICES LAYOUT PLAN SHEET 2 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 301	B
	OVERALL SERVICES LAYOUT PLAN SHEET 3 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 302	B
	OVERALL SERVICES LAYOUT PLAN SHEET 4 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 303	B
	OVERALL SERVICES LAYOUT PLAN SHEET 5 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 304	B
	OVERALL SERVICES LAYOUT PLAN SHEET 6 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 305	B
	OVERALL SERVICES LAYOUT PLAN SHEET 7 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 306	B
	OVERALL SERVICES LAYOUT PLAN SHEET 8 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 307	B
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 1 OF 7	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 400	B
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 2 OF 7	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 401	B
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 3 OF 7	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 402	B
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 4 OF 7	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 403	B
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 5 OF 7	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 404	B
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 6 OF 7	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 405	B
	ROADWORKS AND DRAINAGE LAYOUT PLAN SHEET 7 OF 7	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 406	B
	TYPICAL SECTIONS AND	GASSMAN	10/09/21	5941 ENG	B

	DETAILS SHEET 1 OF 3	DEVELOPMENT PERSPECTIVES		OPW2 410	
	TYPICAL SECTIONS AND DETAILS SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 411	B
	TYPICAL SECTIONS AND DETAILS SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 412	B
	CONTROL LINE LAYOUT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 420	B
	CONTROL LINE SETOUT TABLES SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 421	B
	CONTROL LINE SETOUT TABLES SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 422	B
	HIGHLANDS STREET LONGITUDINAL SECTION SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 430	B
	HIGHLANDS STREET LONGITUDINAL SECTION SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 431	B
	FAIRWAY STREET LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 432	B
	AMGROW DAM OVERFLOW DRAIN LONGITUDINAL SECTION	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 433	B
	HIGHLANDS STREET CROSS SECTIONS SHEET 1 OF 9	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 450	B
	HIGHLANDS STREET CROSS SECTIONS SHEET 2 OF 9	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 451	B
	HIGHLANDS STREET CROSS SECTIONS SHEET 3 OF 9	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 452	B
	HIGHLANDS STREET CROSS SECTIONS SHEET 4 OF 9	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 453	B
	HIGHLANDS STREET CROSS SECTIONS SHEET 5 OF 9	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 454	B
	HIGHLANDS STREET CROSS SECTIONS SHEET 6 OF 9	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 455	B
	HIGHLANDS STREET CROSS SECTIONS SHEET 7 OF 9	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 456	B
	HIGHLANDS STREET CROSS	GASSMAN	10/09/21	5941 ENG	B

	SECTIONS SHEET 8 OF 9	DEVELOPMENT PERSPECTIVES		OPW2 457	
	HIGHLANDS STREET CROSS SECTIONS SHEET 9 OF 9	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 458	B
	FAIRWAY STREET CROSS SECTIONS SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 459	B
	FAIRWAY STREET CROSS SECTIONS SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 460	B
	FAIRWAY STREET CROSS SECTIONS SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 461	B
	FAIRWAY STREET CROSS SECTIONS SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 462	B
	ROAD INTERSECTION DETAILS SHEET 1 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 490	B
	ROAD INTERSECTION DETAILS SHEET 2 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 491	B
	ROAD INTERSECTION DETAILS SHEET 3 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 492	B
	ROAD INTERSECTION DETAILS SHEET 4 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 493	B
	ROAD INTERSECTION DETAILS SHEET 5 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 494	B
	ROAD INTERSECTION SETOUT TABLES	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 495	B
	STORMWATER DRAINAGE CATCHMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 500	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 1 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 510	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 2 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 511	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 3 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 512	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 4 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 513	B
	STORMWATER DRAINAGE	GASSMAN	10/09/21	5941 ENG	B

	LONGITUDINAL SECTIONS SHEET 5 OF 14	DEVELOPMENT PERSPECTIVES		OPW2 514	
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 6 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 515	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 7 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 516	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 8 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 517	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 9 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 518	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 10 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 519	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 11 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 520	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 12 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 521	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 13 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 522	B
	STORMWATER DRAINAGE LONGITUDINAL SECTIONS SHEET 14 OF 14	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 523	B
	STORMWATER DRAINAGE CALCULATION TABLES SHEET 1 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 550	B
	STORMWATER DRAINAGE CALCULATION TABLES SHEET 2 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 551	B
	STORMWATER DRAINAGE CALCULATION TABLES SHEET 3 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 552	B
	STORMWATER DRAINAGE CALCULATION TABLES SHEET 4 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 553	B
	STORMWATER DRAINAGE CALCULATION TABLES SHEET 5 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 554	B
	STORMWATER DRAINAGE CALCULATION TABLES SHEET 6 OF 6	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 555	B
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 570	B
	OPERATIONAL PHASE	GASSMAN	10/09/21	5941 ENG	B

	BIORETENTION BASIN SHEET 2 OF 4	DEVELOPMENT PERSPECTIVES		OPW2 571	
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 572	B
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 573	B
	COARSE SEDIMENT FOREBAY 1 SETOUT SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 580	B
	COARSE SEDIMENT FOREBAY 2 SETOUT SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 581	B
	COARSE SEDIMENT FOREBAY 3 SETOUT SHEET 3 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 582	B
	COARSE SEDIMENT FOREBAY 4 SETOUT SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 583	B
	INTERNAL MAINTENANCE BUND SETOUT	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 584	B
	SPLITTER PIT GENERAL ARRANGEMENT	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 590	B
	WATER RETICULATION LAYOUT PLAN SHEET 1 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 700	B
	WATER RETICULATION LAYOUT PLAN SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 701	B
	WATER RETICULATION LAYOUT PLAN SHEET 2 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 702	B
	WATER RETICULATION LAYOUT PLAN SHEET 4 OF 4	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 703	B
	WATER RETICULATION TYPICAL DETAILS SHEET 1 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 710	A
	WATER RETICULATION TYPICAL DETAILS SHEET 2 OF 2	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 711	A
	a. The kerb ramps requirements refer to Condition 6. 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 such works on site.

WATER AND WASTE

DRAWING TITLE	AUTHOR	DATE	DRAWING NO.	VER
SEWER RETICULATION LAYOUT PLAN SHEET 1 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 600	B
SEWER RETICULATION LAYOUT PLAN SHEET 2 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 601	B
SEWER RETICULATION LAYOUT PLAN SHEET 3 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 602	B
SEWER RETICULATION LAYOUT PLAN SHEET 4 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 603	B
SEWER RETICULATION LAYOUT PLAN SHEET 5 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 604	B
SEWER RETICULATION LAYOUT PLAN SHEET 6 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 605	B
SEWER RETICULATION LAYOUT PLAN SHEET 7 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 606	B
SEWER RETICULATION LAYOUT PLAN SHEET 8 OF 8	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 607	B
SEWER RETICULATION LONITUDINAL SECTIONS SHEET 1 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 610	B
SEWER RETICULATION LONITUDINAL SECTIONS SHEET 2 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 611	B
SEWER RETICULATION LONITUDINAL SECTIONS SHEET 3 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 612	B
SEWER RETICULATION LONITUDINAL SECTIONS SHEET 4 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 613	B
SEWER RETICULATION LONITUDINAL SECTIONS SHEET 5 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 614	B
SEWER RETICULATION LONITUDINAL SECTIONS SHEET 6 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 615	B

SEWER RETICULATION LONDITUDINAL SECTIONS SHEET 7 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 616	B
SEWER RETICULATION LONDITUDINAL SECTIONS SHEET 8 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 617	B
SEWER RETICULATION LONDITUDINAL SECTIONS SHEET 9 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 618	B
SEWER RETICULATION LONDITUDINAL SECTIONS SHEET 10 OF 10	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 619	B
LINEMARKING AND SIGNAGE PLAN SHEET 1 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 800	B
LINEMARKING AND SIGNAGE PLAN SHEET 2 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 801	B
LINEMARKING AND SIGNAGE PLAN SHEET 3 OF 3	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 802	B
A-DOUBLE SWEEP PATH ANALYSIS MASTER PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 900	B
A-DOUBLE SWEEP PATH ANALYSIS SHEET 1 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 901	B
A-DOUBLE SWEEP PATH ANALYSIS SHEET 2 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 902	B
A-DOUBLE SWEEP PATH ANALYSIS SHEET 3 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 903	B
A-DOUBLE SWEEP PATH ANALYSIS SHEET 4 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 904	B
A-DOUBLE SWEEP PATH ANALYSIS SHEET 5 OF 5	GASSMAN DEVELOPMENT PERSPECTIVES	10/09/21	5941 ENG OPW2 905	B

The following amendments must be included:

- a Provide confirmation from RPEQ that the proposed uPVC SN8 pipe material is suitable for proposed depths over 5m, or specialist design is required to be provided.
- b Provide RPEQ structural design for proposed structures greater than 6m in depth.
- c Provide justification for the proposed sewer structures being 1500mm in diameter or amend the proposed diameter on the drawings as required.
- d Line-marking to be amended to comply with Council Standard Drawing 02-001 and 02-003. This will include line marking for Stage 1 to ensure consistency of linemarking for the development.

4	When the approval lapses if works is not completed This approval will lapse if the works is not completed by 27 October 2023, in accordance with section 88 of the Planning Act 2016.
Engineering	
5	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.
6	Footpaths and kerb ramps - 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. - c The kerb ramps shall be located closer to the intersection and constructed as per IPWEA standard drawings (RS-090 to RS-094).
7	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.
8	Earthworks - a Construct the earthworks 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 identified above at no cost to Council at all times.
Stormwater Drainage	
9	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

10	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	
11	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 Plan Policy SC6.11 – Land development guidelines, and include in particular: - i The sizing of the sewer reticulation system must be in accordance with the WSAA Sewerage Code of Australia – SEQ Service Providers Edition - ii 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> <i>The development’s sewerage connection must be completed and approved by Council prior to a connection approval for the approved water connection.</i>
12	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 Conduits are required to be installed to service the proposed development via trenchless technology (open cutting of the road is not permitted) to connect to Council’s potable water supply network. - ii Remove redundant water meters / connections. A connection application is required for these works. - iii Water meters must be in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy. - iv The maintenance period for these works is twelve (12) months. The maintenance bond requirements to be followed as per the Land Development Guidelines. <i>Note:</i> <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i> <i>The development’s sewerage connection must be completed and approved by Council prior to a connection approval for the approved water connection.</i>
13	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 <i>Note: Changes made may require submission of a Minor or Other Change application in accordance with the <i>Planning Act 2016</i>.</i>

Construction Management

14 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

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

The certification is to confirm:

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

Geotechnical

Certified document	Certification date	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	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 / sewer Prior to a request is made to Council to approve the plan of subdivision Registered Surveyor Development Compliance Section												
	The certification is to confirm: i. Constructed works comply with necessary standards and confirm level and location details. ii. Installed components meet specifications and standards for materials and design and installation specifications and acceptance testing requirements. iii. 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.												
15	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">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>Registered Professional Engineer of Queensland (RPEQ)</td><td>All supply, installation, construction, testing and commissioning of works</td></tr> <tr> <th colspan="2">Operational works</th></tr> <tr> <th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr> <tr> <td>Registered Professional Engineer of Queensland (RPEQ)</td><td>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
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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												
16	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.												
17	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.
18	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.
19	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.
20	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.

21

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:

Purpose	Council contact
Review and discuss this Operational works – infrastructure approval.	Contributed Assets (07) 5582 9034
Prior to requesting a Pre-start meeting, provide “for construction issue design drawings”, including amendments, following potholing undertaken as part of the preliminary site works. All design changes must be included in the drawing set. <i>Note:</i> <i>Changes made to the drawings may necessitate the submission of a Minor or Other Change development application, in accordance with the Planning Act 2016.</i>	GCWDA@goldcoast.qld.gov.au

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

22

Hold point inspection

Arrange a hold point inspection to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines/Landscape work code of the City Plan for the following:

Purpose	Hold Point	Council contact
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.11 City Plan Policy – Land development guidelines	As indicated in SC6.11 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034

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

23

On 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.

24

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 COM/2020/262 dated 30 April 2021. 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 *Aboriginal Cultural Heritage Act 2003* ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

a

Is not negated by the issuing of this development approval;

b

Applies on all land and water, including freehold land;

c

Lies with the person or entity conducting an activity; and

d

If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.

Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.

The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on 07 3405 3050 for further information on the responsibilities of developers under the ACHA.

E

Encroachment of works

If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.

F	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without 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	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
J	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
K	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principle contractor or other relevant party. If further more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principle contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principle contractor or other relevant party.
L	Works in Transport and Main Roads (TMR) Corridor Approval from the Department of Transport and Main Roads (TMR) is required 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). <i>Note: Changes made to the drawings may necessitate the submission of a Minor or Other Change development application, in accordance with the Planning Act 2016.</i>
M	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
N	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology 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

O	Water meter sizing All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council’s website http://www.cityofgoldcoast.com.au			
P	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 border="1"><tr><td>Water and Waste</td></tr><tr><td>Connections / disconnections: Application to work on the City’s Infrastructure</td></tr><tr><td>Application for Temporary Road / Footpath Closure to Open Cut Road – CoGC City Assets</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	Connections / disconnections: Application to work on the City’s Infrastructure	Application for Temporary Road / Footpath Closure to Open Cut Road – CoGC City Assets
Water and Waste				
Connections / disconnections: Application to work on the City’s Infrastructure				
Application for Temporary Road / Footpath Closure to Open Cut Road – CoGC City Assets				
Q	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.			
R	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.			