

Our reference: OPW/2021/1370

Decision notice - approval (with conditions)

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

Date of decision notice: 27 January 2022

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/2021/1370
Approval sought: Operational Works - Landscape works
Details of proposed development: Development Permit for Operational work – combined public/private landscape works associated with industrial subdivision. (COM/2020/262).

Location details

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

Decision

Date of decision: 27 January 2022
Decision details: Under Delegated Authority, the Supervisor of Open Space and Landscape Assessment of the City Development Branch of Council has resolved to approve the change in full and impose amended conditions.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development permit: Operational work – private/public landscape work

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

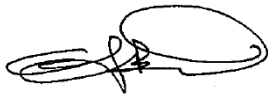
Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application. 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 Ben Doughty, Open Space and Landscape planner on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Cassandra Brown
Supervisor Open Space and Landscape Assessment
For the Chief Executive Officer
Council of the City of Gold Coast
BD

Enc:
Conditions imposed by Council as Assessment manager

Attach:
Stamped approved plans and drawings
Appeal rights extracts

Conditions imposed by Council as Assessment manager

Operational work – landscape work (private)

General

1. Timing

a

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

b

Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

2. Approved drawings

Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

Landscape Assessment (Private works)

Drawing Title	Author	Date	Drawing No.	Ver
LOCALITY PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-CP01	D
LANDSCAPE FINISHES GENERAL ARRANGEMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-CP01	D
SPECIFICATIONS AND PLANTING SCHEDULE	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-SO1	D
DETAIL DRAWINGS	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-SO2	D
DETAIL DRAWINGS	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-SO3	D
SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP01	D
SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP02	D
SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP03	D
SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP04	D
SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP05	D
SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP06	D
SURFACE TREATMENT	GASSMAN	9.12.21	5941-L-OW-2-PRI-	D

	PLAN	DEVELOPMENT PERSPECTIVES		STP07	
	SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP08	D
	SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP09	D
	SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP10	D
	SURFACE TREATMENT PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-STP11	D
	PLANTING PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-PP01	D
	PLANTING PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-PP02	D
	PLANTING PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-PP03	D
	PLANTING PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-PP04	D
	PLANTING PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PRI-PP05	D
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The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.					
Environmental and Landscaping					
3.	Tree pruning and work				

	a Topping, lopping, spur or spike climbing of any tree must not occur. b Pruning may only occur in a manner consistent with the <i>Australian Standard AS4373 -2007 – Pruning of Amenity Trees</i>. c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with <i>Australian Standard AS4373 - 2007 - Pruning of Amenity Trees</i>.																														
4.	Landscape installation and maintenance Ensure all plants, materials, hardscape and watering systems identified on the approved drawings are installed in a manner consistent with <i>Australian Standard AS2303 - 2015 – Tree Stock for Landscape Use</i> and <i>AS4419 - 2003 – Soils for Landscaping and Garden Use</i> and maintained at all times.																														
Construction Management																															
5.	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.11.7.3 – Land development guidelines / City Plan Policy SC6.12.3.4 – Landscape work of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm works have been undertaken in accordance with the Operational works - landscape works approval</td><td>Prior to sealing of survey plans</td><td>Environmental and Landscape assessment 07 55828866</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Confirm works have been undertaken in accordance with the Operational works - landscape works approval	Prior to sealing of survey plans	Environmental and Landscape assessment 07 55828866																								
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	PLANTING PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PUB-PP12	D
	PLANTING PLAN	GASSMAN DEVELOPMENT PERSPECTIVES	9.12.21	5941-L-OW-2-PUB-PP13	D
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Environmental and Landscaping					
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9.	Landscape installation and maintenance Ensure all plants, materials, hardscape and watering systems identified on the approved drawings are installed in a manner consistent with <i>Australian Standard AS2303 - 2015 – Tree Stock for Landscape Use</i> and <i>AS4419 - 2003 – Soils for Landscaping and Garden Use</i> and maintained at all times.				
Construction Management					
10.	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6.11.7.3– Land development guidelines for the following:				

	<table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td>Review and discuss approved detailed landscape plans for public open space</td><td>Contributed Assets 07 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Council contact	Review and discuss approved detailed landscape plans for public open space	Contributed Assets 07 5582 9034					
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11.	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.11.7.3 – Land development guidelines of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm street tree planting holes are the correct size and in correct locations.</td><td>Prior to commencement of the establishment period.</td><td>Contributed Assets (07) 5582 9034</td></tr><tr><td>Confirm works have been undertaken in accordance with an Operational works approval for Landscaping works. When confirmed commence 12 month establishment period, as per SC.6.11.</td><td>Prior to commencement of 12 month establishment period.</td><td>Contributed Assets (07) 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Confirm street tree planting holes are the correct size and in correct locations.	Prior to commencement of the establishment period.	Contributed Assets (07) 5582 9034	Confirm works have been undertaken in accordance with an Operational works approval for Landscaping works. When confirmed commence 12 month establishment period, as per SC.6.11.	Prior to commencement of 12 month establishment period.	Contributed Assets (07) 5582 9034
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12.	On maintenance Arrange an on maintenance meeting to complete the requirements identified in City Plan Policy SC6.11.7.3 – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm landscaping has been established in accordance with an Operational works approval for Landscape works. When confirmed commence 12 month maintenance period, as per SC.6.11</td><td>Prior to commencement of the 12 month maintenance period.</td><td>Contributed Assets (07) 5582 9034</td></tr><tr><td>Submit as constructed drawings as identified in City Plan Policy SC 6.11.8.5 – Land development guidelines</td><td>Prior to commencement of the on maintenance period</td><td>Contributed Assets 07 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Confirm landscaping has been established in accordance with an Operational works approval for Landscape works. When confirmed commence 12 month maintenance period, as per SC.6.11	Prior to commencement of the 12 month maintenance period.	Contributed Assets (07) 5582 9034	Submit as constructed drawings as identified in City Plan Policy SC 6.11.8.5 – Land development guidelines	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034
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13.	Off maintenance Arrange an off maintenance meeting to complete the requirements identified in City Plan Policy SC6.11.7.3 – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm satisfactory completion of 12 month maintenance period for landscaping in accordance with an Operational works approval for Landscape works and commence Asset handover</td><td>Prior to Asset handover/ conclusion of 12 month 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 satisfactory completion of 12 month maintenance period for landscaping in accordance with an Operational works approval for Landscape works and commence Asset handover	Prior to Asset handover/ conclusion of 12 month maintenance period.	Contributed Assets (07) 5582 9034			
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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.	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.
D.	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). - d Ensuring 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 total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. - 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.
E.	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
F.	Fire ant control Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.

