Our reference: MIN/2023/142
Your reference: 5941

Decision notice— change application approval including amended suite of development conditions for MIN/2022/245
(Given under section 83(1) of the *Planning Act 2016*.

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 28 March 2023 for the development approval dated 25 July 2022.

Date of decision notice: 14 July 2023

Applicant details

Applicant name:	FPI Queensland Pty Ltd
Applicant contact details:	C/- Gassman Development Perspectives Pty Ltd PO BOX 392 BEENLEIGH QLD 4207

Application details

Application number:	MIN/2023/142
Approval sought:	Minor change to a minor change to a Development permit for a Combined application for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level.
Details of the change:	The proposal seeks the following changes: • Amend ROL Condition 2 – Approved drawings – to reference the amended ROL Plan including sub-staging. • Amend ROL Condition 3 – Approved plans - to reference the amended stormwater management plan. • Amend ROL Condition 5 – Community Management Statement (CMS) - to reference the amended ROL Plan. • Amend ROL Condition 6 – Landscape transfer - to reference the amended ROL Plan. • Amend ROL Condition 9 – Requirement to register easement - to reference the amended ROL Plan. • Amend ROL Condition 10 – Requirement to register stormwater drainage easement/s - to reference the amended ROL Plan. • Amend ROL Condition 17 – New roads / intersections - to reference the amended ROL Plan. • Amend ROL Condition 18 – Existing roads / intersections - to reference the amended ROL Plan. • Amend ROL Condition 19 – Footpaths - to reference the amended ROL Plan. • Amend ROL Condition 20 – Street lighting - to reference the amended ROL Plan. • Amend ROL Condition 30 – Certification of works – to reference

	the amended stormwater management plan. • New ROL Condition – Requirement to register easement – requires an easement to be registered for the purpose of providing right of way, drainage reserve access in favour of Lot 901.
Original Application number	COM/2020/262
Most recent change	MIN/2022/245
Details of original decision	Minor change to a Development permit for a Combined application (COM/2020/262) for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level.
Date of original decision	25 July 2022

Location details

Street address:	Lot 504 Homestead Drive, Stapylton Qld 4207
Real property description:	BAL Lot 504 SP329485

Decision

Date of decision:	12 July 2023
Decision details:	Under Delegated Authority, the Executive Coordinator Planning Assessment of the City Development Branch of Council has resolved to Approve the change in full and amend the existing conditions of approval including: • Amend ROL Condition 2 – Approved drawings – to reference the amended ROL Plan including sub-staging. • Amend ROL Condition 3 – Approved plans - to reference the amended stormwater management plan. • Amend ROL Condition 5 – Community Management Statement (CMS) - to reference the amended ROL Plan. • Amend ROL Condition 6 – Landscape transfer - to reference the amended ROL Plan. • Amend ROL Condition 9 – Requirement to register easement - to reference the amended ROL Plan. • Amend ROL Condition 10 – Requirement to register stormwater drainage easement/s - to reference the amended ROL Plan. • Amend ROL Condition 17 – New roads / intersections - to reference the amended ROL Plan. • Amend ROL Condition 18 – Existing roads / intersections - to reference the amended ROL Plan. • Amend ROL Condition 19 – Footpaths - to reference the amended ROL Plan. • Amend ROL Condition 20 – Street lighting - to reference the amended ROL Plan. • Amend ROL Condition 30 – Certification of works – to reference the amended stormwater management plan.

- New ROL Condition – Requirement to register easement – requires an easement to be registered for the purpose of providing right of way, drainage reserve access in favour of Lot 901.
- New ROL Condition – Temporary turnaround area within future Stage 3.

Affected Entity(s) for the application

Not applicable – no part of the application required referral to an affected entity.

Details of the approval

Development permit	Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road); and
Development permit	Operational works for change to ground level.

Conditions

Amended conditions of approval for a development permit for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level are enclosed in this notice.

A full suite of development conditions for the development approval is also enclosed in this notice.

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Operational works – Infrastructure;
- Operational works – Landscape works (Private);
- Operational works – Landscape works (Public); and
- Connections / disconnections: Application to work on the City's Infrastructure.

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

Approved plans and drawings

Approved plans and drawings reflecting the approved change(s) are attached and are identified in the conditions imposed by Council in the amended suite of development conditions.

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 *Planning Act 2016*, 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 *Planning Act 2016*. 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 *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

For further information please contact Natasha Sidabutar, Planner, on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

Adam Morris
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast

enc:

New and/or amended conditions imposed by Council, as the Responsible Entity
Amended suite of development conditions for development approval (MIN/2023/142)

Attach:

Stamped approved plans and drawings for development approval MIN/2023/142
Amended infrastructure charge notice for development approval
Appeal rights extracts

New and/or amended conditions imposed by Council as the Responsible Entity

PART A: ROL Conditions

ROL Condition 2 which reads:

2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

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.

Is amended to read:

2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

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.

ROL Condition 3 which reads:

3	**Approved Plans** The plan listed below is conceptually approved subject to the stated amendments. Undertake and maintain the development generally in accordance with the approved plan:

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for	Gassman development perspectives	31 May 2022	Job Number: 5941	5

	Reconfiguring a Lot				

The abovementioned stormwater management plan is approved on the basis that all internal proposed stormwater drainage infrastructure is sized such that the major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. This is where overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).

Is amended to read:

3 **Approved Plans**

The plan listed below is conceptually approved subject to the stated amendments. Undertake and maintain the development generally in accordance with the approved plan:

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot	Gassman development perspectives	February 2023	Job Number: 5941	6

The abovementioned stormwater management plan is approved on the basis that all internal proposed stormwater drainage infrastructure is sized such that the major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. This is where overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).

Condition 5 which reads:

5 **Community Management Statement (CMS)**

a Proposed lots 201 to 207 and common property marked on the drawings listed below must be defined in the CMS as the scheme land:

Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

b Undertake the above prior to a request is made to Council to approve the plan of subdivision.

c Submit, immediately after its creation, the first CMS (*signed by all relevant parties*) to Council for notation and verification of the above.

d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within 40 business days of its creation.

Is amended to read:

5 **Community Management Statement (CMS)**

a Proposed lots 201 to 205 marked on the drawings listed below must be defined in the CMS as the scheme land:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b Undertake the above prior to a request is made to Council to approve the plan of subdivision.

c Submit, immediately after its creation, the first CMS (*signed by all relevant parties*) to Council for notation and verification of the above.

d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within 40 business days of its creation.

Condition 6 which reads:

6 Land transfer

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 901 (1.662 ha) Stage 2	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road 5941 P STAGE 2 001 C	Gassman Development Perspectives	17/02/2022	G

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 2.

a 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 land transfer 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 other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

Is amended to read:

6 Land transfer

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 901 (1.653 ha) Stage 2	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	-

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 2A.

c 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 land transfer 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 other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

Condition 9 which reads:

9 **Requirement to register easement**

a Register the following easements in favour of Council for the purpose of "Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.

i Sewerage easement minimum wide over all existing or proposed gravity sewerage infrastructure.

b Register the sewer easement(s) as indicated on Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road, 5941 P STAGE2 001, issue G, dated 17/02/2022 prepared by Gassman Development Perspectives.

c The terms of the easement must include:

i The responsibilities of the Grantor / Grantee for ongoing maintenance.

ii Standard terms document 707918364 must be referenced on Form 9 – easement document.

iii 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.

d Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.

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 is 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.

Is amended to read:

9	**Requirement to register easement** a Register the following easements in favour of Council for the purpose of "Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. i Sewerage easement minimum wide over all existing or proposed gravity sewerage infrastructure. b Register the sewer easement(s) as indicated on Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road, dated 06/07/2023 prepared by Gassman Development Perspectives. c The terms of the easement must include: i The responsibilities of the Grantor / Grantee for ongoing maintenance. ii Standard terms document 707918364 must be referenced on Form 9 – easement document. iii 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. d Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. 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 is 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.

Condition 10 which reads:

10	**Requirement to register stormwater drainage easement/s** a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below:

Easement	Drawing Title	Author	Date	Drawing No.	Ver
Easement 684m^2 over Lot 204	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gasman development perspectives	17/02/2022	5941 P STAGE 2 001 G	G
Easements (83m^2 and 1044m^2) over Lot 201	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gasman development perspectives	17/02/2022	5941 P STAGE 2 001 G	G

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) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

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 on the non-compliance with this condition.

Is amended to read:

10 Requirement to register stormwater drainage easement/s

a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below:

Easement	Drawing Title	Author	Date	Drawing No.	Ver
Easement 684m^2 over Lot 204	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Easements (83m^2 and 1044m^2) over Lot 201	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	G

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) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

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 on the non-compliance with this condition.

Condition 17 which reads:

17 **New roads/ intersections**

a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

and include in particular:

i Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification.

ii All roads are required to have 'barrier' kerb and channel.

a Construct and maintain the roads identified above 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.

Is amended to read:

17 **New roads/ intersections**

a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification.

ii All roads are required to have 'barrier' kerb and channel.

b Construct and maintain the roads identified above 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.

Condition 18 which reads:

18 **Existing roads / intersections**

a Obtain an operational works approval for the design and upgrade of Christensen Road fronting stage 2 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

and include in particular:

i Pavement construction (including surfacing) to an Industrial Collector Street classification is required from the new kerb and channel (k&c) to the centreline of the road. The new kerb and channel is to be on an alignment 14 metres from the existing k&c on the opposite side of Christensen Road, to achieve a 14m wide carriageway comprising 2 x 3.5m travel lanes and 2 x3.5m parking lanes.

ii Note that a transition from the existing 12m carriageway width adjacent lot 22 on RP807576 to the 14m carriageway width can occur over the 1st 10m.

iii Pavement depth must comply with an Industrial Collector Street classification.

a Construct and maintain the road identified above 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.

Is amended to read:

18 **Existing roads / intersections**

a Obtain an operational works approval for the design and upgrade of Christensen Road fronting stage 2 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i Pavement construction (including surfacing) to an Industrial Collector Street classification is required from the new kerb and channel (k&c) to the centreline of the road. The new kerb and channel is to be on an alignment 14 metres from the existing k&c on the opposite side of Christensen Road, to achieve a 14m wide carriageway comprising 2 x 3.5m travel lanes and 2 x3.5m parking lanes.

	ii Note that a transition from the existing 12m carriageway width adjacent lot 22 on RP807576 to the 14m carriageway width can occur over the 1st 10m. iii Pavement depth must comply with an Industrial Collector Street classification. b Construct and maintain the road identified above 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.

Condition 19 which reads:

19	**Footpaths** a Obtain an operational works approval for the design and construction of all footpaths to the new roads and Christensen Road fronting the site marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

and include in particular:

i 1.5m wide footpaths required along both sides of all new roads.

b Construct and maintain the footpaths identified above 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.

Is amended to read:

19	**Footpaths** a Obtain an operational works approval for the design and construction of all footpaths to the new roads and Christensen Road fronting the site marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i 1.5m wide footpaths required along both sides of all new roads.

b Construct and maintain the footpaths identified above 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.

Condition 20 which reads:

20 **Street lighting**

a Install a street lighting system, including connections and energising to all new roads and Christensen Road fronting the site marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

b Obtain an operational works approval for the location of the street lights.

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.9 – Land development guidelines, section SC6.2.6.

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'.

iv Meet the requirements of the electricity supplier (e.g. Energex).

d Construct and maintain the street lighting system 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.

Is amended to read:

20 **Street lighting**

a Install a street lighting system, including connections and energising to all new roads and Christensen Road fronting the site marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b Obtain an operational works approval for the location of the street lights.

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.9 – Land development guidelines, section SC6.2.6.

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'.

iv Meet the requirements of the electricity supplier (e.g. Energex).

d Construct and maintain the street lighting system 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.

Condition 30 which reads:

30 **Certification of works - Hydraulics and Water Quality**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan / Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot (Gassman Development Perspectives, 31 May 2022)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
The certification is to confirm: All stormwater devices (quantity and quality) shown in the stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.				

Is amended to read:

30 **Certification of works - Hydraulics and Water Quality**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Hydraulics and Water Quality				
Certified document	**Certification date**	**Plan / Drawing**	**Expert discipline**	**Requesting Council Section**
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot (Gassman	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

			Development Perspectives, February 2023)		
	The certification is to confirm: All stormwater devices (quantity and quality) shown in the stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.				

New condition/s included to read:

Requirement to register easement/s

a Register an easement for the purpose of providing right of way, drainage reserve access in favour of Lot 901 at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06.07.2023	5941 P Stage 2A 001	-

b The terms of the easement must include:

i The responsibilities of the Grantor/Grantee for ongoing maintenance.

ii Standard terms document 709956727 must be referenced on Form 9 – easement document.

iii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

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 on the non-compliance with this condition.

Temporary turnaround area (*Specific condition*)

a Construct a sealed temporary turnaround area within Balance Lot 506 providing connection to the New Road forming part of Stage 2B marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b	The temporary turning area must: i Achieve a minimum 18 metre diameter. ii Constructed as hard surfacing. iii Connect to the 14 metre carriageway of the New Road (Stage 2B). iv Be maintained by the owner/s of Balance Lot 506 until new public roads (including turning area/s) will be available within the subject future Stage 3.

Property Notification B which reads:

B	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2022/245. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Is amended to read:

B	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2023/142. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Amended suite of development conditions for development approval MIN/2023/142

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the Development permit dated 25 July 2022 for Minor change to Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works is set out below:

PART A – RECONFIGURING A LOT	
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:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land	Gassman Development	06/07/2023	5941 P STAGE 2A	-

Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Perspectives		001	
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

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 **Approved Plans**

The plan listed below is conceptually approved subject to the stated amendments. Undertake and maintain the development generally in accordance with the approved plan:

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot	Gassman development perspectives	February 2023	Job Number: 5941	6

The abovementioned stormwater management plan is approved on the basis that all internal proposed stormwater drainage infrastructure is sized such that the major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. This is where overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).

Trunk Development Infrastructure

4 **Necessary trunk infrastructure (LGIP identified)**

a Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision, unless otherwise approved by Water and Waste:

- GST01A – 55 metres of DN225 gravity sewer
- GST01B – 530 metres of DN 225 gravity sewer

LGIP infrastructure item identified	**Desired Standard of Service**	**Drawing Title & Drawing No**	**Author**	**Date**	**Ver**
Sewer infrastructure	City Plan 4.4.2	Water Supply and Sewerage Infrastructure Plan 2019 (WSSIP 2019) - Stapylton Sewerage Catchment Hydraulic Modelling Report	*COGC*	*August 2020*	*1*

b Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – "Schedule 1 – Process if the Council requires the cost of works to be determined through a tender

process."

Trunk Sewer Network

An offset/refund against the levied charge applies for the provision of trunk sewer infrastructure required by the City of Gold Coast's (City) Water Supply and Sewerage Infrastructure Plan 2019 (WSSIP)) and s128(2) of the *Planning Act 2016* and conditioned under development approval COM/2020/262. The offset/refund will be based on the establishment cost (value) of the trunk infrastructure and consistent with the provisions of the City's WSSIP. Details of the estimated value of the trunk infrastructure are set out below.

The entitlement to an offset/refund will accrue when the works are accepted formally 'on maintenance' by the City in accordance with the City Plan Version 7 Schedule 6.11 City Plan Policy – Land Development Guidelines.

The actual value of the trunk infrastructure to be offset for works will be determined in accordance with the process for valuing land and works in Schedule 1 of the City's Charges Resolution. The current Charges Resolution is Charges Resolution No. 1 of 2019.

Prior to the City giving the offset/refund, the value of the offset/refund will be re-assessed and confirmed by the City. The City will apply sections 127-129 of the *Planning Act 2016* and an offset against the infrastructure charges will be available.

Estimated Sewer Network Offset/Refund

Details	Amount
55m of DN225	$88,000.00
530m of DN225	$845,000.00
Total estimated sewer works value	$933,000.00

Refunds
If the final value of the trunk infrastructure that accrues for a stage exceeds the amount of the levied charge for a stage, a refund will be applicable for the difference between the levied charge and the accrued value of trunk infrastructure delivered for that stage.

A refund based on the accrued value of works will be payable by the City within 30 business days after the latter of:

- Notification of 'on maintenance' of the trunk infrastructure provided to the City by the applicant;
- The due date of payment of the charge.

Note:

All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.

Property

5 **Community Management Statement (CMS)**

a Proposed lots 201 to 205 marked on the drawings listed below must be defined in the CMS as the scheme land:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205,	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-

Drainage Reserve (Lot 901) & New Road				
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b Undertake the above prior to a request is made to Council to approve the plan of subdivision.

c Submit, immediately after its creation, the first CMS (*signed by all relevant parties*) to Council for notation and verification of the above.

d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within 40 business days of its creation.

6 Land transfer

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 901 (1.653 ha) Stage 2	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	-

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 2A.

c 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 land transfer 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 other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

7 Public/private interface

a Construct a boundary fence on the common boundary between private land and adjoining open space (drainage reserve). The boundary fence must be constructed prior to commencement plan sealing.

b The boundary fence must be: The boundary fence must be:

i A maximum of 1.2 metres high if solid/non-transparent construction; or

ii A maximum of 1.8 metres high if 50 per cent transparent construction.

c All works associated with any structures including basements, batters, retaining walls and associated works proposed for private lots(s), must be contained wholly within the private lot in accordance with Planning Scheme Policy 11 – Land development guidelines. No retaining wall structures are to be located on a boundary line adjoining or located within public open space.

8 Required landscape treatment to batters

a All batters of a grade of 1:4 or steeper must be treated in accordance with Planning

Scheme Policy 11 – Land Development Guidelines.

b Batter stabilisation works must commence within 10 days of completion of the construction of the batter.

c Batter revegetation must be a minimum of 1 plant per square metre

d Batters must be revegetated with local native species.

e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period.

f Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).

9 **Requirement to register easement**

a Register the following easements in favour of Council for the purpose of "Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.

i Sewerage easement minimum wide over all existing or proposed gravity sewerage infrastructure.

b Register the sewer easement(s) as indicated on Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road, dated 06/07/2023 prepared by Gassman Development Perspectives.

c The terms of the easement must include:

i The responsibilities of the Grantor / Grantee for ongoing maintenance.

ii Standard terms document 707918364 must be referenced on Form 9 – easement document.

iii 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.

d Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.

a 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 is 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.

10 **Requirement to register stormwater drainage easement/s**

a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below:

Easement	Drawing Title	Author	Date	Drawing No.	Ver
Easement 684m^2 over Lot 204	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-

Easements (83m^2 and 1044m^2) over Lot 201	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	G

b The terms of the easement must include:

iii Standard terms document 707918364 must be referenced on Form 9 – easement document.

iv Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

f 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 on the non-compliance with this condition.

11 **Requirement to register easement/s**

a Register an easement for the purpose of providing right of way, drainage reserve access in favour of Lot 901 at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06.07.2023	5941 P Stage 2A 001	-

b The terms of the easement must include:

i The responsibilities of the Grantor/Grantee for ongoing maintenance.

ii Standard terms document 709956727 must be referenced on Form 9 – easement document.

iii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

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 on the non-compliance with this condition.

12 **'On Maintenance' requirements for stormwater treatment devices** *(specific condition)*

a The applicant is responsible for a 24-month 'On Maintenance' period for the bio-retention basin. During the 'On Maintenance' period, the following requirements must be fulfilled at no cost to Council:

i Maintaining stormwater treatment devices;

ii Rectifying any defects and any damage that occurs, unless the damage is directly attributable to Council activities; and

b Bioretention devices will not be accepted as 'On Maintenance' until at least 80% of the contributing catchments have been completed and stabilised.

c Maintain the bioretention basin at no cost to Council, until the asset is accepted "off maintenance" by the City in accordance with the procedures in Planning Scheme Policy 11 – Land Development Guidelines.

Environmental and Landscaping

13 **Landscaping works on private land**

a Obtain an operational works approval to landscape the 20 metre wide buffer along the eastern boundary of the site, and the common property areas generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan Stage 2	Gassman Development Perspectives	February 2021	1-12	B

and include in particular:

i Shrub species must be a minimum 200mm pot size at the time of planting.

ii Screening shrubs must be able to achieve a minimum height of three (3) metres at maturity.

iii Compost blanket or hydroseeding must not be used within the buffers.

iv A minimum topsoil depth of 600mm must be provided to the landscaped buffer areas (excluding the buffer areas identified in Condition v. A and Condition vii detailed below).

v The required landscaping plan for the eastern boundary must demonstrate:

A Infill planting to the 10m width strip of retained vegetation directly adjacent the eastern boundary; the plan must include a vegetation survey which identifies the location, size and type of existing retained vegetation;

B The remainder of the 20m width buffer must be wholly reconstruction planting;

C Infill and reconstruction planting must achieve a minimum density of 1 plant per square metre, with a primary focus on tree and shrub planting and a secondary focus on groundcover planting.

vi Where cut batters are flatter than or equal to 1V:3H, they must incorporate a minimum 600mm topsoil depth over the cut surface.

vii Where cut batters are steeper than 1V:3H they must incorporate a minimum 400mm soil depth, installed as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019, titled Batter Treatment.

b Construct and maintain the private landscaping identified above at no cost to Council at all times.

14 **Landscape works on private land (future development)**

Any future development applications lodged pursuant to this development approval must include the following landscape buffers:

a A landscape buffer with a minimum width of 1.5 metres and average width of 3 metres must be established within private land along the interface between the individual industrial lots and the new road. The landscape buffers must contain screening shrubs at 1 metre centres and 100L tree planting at 6 metre centres; and

b Frontage fencing must be visually open in nature (e.g. palisade or chain mesh).

15 **Common property safety**

At no cost to Council, safety of common property areas must be ensured by a combination of the following:

a Roaming security patrols must be provided by both car and foot throughout the common property parts of the estate;

b Monitored security cameras must be installed throughout the common property parts of the estate; and

c All common property footpaths, exercise equipment and communal spaces must be well lit and be designed to create high visibility and casual surveillance from other users.

16 **Landscaping works within public open spaces**

a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of any works at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan Stage 2	Gassman Development Perspectives	February 2021	Pages 1-12	B

and include in particular:

i Ensure street trees are planted within the road reserve directly fronting each allotment within the subject site.

ii Street trees are to be located in accordance with Planning Scheme Policy 11 – Land Development Guidelines.

iii All street trees planted must be a minimum 100L bag size.

iv Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.

v Delineate between all species to be located within the road reserve, bio retention basin, and batter stabilisation.

vi All vegetation species to be determined in conjunction with the subsequent operational works (landscape) application.

vii Ensure all batters steeper than 1:4 are stabilised.

viii Provide detail of all fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical (i.e. acoustic fencing).

ix Provide locations for Council access including VXO, gate and lock.

x Where trees are located near side boundaries or underground services, root containment systems must be utilised.

xi Trees must be kept a minimum distance of one (1) metre laterally from inlet gullies.

xii All built structures and planting associated with an entry statement must be located within private property.

xiii Provide annual maintenance costings and for all landscape items on public land relevant to the development for the duration of the ‘establishment’ and ‘on

maintenance' periods.

b Construct and maintain the public open space identified above until the asset is accepted "off maintenance" by the City in accordance with the procedures in Planning Scheme Policy 11 – Land Development Guidelines.

Engineering

17 Christensen Road/ New Road 01 intersection

a Obtain an operational works approval for the design and construction of the new Christensen Road/ New Road 01 intersection. Design and construct the intersection generally as marked on the drawings listed below prior to a request being made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Concept Design of the Proposed Site Access/ Christensen Road Intersection	Rytenskild Traffic Engineering	10/03/2021	Figure 5.1	-

and include in particular:

i Construct a Type CHR and Type AUL turn lane on Christensen Road at the intersection with New Road 01.

ii The intersection design must comply with the requirements of Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.

b Construct and maintain the intersection identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.

18 New roads/ intersections

a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

iii Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification.

iv All roads are required to have 'barrier' kerb and channel.

b Construct and maintain the roads identified above 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.

19 **Existing roads / intersections**

a Obtain an operational works approval for the design and upgrade of Christensen Road fronting stage 2 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i Pavement construction (including surfacing) to an Industrial Collector Street classification is required from the new kerb and channel (k&c) to the centreline of the road. The new kerb and channel is to be on an alignment 14 metres from the existing k&c on the opposite side of Christensen Road, to achieve a 14m wide carriageway comprising 2 x 3.5m travel lanes and 2 x3.5m parking lanes.

ii Note that a transition from the existing 12m carriageway width adjacent lot 22 on RP807576 to the 14m carriageway width can occur over the 1st 10m.

iii Pavement depth must comply with an Industrial Collector Street classification.

b Construct and maintain the road identified above 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.

20 **Temporary turnaround area** (*Specific condition*)

a Construct a sealed temporary turnaround area within Balance Lot 506 providing connection to the New Road forming part of Stage 2B marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b The temporary turning area must:

v Achieve a minimum 18 metre diameter.

vi Constructed as hard surfacing.

vii Connect to the 14 metre carriageway of the New Road (Stage 2B).

viii Be maintained by the owner/s of Balance Lot 506 until new public roads (including turning area/s) will be available within the subject future Stage 3.

21 Footpaths

a Obtain an operational works approval for the design and construction of all footpaths to the new roads and Christensen Road fronting the site marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i 1.5m wide footpaths required along both sides of all new roads.

b Construct and maintain the footpaths identified above 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.

22 Street lighting

a Install a street lighting system, including connections and energising to all new roads and Christensen Road fronting the site marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b Obtain an operational works approval for the location of the street lights.

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.9 – Land development guidelines, section SC6.2.6.

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as ‘Rate 2 Public Lighting’.

	iv Meet the requirements of the electricity supplier (e.g. Energex). d Construct and maintain the street lighting system 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.
23	**Electrical reticulation** Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: a Provide underground electricity to all proposed lots. b No additional poles and pole-mounted transformers are to be erected within public roads. c Meet the requirements of the electricity supplier (e.g. Energex).
24	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: a Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
25	**Connection to Permanent survey marks** a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.11 – Land Development Guidelines and Guidelines for Creation and Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register. b New permanent survey marks must comply with the requirements of City Plan Policy SC6.11 – Land Development Guidelines and include in particular: i Be placed in locations to provide good coverage over the extent of the survey. ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines. c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.
26	**Rectification of Council's infrastructure** a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior a request is made to Council to approve the plan of subdivision at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision.
Stormwater Drainage	
27	**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.
28	**Detail design drawings and certification of stormwater devices and drainage measures** Detail design drawings submitted for Operational Works (infrastructure) approval must include the following (but not limited to) information: a Stormwater pipes to the basin are designed taking into consideration of the respective contributing catchments; b Scaled (to m AHD) cross sections and a long section of the basin identifying all level information for inlet-outlet systems and pipe inverts, to ensure stormwater collection from the developed site and their distribution into various parts of the basin will work under gravity. The cross and long sections of the basin are also required to represent filter media depths and other layers of the bio-basin in accordance with the Water by Design guidelines; c Stormwater drainage layout and detailed designs are confirmed by appropriate hydraulic analysis and modelling; d Scour protection measures for the main weir (adjacent to Cell #3) is further extended to downstream by 9m (up to the property boundary). e Include a certification from a Registered Professional Engineer Queensland (RPEQ) confirming that the submitted engineering drawings accurately reflect the stormwater management devices contained within the approved stormwater management plan and the above requirements.
Sewer and Water Works	
29	**Sewer reticulation** Obtain an Operational Works approval for the design and construction of a sewer reticulation system to connect each proposed lot to Council's sewer network, prior to a request is made to Council to approve the plan of subdivision of the relevant stage at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The size of the sewer property service connections must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. v Remove / seal / cap redundant sewer property services. *Note:* *An "Application Work on the City's infrastructure" form is required for the above works.* vi Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
30	**Water reticulation** a Obtain an Operational Works approval for the design and construction of a water

reticulation system to connect each proposed lot to Council's water network, prior to a request is made to Council to approve the plan of subdivision of the relevant stage at no cost to Council and include in particular:

i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.

ii Conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Councils potable water supply network.

iii Remove redundant water meters / connections.

Note:

An "Application Work on the City's infrastructure" form is required for the above works.

31 **Fire loading**

Fire loading must not exceed 30 L/s for 4 hours duration.

Construction Management

32 **Certification of works - Hydraulics and Water Quality**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Hydraulics and Water Quality

Certified document	Certification date	Plan / Drawing	Expert discipline	Requesting Council Section
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot (Gassman Development Perspectives, February 2023)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

All stormwater devices (quantity and quality) shown in the stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.

33 **Erosion and sediment control**

Undertake construction phase works in accordance with an Erosion and sediment control (ESC) plan prepared by a suitably qualified professional generally in accordance with the Land development guidelines and State Planning Policy (SPP, July 2017) requirements. The ESC plan must be prepared prior to any works commencing and must include the following (without limitation):

a Demonstrate that sediment control structures (e.g. sediment fence) will be placed at the

base of all materials on-site to mitigate any sediment runoff.

b Demonstrate that a perimeter bund and/or diversion drain will be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.

c The sediment basin(s) for the construction phase water quality management must be designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008)

i The sediment basin(s) must be designed to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness, Refer to SPP 2017 Appendix 2 Table A).

ii Sediment basins and associated structures such as inlets, outlets and spillways must be designed and constructed to be structurally sound for a 10% AEP rainfall event under normal circumstances.

iii A high-flow bypass system must be included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events.

iv Accumulated sediment from basins and other controls must be removed within two months and disposed of appropriately without causing water contamination.

d To minimise unvegetated areas, demonstrate that:

i Construction activities will be staged;

ii Filled areas will be turfed or seeded immediately on completion; and

iii No area will remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area.

e Immediately after completion of the construction of an open drain, demonstrate that:

i The open drain will be turfed, unless approved otherwise in a Council approved stormwater management plan; and

ii A turf strip will be placed at 90 degrees to the invert every 10 metres to prevent scouring along the turf edge. Reinforced turf must be used where invert grades exceed 5%.

f Immediately after backfilling behind all kerbing, demonstrate that:

i A turf strip 1 metre wide will be placed behind all kerbing; and

ii A turf strip will be placed at 90 degrees to the kerb every 10 metres to prevent scouring along the turf edge,

in accordance with Figure 2.5 (Application of Grassed Filter Strips down a slope) of the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008).

g Demonstrate that all polluted/contaminated water from the site, including dewatering discharge, will 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.

h Demonstrate that inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.

34 **Certification of works - Geotechnical Engineering**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Batters design	Prior to commencement	-	Registered Professional	Geotechnical Engineering

	of any works		Engineer of Queensland (RPEQ) specialising in 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	Plan/ Drawing	Expert discipline	Requesting Council Section
Batters construction	Prior to a request is made to Council to approve the plan of subdivision		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

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	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction earthworks certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

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.

35 **Certification of works - Subdivision Engineering**

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

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets
The certification is to confirm: Underground electricity supply is available to all proposed lots.				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets
The certification is to confirm: Underground telecommunication infrastructure has been undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Written confirmation for Permanent Survey Marks works	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Cadastral Surveyor	Contributed Assets

	The certification is to confirm: That all lots are connected to permanent survey marks in accordance with the requirements contained within the permanent survey marks condition.				

36	**Road names to be submitted** Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy, prior to a request is made to Council for any operational works and approve the plan of subdivision at no cost to Council.
37	**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.
38	**Notice of works timetable** Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf
Advice Notes	
A	**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.
B	**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
C	**No open trenching of the road pavement for water connections across / in roadways** Conduits must be installed to service the proposed development by thrust boring 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
D	**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: **Landscape Assessment** - Operational works - landscape works (Private)

	Open Space Assessment - Operational works - landscape works (Public) **Transport Assessment** - Operational works – infrastructure **Water and Waste** - Operational works - infrastructure - Connections / disconnections: Application to work on the City's Infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
E	**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.
F	**Operational Works meeting prior to lodgement** Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
G	**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 *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
H	**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.
I	**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 Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
J	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
K	**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 liming 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 commended 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 *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground

	anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
L	**Access from/works in State-controlled road** All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
M	**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.
N	**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.
O	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
P	**Stormwater** A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Property Notifications	
A	**Stapylton Landfill and Sewage Treatment Plant** All owners, occupants and users of this land should be aware that the site is near key strategic community facilities, including the Staplyton Landfill and Staplyton Sewage Treatment Plant. All relevant parties should be aware that the overlay area is provided as a risk management tool to manage unexpected or accidental emissions from a facility; as stipulated in the Odour Impact Assessment from Development Guideline, Department of Environment and Heritage Protection (2013). The City of Gold Coast takes all reasonable measures to manage these facilities in such a way to minimise impacts and emissions. Relevant parties should acknowledge the purpose of the overlay in the conduct and operation of any use of the site.
B	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2023/142. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

PART B – OPERATIONAL WORKS (CHANGE TO GROUND LEVEL)	
General	
1	**Timing** 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 including as amended in red by the Council:

Operational Works

Drawing Title	Author	Date	Drawing No.	Ver
DRAWING INDEX AND LOCALITY PLAN	Gassman development perspectives	June 2022	5941 ENG BE2 001	G
GENERAL NOTES SHEET 1 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 002	B
GENERAL NOTES SHEET 2 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 003	B
LEGEND	Gassman development perspectives	24-09-2021	5941 ENG BE2 004	B
KEY PLAN LAYOUT	Gassman development perspectives	24-06-2022	5941 ENG BE2 005	F
EXISTING SURFACE AND FEATURES PLAN SHEET 1 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 010	E
EXISTING SURFACE AND FEATURES PLAN SHEET 2 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 011	D
EXISTING SURFACE AND FEATURES PLAN SHEET 3 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 012	D
EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 013	D
EXISTING SURFACE AND FEATURES PLAN SHEET 5 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 014	C
EXISTING SURFACE AND FEATURES PLAN SHEET 6 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 015	D
EXISTING SURFACE AND FEATURES PLAN SHEET 7 OF 7	Gassman development perspectives	24-09-2021	5941 ENG BE2 016	B
SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 020	F
SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 021	E

	SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 022	F
	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 023	E
	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 024	C
	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 025	D
	SEDIMENT AND EROSION CONTROL PLAN SHEET 7 OF 7	Gassman development perspectives	24-09-2021	5941 ENG BE2 026	D
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 1 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 029	D
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 2 OF 4	Gassman development perspectives	23-05-2022	5941 ENG BE2 030	E
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 3 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 031	D
	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT SHEET 4 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 032	C
	CONSTRUCTION PHASE SEDIMENT BASIN SECTIONS	Gassman development perspectives	24-09-2021	5941 ENG BE2 033	C
	CONSTRUCTION PHASE SEDIMENT BASIN TYPICAL SECTIONS	Gassman development perspectives	24-09-2021	5941 ENG BE2 034	C
	SEDIMENT AND EROSION TYPICAL DETAILS	Gassman development perspectives	24-09-2021	5941 ENG BE2 035	B
	BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 050	G
	BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 051	G
	BULK EARTHWORKS LAYOUT PLAN SHEET 3 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 052	G
	BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 053	G
	BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 054	G

BULK EARTHWORKS LAYOUT PLAN SHEET 6 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 055	E
BULK EARTHWORKS LAYOUT PLAN SHEET 7 OF 7	Gassman development perspectives	10-02-2022	5941 ENG BE2 056	E
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 1 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 100	F
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 2 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 101	E
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 102	F
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 103	E
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 5 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 104	D
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 105	D
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 7 OF 7	Gassman development perspectives	24-09-2021	5941 ENG BE2 106	D
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 150	D
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 151	F
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 152	G
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 11	Gassman development perspectives	17-12-2021	5941 ENG BE2 153	D
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 154	D

FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 155	C
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 156	B
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 158	C
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 159	B
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 160	B
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 161	C
BULK EARTHWORKS ROAD TYPICAL SECTIONS	Gassman development perspectives	24-09-2021	5941 ENG BE2 163	B
CONTROL LINE LAYOUT PLAN	Gassman development perspectives	24-06-2022	5941 ENG BE2 400	F
CONTROL LINE SETOUT TABLES SHEET 1 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 401	B
CONTROL LINE SETOUT TABLES SHEET 2 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 402	B
ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 410	B
ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 411	B
FAIRWAY STREET LONGITUDINAL SECTION	Gassman development perspectives	24-09-2021	5941 ENG BE2 412	B
AMGROW DAM OVERFLOW DRAIN LONGITUDINAL SECTION	Gassman development perspectives	24-09-2021	5941 ENG BE2 414	B
ROAD 01 CROSS SECTIONS SHEET 1 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 430	B
ROAD 01 CROSS SECTIONS SHEET 2 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 431	B
ROAD 01 CROSS SECTIONS SHEET 3 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 432	B
ROAD 01 CROSS SECTIONS SHEET 4 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 433	B
ROAD 01 CROSS SECTIONS SHEET 5 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 434	B

	ROAD 01 CROSS SECTIONS SHEET 6 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 435	B
	ROAD 01 CROSS SECTIONS SHEET 7 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 436	B
	ROAD 01 CROSS SECTIONS SHEET 8 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 437	B
	FAIRWAY STREET CROSS SECTIONS SHEET 1 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 438	B
	FAIRWAY STREET CROSS SECTIONS SHEET 2 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 439	B
	FAIRWAY STREET CROSS SECTIONS SHEET 3 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 440	B
	FAIRWAY STREET CROSS SECTIONS SHEET 4 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 441	B
	ROAD USER SAFETY CROSS SECTIONS SHEET 1 OF 5	Gassman development perspectives	24-06-2022	5941 ENG BE2 442	C
	ROAD USER SAFETY CROSS SECTIONS SHEET 2 OF 5	Gassman development perspectives	24-06-2022	5941 ENG BE2 443	D
	ROAD USER SAFETY CROSS SECTIONS SHEET 3 OF 5	Gassman development perspectives	24-06-2022	5941 ENG BE2 444	D
	ROAD USER SAFETY CROSS SECTIONS SHEET 4 OF 5	Gassman development perspectives	10-11-2021	5941 ENG BE2 445	C
	ROAD USER SAFETY CROSS SECTIONS SHEET 5 OF 5	Gassman development perspectives	24-09-2021	5941 ENG BE2 446	B
	SWALE CONTROL LINE LAYOUT PLAN	Gassman development perspectives	23-05-2022	5941 ENG BE2 460	A
	SWALE LONGITUDINAL SECTION AND SETOUT TABLE	Gassman development perspectives	23-05-2022	5941 ENG BE2 461	A
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 1 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 570	D
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 2 OF 4	Gassman development perspectives	23-05-2022	5941 ENG BE2 571	E
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 3 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 572	D
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 4 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 573	C
	LOT 205 BOULDER RETAINING WALL	Gassman development perspectives	24-06-2022	5941 ENG BE2 850	C

CONTROL LINE AND SETOUT TABLE				
BOULDER RETAINING WALL TYPICAL DETAILS	Gassman development perspectives	23-05-2022	5941 ENG BE2 854	B
LOT 205 BOULDER RETAINING WALL LONGITUDINAL SECTION RW1	Gassman development perspectives	23-05-2022	5941 ENG BE2 851	B
LOT 205 BOULDER RETAINING WALL LONGITUDINAL SECTION RW2	Gassman development perspectives	23-05-2022	5941 ENG BE2 850	B
LOT 205 BOULDER RETAINING WALL LONGITUDINAL SECTION RW3	Gassman development perspectives	23-05-2022	5941 ENG BE2 853	B
LOT 201 BOULDER RETAINING WALL LAYOUT PLAN AND DETAILS	Gassman development perspectives	23-05-2022	5941 ENG BE2 860	A

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 **Required landscape treatment to batters**

a All batters of a grade of 1:4 or steeper must be treated in accordance with *Planning Scheme Policy 11 – Land Development Guidelines*.

b Batter stabilisation works must commence within 10 days of completion of the construction of the batter.

c Batter revegetation must be a minimum of 1 plant per square metre.

d Batters must be revegetated with local native species.

e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period.

f Soil stabilisation and batter improvements including, top soil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).

Engineering

4 **Rectification of Council's infrastructure**

a Rectify any damage caused to Council infrastructure (including 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 at all times.

5 **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.

Stormwater Drainage	
6	**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.
7	**Erosion and sediment control** a 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 (eg. 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.
Construction Management	
8	**Certification of works - Geotechnical Engineering** Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Operational Works				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Appendix A Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
The certification is to confirm: • All works have been undertaken generally in accordance with the approval.				

Operational Works				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section

Design and inspection intent certificate for retaining walls	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- The retaining walls have been designed in accordance with relevant standards (i.e AS4678).
- Retaining walls have been adequately completed with inspections completed at the following stages:
  - Footing (including excavation and reinforcement);
  - Drainage behind the wall (including geo-fabric, backfill and perforated pipe) and completion (including point of stormwater discharge)

Geotechnical

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Cut/fill batters and retaining structures 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 and retaining structures 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	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (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.

8A **Supervision of works**

During construction of any works the following professionals must be appointed to supervise the below described actions:

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

9 **Compliance with Australian Standard**

a All future earthworks must be carried out in accordance with AS 3798-2007: Guidelines on earthworks for commercial and residential developments.

b Inspection and testing of all earthworks must be to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007.

c Fill materials must be 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.

10 **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 Planning Scheme 2003 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 Identity 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.

11 **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.
12	**Earthworks as-constructed data** Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with the approved drawings prior to request for practical completion of the works/ prior to acceptance of On maintenance.
13	**Pre-start inspection** Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in the Planning Scheme 2003 – Land development guidelines for the following: **Purpose** / **Council contact** Review and discuss Operational works – change to ground level approval / 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.
14	**Hold point inspection** Arrange a hold point inspection to complete the requirements identified in Planning Scheme 2003 – 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 the Planning Scheme 2003 – Land development guidelines / As indicated in Planning Scheme 2003 – 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.
15	**Practical Completion** Arrange a practical completion meeting to complete the requirements identified in Planning Scheme 2003 – Land development guidelines City civil engineering inspections for the following: **Purpose** / **Hold Point** / **Council contact** Confirm completion of works have been undertaken in accordance with this approval / Prior to receiving a practical completion letter / 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.
16	**Bond** Provide security to Council in the form of an unconditional and irrevocable bank guarantee or cash in the amount of $100,000.00 to secure the Performance Bond for sediment and erosion control purposes prior to the commencement of works. Where a performance bond is in place with Council for previous stages within the development for sediment and erosion control purposes, this bond can be rolled over to Stage 2 so that the total performance bond value over the subject site is maintained at $100,000.00 whilst operational works for a change to ground level is being undertaken over the subject site.

	The Performance Bond will not be released until: i practical completion of the bulk earthworks associated with the development is achieved.
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.
Advice Notes	
A	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
B	**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 Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
C	**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.
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 liming 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 commended 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 *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any

	works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
E	**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 and 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
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 *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.