

Our reference: MIN/2024/32
Your reference:

Decision notice— change application approval for OPW/2023/311.

(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 29 January 2024 for the development approval dated 8 September 2023.

Date of decision notice: 8 February 2024

Applicant details

Applicant name:	Hb QLD Pty Ltd
Applicant contact details:	C/- Mortons-Urban Solutions PO BOX 2484 SOUTHPORT QLD 4215

Application details

Application number:	MIN/2024/32
Approval sought:	Development Permit (Minor Change) for Operational Works for Change to Ground Level and Infrastructure.
Details of the change:	Changes in Design (permitting a borrow area for winning earthworks material from future stages).
Original Application number	OPW/2023/311.
Details of original decision	Under Delegated Authority, the Supervisor Operational Works has resolved to approve the development application in full with conditions.
Date of original decision	8 September 2023.

Location details

Street address:	79 Courtney Drive, Upper Coomera Qld 4209
Real property description:	Lot 188 RP173728, Lot 189 RP173728, Lot 190 RP173728, Lot 191 RP173728, Lot 192 RP173728

Decision

Date of decision:	6 February 2024.
Decision details:	Under Delegated Authority, the Supervisor Operational Works has resolved to approve the development application in full with conditions.

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	Minor Change - Operational Works for Change to Ground Level and Works for Infrastructure.
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Conditions

New and/or amended conditions of approval for a development permit for operational works are enclosed in this notice. The approved change(s) do not affect the other previously approved conditions. The development must be in accordance with amended conditions & other previously approved conditions in the decision notice dated 8 September 2023 and any subsequent related decision notices.

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.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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For further information please contact Nathan Seiler, Senior Engineer, on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Antony Kocsmar
Supervisor Operational Works
For the Chief Executive Officer
Council of the City of Gold Coast

enc:

Conditions imposed by Council as Assessment manager

Attach:

Appeal rights extracts

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

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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
COVER SHEET	MORTONS URBAN SOLUTIONS	N/A	41901-01-000	C
SAFETY IN DESIGN	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-003	A
RISK MATRIX & NOTES	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-004	A
ROAD HIERARCHY, STAGING PLAN & GENERAL NOTES	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-005	C
EXISTING FEATURES & DEMOLITION PLAN	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-020	B
BULK EARTHWORKS CUT TO FILL PLAN SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-040	A
BULK EARTHWORKS CUT TO FILL PLAN SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-041	A
BULK EARTHWORKS CUT TO FILL PLAN SHEET 03	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-042	A
BULK EARTHWORKS CUT TO FILL PLAN SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-043	B
GEOTECHNICAL REQUIREMENTS PLAN	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-045	B
BULK EARTHWORKS SECTION KEY PLAN	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-050	A
BULK EARTHWORKS SECTIONS-SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-051	A
BULK EARTHWORKS SECTIONS-SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-052	A
BULK EARTHWORKS SECTIONS-SHEET 03	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-053	A

	BULK EARTHWORKS SECTIONS-SHEET 04	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-054	A
	BULK EARTHWORKS SECTIONS-SHEET 05	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-055	A
	RETAINING WALL AND DETAIL GRADING PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-060	B
	RETAINING WALL AND DETAIL GRADING PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-061	B
	RETAINING WALL AND DETAIL GRADING PLAN SHEET 03	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-062	B
	RETAINING WALL AND DETAIL GRADING PLAN SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-063	B
	RETAINING WALL AND DETAIL GRADING PLAN SHEET 05	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-064	B
	RETAINING WALL AND DETAIL GRADING PLAN SHEET 06	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-065	B
	RETAINING WALL DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-070	B
	RETAINING WALL DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	01-08-2023	41901-01- 070A	A
	FINAL TRIM DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-071	A
	PADMOUNT SECTIONS PADMOUNT 1 SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-075	A
	PADMOUNT SECTIONS PADMOUNT 5 SHEET 01	MORTONS URBAN SOLUTIONS	01-08-2023	41901-01-076	A
	FINAL SURFACE AND SEDIMENT AND EROSION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-080	B
	FINAL SURFACE AND SEDIMENT AND EROSION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-081	B
	COMBINED SERVICES PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-090	C
	COMBINED SERVICES PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-091	C

	ROADWORKS PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-100	C
	ROADWORKS PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-101	B
	ROADWORKS DETAILS	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-120	B
	LONGITUDINAL SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-200	B
	LONGITUDINAL SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-201	B
	LONGITUDINAL SECTIONS ROADS 03 & 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-202	B
	LONGITUDINAL SECTIONS ROADS 06 & 09	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-203	B
	CROSS SECTIONS ROAD 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-300	A
	CROSS SECTIONS ROAD 01 CONTINUED	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-301	A
	CROSS SECTIONS ROAD 01 CONTINUED AND ROAD 03	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-302	A
	CROSS SECTIONS ROAD 04	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-303	A
	CROSS SECTIONS ROAD 06	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-304	A
	CROSS SECTIONS ROAD 09	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-305	B
	INTERSECTION GRADING DETAILS	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-400	B
	CONCRETE JOINTING PLAN AND DETAILS	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-410	B
	LINEMARKING & SIGNAGE PLAN SHEET 01	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-420	B
	LINEMARKING & SIGNAGE PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-421	B

	SEWER RETICULATION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-500	B
	SEWER RETICULATION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-501	B
	SEWER RETICULATION DETAILS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-510	A
	SEWER RETICULATION PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-530	B
	SEWER RETICULATION PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-531	B
	SEWER RETICULATION PROFILES SHEET 03	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-532	B
	SEWER RETICULATION PROFILES SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-533	B
	SEWER RETICULATION HOUSE CONNECTION PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-550	B
	SEWER RETICULATION HOUSE CONNECTION PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-551	B
	STORMWATER DRAINAGE PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-600	C
	STORMWATER DRAINAGE PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-601	C
	STORMWATER PROFILES SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-620	B
	STORMWATER PROFILES SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-621	B
	STORMWATER PROFILES SHEET 03	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-622	B
	STORMWATER PROFILES SHEET 04	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-623	B
	STORMWATER OUTLETS AND TYPICAL DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-640	B
	STORMWATER PIT DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-650	B

STORMWATER PIT DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-651	B
STORMWATER PIT DETAILS SHEET 03	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-652	B
STORMWATER BASIN PLAN AND DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-660	C
STORMWATER BASIN PLAN AND DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-661	C
STORMWATER BASIN SECTIONS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-662	A
STORMWATER BASIN DETAILS SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-663	C
STORMWATER BASIN DETAILS SHEET 02	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-664	A
STORMWATER CATCHMENT PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-670	B
STORMWATER CATCHMENT PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-671	B
STORMWATER CALCULATION TABLES MINOR STORM EVENT	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-680	B
STORMWATER CALCULATION TABLES MAJOR STORM EVENT	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-681	B
WATER RETICULATION PLAN SHEET 01	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-700	B
WATER RETICULATION PLAN SHEET 02	MORTONS URBAN SOLUTIONS	14-07-2023	41901-01-701	B
WATER RETICULATION DETAILS	MORTONS URBAN SOLUTIONS	03-03-2023	41901-01-710	A
<u>BORROW AREA PLAN SHEET 01</u>	<u>MORTONS URBAN SOLUTIONS</u>	<u>03-03-23</u>	<u>41901-01-800</u>	<u>A</u>
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.				