

Our reference: OPW/2023/1136

Decision notice— approval (with conditions)

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

Date of decision notice: 16 February 2024

Applicant details

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

Application details

Application number: OPW/2023/1136
Approval sought: Development permit for Operational work
Details of proposed development: Operational work for Infrastructure (roadwork, stormwater, sewer and water reticulation)

Location details

Street address: Lot 504 Homestead Drive, Stapylton Qld 4207
Real property description: BAL Lot 504 SP329485, PT1 Lot 504 SP329485

Decision

Date of decision: 14 February 2024
Decision details: Under Delegated Authority, the Supervisor of Operational Works has resolved to approve the development application in full with conditions.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval: Operational work for Infrastructure (roadwork, stormwater, sewer and water reticulation)

Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.

Currency period for the approval (section 85 of the *Planning Act 2016*)

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of two years.

Approved plans and drawings

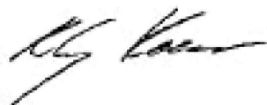
Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
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For further information please contact Craig Morse, Civil 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:

Stamped approved plans and drawings

Appeal rights extracts

Conditions imposed by Council as Assessment manager

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:																																																																																																		
	<table><tr><th colspan="5">Operational Works</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Drawing Index and Locality Plan</td><td>Gassman</td><td>February 2024</td><td>5941 ENG CW3 001</td><td>E</td></tr><tr><td>General Notes Sheet 1 of 2</td><td>Gassman</td><td>25/05/23</td><td>5941 ENG CW3 002</td><td>A</td></tr><tr><td>General Notes Sheet 2 of 2</td><td>Gassman</td><td>25/05/23</td><td>5941 ENG CW3 003</td><td>A</td></tr><tr><td>Legend</td><td>Gassman</td><td>25/05/23</td><td>5941 ENG CW3 004</td><td>A</td></tr><tr><td>Key Layout Plan</td><td>Gassman</td><td>06/11/23</td><td>5941 ENG CW3 005</td><td>B</td></tr><tr><td>Existing Surface Layout Plan</td><td>Gassman</td><td>21/12/23</td><td>5941 ENG CW3 010</td><td>B</td></tr><tr><td>Sediment And Erosion Control Notes and Details</td><td>Gassman</td><td>25/05/23</td><td>5941 ENG CW3 100</td><td>A</td></tr><tr><td>Sediment And Erosion Control Plan Sheet 1 of 5</td><td>Gassman</td><td>08/02/24</td><td>5941 ENG CW3 110</td><td>C</td></tr><tr><td>Sediment And Erosion Control Plan Sheet 2 of 5</td><td>Gassman</td><td>08/02/24</td><td>5941 ENG CW3 111</td><td>C</td></tr><tr><td>Sediment And Erosion Control Plan Sheet 3 of 5</td><td>Gassman</td><td>21/12/23</td><td>5941 ENG CW3 112</td><td>B</td></tr><tr><td>Sediment And Erosion Control Plan Sheet 4 of 5</td><td>Gassman</td><td>08/02/24</td><td>5941 ENG CW3 113</td><td>C</td></tr><tr><td>Sediment And Erosion Control Plan Sheet 5 of 5</td><td>Gassman</td><td>21/12/23</td><td>5941 ENG CW3 114</td><td>B</td></tr><tr><td>Construction Phase Sediment Basin 1 Layout</td><td>Gassman</td><td>25/05/23</td><td>5941 ENG CW3 310</td><td>A</td></tr><tr><td>Construction Phase Sediment Basin 2 Layout</td><td>Gassman</td><td>06/11/23</td><td>5941 ENG CW3 311</td><td>B</td></tr><tr><td>Construction Phase Sediment Basin Typical Sections</td><td>Gassman</td><td>25/05/23</td><td>5941 ENG CW3 313</td><td>A</td></tr><tr><td>Overall Services Layout Plan Sheet 1 of 5</td><td>Gassman</td><td>08/02/24</td><td>5941 ENG CW3 380</td><td>B</td></tr><tr><td>Overall Services Layout Plan Sheet 2 of 5</td><td>Gassman</td><td>08/02/24</td><td>5941 ENG CW3 381</td><td>C</td></tr></table>				Operational Works					Drawing Title	Author	Date	Drawing No.	Ver	Drawing Index and Locality Plan	Gassman	February 2024	5941 ENG CW3 001	E	General Notes Sheet 1 of 2	Gassman	25/05/23	5941 ENG CW3 002	A	General Notes Sheet 2 of 2	Gassman	25/05/23	5941 ENG CW3 003	A	Legend	Gassman	25/05/23	5941 ENG CW3 004	A	Key Layout Plan	Gassman	06/11/23	5941 ENG CW3 005	B	Existing Surface Layout Plan	Gassman	21/12/23	5941 ENG CW3 010	B	Sediment And Erosion Control Notes and Details	Gassman	25/05/23	5941 ENG CW3 100	A	Sediment And Erosion Control Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 110	C	Sediment And Erosion Control Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 111	C	Sediment And Erosion Control Plan Sheet 3 of 5	Gassman	21/12/23	5941 ENG CW3 112	B	Sediment And Erosion Control Plan Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 113	C	Sediment And Erosion Control Plan Sheet 5 of 5	Gassman	21/12/23	5941 ENG CW3 114	B	Construction Phase Sediment Basin 1 Layout	Gassman	25/05/23	5941 ENG CW3 310	A	Construction Phase Sediment Basin 2 Layout	Gassman	06/11/23	5941 ENG CW3 311	B	Construction Phase Sediment Basin Typical Sections	Gassman	25/05/23	5941 ENG CW3 313	A	Overall Services Layout Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 380	B	Overall Services Layout Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 381	C
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	Overall Services Layout Plan Sheet 3 of 5	Gassman	25/05/23	5941 ENG CW3 382	A
	Overall Services Layout Plan Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 383	C
	Overall Services Layout Plan Sheet 5 of 5	Gassman	06/11/23	5941 ENG CW3 384	B
	Roadworks and Drainage Typical Details Sheet 1 of 3	Gassman	08/02/24	5941 ENG CW3 400	B
	Roadworks and Drainage Typical Details Sheet 2 of 3	Gassman	25/05/23	5941 ENG CW3 401	A
	Roadworks and Drainage Typical Details Sheet 3 of 3	Gassman	28/02/24	5941 ENG CW3 402	B
	Roadworks and Drainage Layout Plan Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 410	B
	Roadworks and Drainage Layout Plan Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 411	C
	Roadworks and Drainage Layout Plan Sheet 3 of 5	Gassman	25/05/23	5941 ENG CW3 412	A
	Roadworks and Drainage Layout Plan Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 413	C
	Roadworks and Drainage Layout Plan Sheet 5 of 5	Gassman	06/11/23	5941 ENG CW3 414	B
	Control Line Layout Plan Sheet 1 of 2	Gassman	08/02/24	5941 ENG CW3 420	B
	Control Line Layout Plan Sheet 2 of 2	Gassman	08/02/24	5941 ENG CW3 421	B
	Control Line Setout Tables	Gassman	06/11/23	5941 ENG CW3 425	B
	Coastlink Court Longitudinal Section	Gassman	25/05/23	5941 ENG CW3 450	A
	Basin Access 01 Longitudinal Section	Gassman	08/01/24	5941 ENG CW3 451	B
	Basin Access 01a Longitudinal Section	Gassman	08/01/24	5941 ENG CW3 452	B
	Basin Access 02 Longitudinal Section	Gassman	08/01/24	5941 ENG CW3 453	C
	Basin Access 02 and 02a Longitudinal Sections	Gassman	08/01/24	5941 ENG CW3 454	C
	Roadworks Cross Sections Sheet 1 of 5	Gassman	08/02/24	5941 ENG CW3 470	C
	Roadworks Cross Sections Sheet 2 of 5	Gassman	08/02/24	5941 ENG CW3 471	C
	Roadworks Cross Sections Sheet 3 of 5	Gassman	08/02/24	5941 ENG CW3 472	C
	Roadworks Cross Sections Sheet 4 of 5	Gassman	08/02/24	5941 ENG CW3 473	C

	Roadworks Cross Sections Sheet 5 of 5	Gassman	08/02/24	5941 ENG CW3 474	C
	Cul-De-Sac Plan and Setout Table	Gassman	08/02/24	5941 ENG CW3 480	B
	Cul-De-Sac Longitudinal Section	Gassman	25/05/23	5941 ENG CW3 481	A
	Vehicle Crossing and Access Driveway Layout Plan	Gassman	08/02/24	5941 ENG CW3 490	C
	Stormwater Drainage Catchment Plan	Gassman	08/02/24	5941 ENG CW3 500	C
	Stormwater Drainage Longitudinal Sections Sheet 1 of 6	Gassman	06/11/23	5941 ENG CW3 510	B
	Stormwater Drainage Longitudinal Sections Sheet 2 of 6	Gassman	08/02/24	5941 ENG CW3 511	C
	Stormwater Drainage Longitudinal Sections Sheet 3 of 6	Gassman	08/02/24	5941 ENG CW3 512	C
	Stormwater Drainage Longitudinal Sections Sheet 4 of 6	Gassman	06/11/23	5941 ENG CW3 513	B
	Stormwater Drainage Longitudinal Sections Sheet 5 of 6	Gassman	08/02/24	5941 ENG CW3 514	C
	Stormwater Drainage Longitudinal Sections Sheet 6 of 6	Gassman	08/02/24	5941 ENG CW3 515	C
	Stormwater Drainage Calculation Table Sheet 1 of 2	Gassman	06/11/23	5941 ENG CW3 550	B
	Stormwater Drainage Calculation Table Sheet 2 of 2	Gassman	06/11/23	5941 ENG CW3 551	B
	Swale Layout and Details Plan	Gassman	08/02/24	5941 ENG CW3 560	B
	Operational Phase Bio Retention Basin 1 Layout Plan	Gassman	08/02/24	5941 ENG CW3 570	D
	Operational Phase Bio Retention Basin 2 Layout Plan	Gassman	08/02/24	5941 ENG CW3 571	D
	Bio Retention Basin Sections Sheet 1 of 2	Gassman	25/05/23	5941 ENG CW3 573	A
	Bio Retention Basin Sections Sheet 2 of 2	Gassman	06/11/23	5941 ENG CW3 574	B
	Bio Retention Basin Forebay Setout Plan	Gassman	06/11/23	5941 ENG CW3 575	B
	Sewer Reticulation Layout Plan Sheet 1 of 4	Gassman	08/02/24	5941 ENG CW3 610	B
	Sewer Reticulation Layout Plan Sheet 2 of 4	Gassman	25/05/23	5941 ENG CW3 611	A
	Sewer Reticulation Layout Plan Sheet 3 of 4	Gassman	25/05/23	5941 ENG CW3 612	A
	Sewer Reticulation Layout Plan Sheet 4 of 4	Gassman	06/11/23	5941 ENG CW3 613	B

	Sewer Reticulation Longitudinal Sections	Gassman	06/11/23	5941 ENG CW3 630	B
	Water Reticulation Notes and Details	Gassman	25/05/23	5941 ENG CW3 700	A
	Water Reticulation Layout Plan	Gassman	08/02/24	5941 ENG CW3 710	B
	Signs And Linemarking Notes and Details	Gassman	25/05/23	5941 ENG CW3 800	A
	Signs And Linemarking Layout Plan	Gassman	08/02/24	5941 ENG CW3 810	C
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	When the approval lapses if works is not completed This approval will lapse if the works is not completed by 14 February 2027, in accordance with section 88 of the Planning Act 2016.				
Property					
4	Requirement to register easements – Sewerage a Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. i “Sewerage” easement over all proposed gravity sewerage infrastructure within the development site b The terms of the easement must include: i Standard terms document 707918364 must be referenced on Form 9 – easement document ii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. d Ensure sewer 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 of the non-compliance with this condition.				

Engineering	
5	Rectification of Council's infrastructure - a Rectify any damage caused to Council infrastructure (including roads, kerb & channelling, service pits, footpaths and water and sewer reticulation networks) prior to an 'on maintenance' inspection, at no cost to Council. - b Maintain the rectified Council infrastructure at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.12 – Land development guidelines, sections 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.
6	Footpaths - a Construct and maintain the footpath identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.12 – Land development guidelines, sections 2 Transport network standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings. - b Ensure that there is a minimum 300mm circumferential separation between any footpath and the outer edge of existing/new power poles. Fill the space with compacted cold-mix asphalt to a minimum depth of 50mm.
7	Roadworks Construct and maintain the roadworks identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.12 – Land development guidelines, sections 2 Transport network standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications & 10 Standard drawings.
Stormwater Drainage	
8	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
9	Stormwater drainage / Legal point of discharge Construct and maintain the stormwater drainage system identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Planning Policy SC6.12 – Land development guidelines, sections 4 Stormwater drainage and water sensitive urban design standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.

Sewer and Water Works

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Sewer reticulation

Construct and maintain the sewer reticulation system identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, and include in particular:

i

The sizing of the sewer reticulation system must be in accordance with the WSAA Sewerage Code of Australia – SEQ Service Providers Edition

ii

Remove / seal / cap redundant sewer property services.

Note:

An “Application Work on the City’s infrastructure” form is required for the above works.

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

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Water reticulation

Construct and maintain the water reticulation system identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, and include in particular:

i

Conduits are required to be installed to service the proposed development via trenchless technology (open cutting of the road is not permitted) to connect to Council’s potable water supply network.

ii

Remove redundant water meters / connections. A connection application is required for these works.

iii

Water meters must be in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.

iv

The maintenance period for these works is twelve (12) months. The maintenance bond requirements to be followed as per the Land Development Guidelines.

Notes:

An “Application Work on the City’s infrastructure” form is required for the above works.

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

Construction Management

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Certification of works

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

Operational Works

Certified document	Certification date	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
Certification for non-standard access chambers.	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Project design has been undertaken for access chambers that:
 - Exceed 3m in depth.
 - Exposure classification is greater than B1.
 - Water table is above the base level.
- Access Chambers have been constructed in accordance with the certified design.

Water and Waste

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

The certification is to confirm:

- Constructed works comply with necessary standards and confirm level and location details.
- Installed components meet specifications and standards for materials and design and installation specifications and acceptance testing requirements.
- Easements are correctly located over the infrastructure and meet the requirements specified in the SEQ Water Supply and Sewerage Design and Construction Code for sewerage infrastructure.

13	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table border="1" data-bbox="319 241 1445 510"> <tr> <th colspan="2" data-bbox="319 241 1445 293">All works approved by this permit</th></tr> <tr> <th data-bbox="319 293 703 398">Expertise required of the suitably qualified professional</th><th data-bbox="703 293 1445 398">Actions to be overseen by the professional</th></tr> <tr> <td data-bbox="319 398 703 510">Registered Professional Engineer of Queensland (RPEQ)</td><td data-bbox="703 398 1445 510">All supply, installation, construction, testing and commissioning of works</td></tr> </table>	All works approved by this permit		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	Registered Professional Engineer of Queensland (RPEQ)	All supply, installation, construction, testing and commissioning of works
All works approved by this permit							
Expertise required of the suitably qualified professional	Actions to be overseen by the professional						
Registered Professional Engineer of Queensland (RPEQ)	All supply, installation, construction, testing and commissioning of works						
14	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.						
15	Transport of soil/fill/excavated material During the transportation of soil and other fill/excavated material: - All trucks hauling soil, or fill/excavated material must have their loads secure and covered. - 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. - 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.						
16	Erosion and sediment control - Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council. - Undertake works generally in accordance with the operational works approval and include in particular: - 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). - 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). - Sediment control structures (e.g. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff. - 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. - 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. - Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, Section 4.5.17.1.2 – Compliance.						

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Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following:

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

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

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Hold point inspection

Arrange a hold point inspection to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines/Landscape work code of the City Plan for the following:

Purpose	Hold Point	Council contact
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines	As indicated in SC6.12 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034

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

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On maintenance

Arrange an on maintenance meeting to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following:

Purpose	Hold Point	Council contact
Confirm completion of works have been undertaken in accordance with this approval	Prior to commencement of the on maintenance period	Contributed Assets 07 5582 9034

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

20	Off maintenance Arrange an off maintenance meeting to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval</td><td>Prior to Asset handover / conclusion of on maintenance period</td><td>Contributed Assets (07) 5582 9034</td></tr></table> Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.	Purpose	Hold Point	Council contact	Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 5582 9034
Purpose	Hold Point	Council contact					
Confirmation works have been undertaken in accordance with the Operational works, Works for infrastructure approval	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 5582 9034					
Advice Notes							
A	Consistency with other related approvals The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of COM/2023/82 dated 22 December 2023. Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).						
B	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><th>Water and Waste</th></tr><tr><td>Connections / disconnections: Application to work on the City’s Infrastructure</td></tr><tr><td>Temporary Road Closure and Works Zone Permit Application</td></tr></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.	Water and Waste	Connections / disconnections: Application to work on the City’s Infrastructure	Temporary Road Closure and Works Zone Permit Application			
Water and Waste							
Connections / disconnections: Application to work on the City’s Infrastructure							
Temporary Road Closure and Works Zone Permit Application							
C	Pavement designs Any pavement designs shown on the approved plans are considered ‘indicative only’. Pavement designs are to be submitted to and approved by Contributed Assets in accordance with the Land Development Guidelines.						
D	Works in properties other than the development land Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the “Application to work on City’s infrastructure”. Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners’ consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.						
E	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						

F	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.
G	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
H	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
I	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.
J	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
K	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.

L	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.
M	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on 07 3405 3050 for further information on the responsibilities of developers under the ACHA.
N	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.
O	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc. by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration; - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); - d Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes; - e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceed \$150,000. Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991; and - f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - g Obtaining any necessary local government/state approvals where works require the

	installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required
P	Water usage The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water & Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
Q	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.