

Date: 7 November 2018
Contact: Adam HARRISON
Location: City Development
Telephone: 07 5582 8393
Your reference: 2493
Our reference: PCS/2018/4114

BUILDING PERMIT
Townhouse Development x10
Approval Number: - **25146**
259 - 261 Ashmore Road Benowa
Certifier: H.P. McHenry A707778

CITY OF
GOLDCOAST.

THE Trustee For McHenry Family Trust
PO BOX 307
NERANG QLD 4211

Dear Sir/Madam

Plumbing and drainage compliance permit

(given under section 85 of the *Plumbing and Drainage Act 2002*)

Description of work:

Permit number: PCS/2018/4114
Property description Lot 2 RP77435
Property location 259 Ashmore Road, BENOWA QLD 4217

Your request for the compliance assessment of a plan for compliance assessable work (that is plumbing and drainage work) under section 85 of the *Plumbing and Drainage Act 2002* was decided on by Council of the City of Gold Coast (Council) resulting in the issue of this compliance permit subject to the following conditions:

Conditions

Until Council has completed a final inspection of the plumbing and drainage work, a copy of this permit and full size colour copy of the original Council stamped approved hydraulic plumbing and drainage plans must remain on site.

Water sub-metering must comply with section 5.2 of Council's City Plan Policy, Land Development Guidelines and Metering and Sub-metering Technical Specification.

Advice notes

All development permits and/or approvals to ensure compliance with any relevant laws must be obtained prior to the commencement of work. For example, this permit does not authorise the following work:

- Connections to sewerage and water infrastructure.
- The design, certification and performance of any fire system associated with the property.
- Permit to discharge trade waste.

This compliance permit will lapse two (2) years from the date of this letter. However, if the regulated plumbing and drainage work starts while this compliance permit has effect, the permit will continue to have effect after this date.

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The inspection of all plumbing and drainage work is required during construction prior to certain milestones. A plumbing and drainage pre-start inspection is required prior to the commencement of work.

A copy of this compliance permit has been provided to the owner of the premises to which the permit relates.

Should you wish to clarify any issues contained in the above letter, please do not hesitate to contact Adam HARRISON on 07 5582 8393.

Yours faithfully



Adam Harrison
Plumbing and Drainage Inspector
For the Chief Executive Officer
Council of the City of Gold Coast

INFORMATION NOTICE

(given under section 85(1A) of the Plumbing and Drainage Act 2002)

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The decision

On 7th November 2018, a compliance permit was issued, subject to conditions.

Reasons for the decision

The reasons for issuing this compliance permit subject to conditions are:

In accordance with the Plumbing and Drainage Act 86(7) the Council may ask the person who made the request to assess the compliance assessable work to supply a plan of the assessed work. The council requires a copy of the permit and full size colour copy of the original stamped approved hydraulic plumbing and drainage plans on site to ensure the work on site, corresponds with the approved plans. The work which has been identified on the plan is then marked off at time of inspection. At time of final inspection the marked up plan is compared to the as constructed plan.

This condition ensures that council will be provided with water meters that comply with the requirements under the Water Act 2000 to accurately measure water usage to individual lots. Council will own and maintain these meters in accordance with the Water Act 2000.

Rights of appeal

The person to whom the notice is given may appeal against the decision to a development tribunal under the *Planning Act 2016* (Qld) within 20 business days.

An appeal is started by lodging a notice of appeal with the registrar of a development tribunal. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* sets out further information about appeal rights.