

Our reference: MIN/2019/359

Your reference: Z17068

Decision notice— change application approval including amended suite of development conditions for MCU201701147

(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 21 June 2019 for the development approval dated 22 December 2017.

Date of decision notice: 30 July 2019

Applicant details

Applicant name:	Louise Jane Pase Atf Pase Investment Trust
Applicant contact details:	C/- Zone Planning Group PO BOX 3805 BURLEIGH TOWN QLD 4220

Application details

Application number:	MIN/2019/359
Approval sought:	Minor change to a Development permit for a Material change of use for Multiple dwelling (10 units)
Details of the change:	To amend condition 21
Original Application number	MCU201701147
Details of original decision	Material change of use (Impact assessment) for Multiple dwelling (8 units)
Date of original decision	22 December 2017

Location details

Street address:	261 Ashmore Road, Benowa Qld 4217
Real property description:	Lot 1 RP77435, Lot 2 RP77435

Decision

Date of decision:	26 July 2019
Decision details:	Under Delegated Authority, the Executive Coordinator of Major Assessment has resolved to Approve the change in full and amend the existing condition of approval

Affected Entity(s) for the application

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

Details of the approval

Minor change application

Development permit for a Material change of use to amend condition 21 for a Multiple dwelling development (10 units)

Conditions

Amended conditions of approval for a development permit for a Material change of use for Multiple dwelling unit development are to be included in an amended decision notice for development approval MIN/2019/359.

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

A full suite of conditions incorporating any new and/or amended conditions and/or advice that have been imposed/ provided by relevant affected entity(s) are attached.

Approved plans and drawings

The approved change does not affect the approved plans and drawings. A copy of the previously approved plans and drawings are attached.

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 Jessica HUTLEY, Planner, on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Barrett', written in a cursive style.

Jemma Barrett

Supervising Planner (Central)

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/2019/359

Attach:

Appeal rights extracts

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

Condition 21 currently reads:

Sewer and Water Works	
21	Sewer reticulation a. Retain the existing two sewer connections to Council's sewer network at the existing 150mm main within Lot 359 of Plan SP113692 in accordance with the following arrangement, prior to commencement of the use, at no cost to Council; i. Units 1 to 4 must connect to the existing 100mm northern sewer connection ii. Units 5 to 8 must connect to the existing 100mm southern sewer connection. And ensure: b. In accordance with the SEQ Water Supply & Sewerage <i>Design and Construction Code (SEQ WS&S D&C Code)</i>.

Condition 21 is changed to read:

Sewer and Water Works	
21	Sewer reticulation a. Retain the existing two sewer connections to Council's sewer network at the existing 150mm main within Lot 359 of Plan SP113692 in accordance with the following arrangement, prior to commencement of the use, at no cost to Council; i. Units 4 to 8 must connect to the existing 100mm northern sewer connection ii. Units 1-3, 9 and 10 must connect to the existing 100mm southern sewer connection. And ensure: b. In accordance with the SEQ Water Supply & Sewerage <i>Design and Construction Code (SEQ WS&S D&C Code)</i>.

Amended suite of development conditions for development approval MIN/2019/339

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the development permit dated 22 December 2017 for Material change of use for Multiple dwelling (10 units), is set out below:

- A.** Under Delegated Authority the Manager of the City Development Branch approves the issue of a Development permit for Material change of use for a Multiple dwelling (10 units), subject to the following conditions:

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.

Planning				
Drawing Title	Author	Date	Drawing No.	Ver
Site Plan	Design Imagery	21.06.18	3287-BA-002	C
O/A ground level plan	Design Imagery	23.08.18	3287-BA-003	C
O/A Ground Level U 1 – 4 + Upper Level Units 5 – 8	Design Imagery	21.06.18	3287-BA-004	C
O/A Upper level Units 1 – 4	Design Imagery	21.06.18	3287-BA-005	C
Open space areas	Design Imagery	21.06.18	3287-BA-010	B
Site Section	Design Imagery	21.06.18	3287-BA-030	C
Front fence elevation	Design Imagery	21.06.18	3287-BA-031	C
Units 1 – 6, Garage Floor	Design Imagery	20.06.18	3287-BA-101	D
Units 1 – 6, Ground floor	Design Imagery	20.06.18	3287-BA-102	D
Units 1 – 6, Upper floor	Design Imagery	20.06.18	3287-BA-103	D
Units 1 – 6, Elevations Sheet 1	Design Imagery	20.06.18	3287-BA-160	C
Units 1 – 6, Elevations Sheet 2	Design Imagery	20.06.18	3287-BA-161	C
Units 1 – 6, Elevations Sheet 3	Design Imagery	20.06.18	3287-BA-162	C
Units 1 – 6, Sections	Design Imagery	20.06.18	3287-BA-170	D
Units 1 – 6, Area schedules	Design Imagery	20.06.18	3287-BA-180	D
Units 7-10, Ground Floor	Design Imagery	21.06.18	3287-BA-201	C
Units 7-10, Upper floor	Design Imagery	21.06.18	3287-BA-202	C

	<table><tr><td>Units 7-10, Elevations Sheet 1</td><td>Design Imagery</td><td>21.06.18</td><td>3287-BA-220</td><td>C</td></tr><tr><td>Units 7-10, Elevations Sheet 2</td><td>Design Imagery</td><td>21.06.18</td><td>3287-BA-221</td><td>C</td></tr><tr><td>Units 7-10, Sections</td><td>Design Imagery</td><td>21.06.18</td><td>3287-BA-230</td><td>D</td></tr><tr><td>Units 7-10, Area schedules</td><td>Design Imagery</td><td>21.06.18</td><td>3287-BA-240</td><td>C</td></tr></table>	Units 7-10, Elevations Sheet 1	Design Imagery	21.06.18	3287-BA-220	C	Units 7-10, Elevations Sheet 2	Design Imagery	21.06.18	3287-BA-221	C	Units 7-10, Sections	Design Imagery	21.06.18	3287-BA-230	D	Units 7-10, Area schedules	Design Imagery	21.06.18	3287-BA-240	C										
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3	Approved Plans Undertake and maintain the development generally in accordance with the following plans: <table><tr><td colspan="5">Health and Regulatory Services</td></tr><tr><td>Plan Title</td><td>Author</td><td>Date</td><td>Plan Reference No.</td><td>Ver</td></tr><tr><td><i>Acoustic Report</i></td><td><i>acousticworks</i></td><td><i>8 August 2017</i></td><td>2017244 R01C 259-261 Ashmore Road Benowa RTN ENV</td><td><i>R01 D</i></td></tr></table> <table><tr><td colspan="5">Hydraulics and Water Quality</td></tr><tr><td>Plan Title</td><td>Author</td><td>Date</td><td>Plan Reference No.</td><td>Ver</td></tr><tr><td>“Conceptual Stormwater Management Plan, Proposed Residential Development 259-261 Ashmore Road, Benowa, (File No: K3999-0005_CSMP-D)”</td><td>Knobel Consulting Pty Ltd</td><td>22 November 2017</td><td>(iSpot# 65873140)</td><td>Revision D</td></tr></table>	Health and Regulatory Services					Plan Title	Author	Date	Plan Reference No.	Ver	<i>Acoustic Report</i>	<i>acousticworks</i>	<i>8 August 2017</i>	2017244 R01C 259-261 Ashmore Road Benowa RTN ENV	<i>R01 D</i>	Hydraulics and Water Quality					Plan Title	Author	Date	Plan Reference No.	Ver	“Conceptual Stormwater Management Plan, Proposed Residential Development 259-261 Ashmore Road, Benowa, (File No: K3999-0005_CSMP-D)”	Knobel Consulting Pty Ltd	22 November 2017	(iSpot# 65873140)	Revision D
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4	When the approval lapses if the development is not started This approval will lapse: a. If the first change of use under the approval does not start within 6 years from the date this approval takes effect, in accordance with section 85 of the Planning Act 2016.																														

Property											
5	Lots to be amalgamated Amalgamate (lots 1 and 2 on RP77435) into one lot and register the plan of amalgamation.										
6	Private infrastructure Ownership, operation and maintenance of the following private infrastructure is to vest at all times with the legal entity of the development, i. stormwater devices At any time the Council's corresponding infrastructure networks is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.										
Amenity											
7	Screening of visually offensive components Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a. Refuse storage areas b. Service equipment c. Mechanical ventilation d. Refrigeration units e. Storage areas for machinery, materials, vehicles or the like.										
8	Internal driveway (specific condition) A change of pattern, colour and/or material must be provided at regular intervals to the internal driveway (within the site boundaries).										
9	Retaining structures (specific condition) The combined height of any retaining structures and boundary fences must not be any more than two (2) metres in height from natural ground level.										
Environmental and Landscaping											
10	Landscaping works on private land Obtain an operational works approval to landscape the site generally in accordance with the Statement of Landscape Intent listed below, prior to sealing of survey plans at no cost to Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Landscape Plan</td><td>Studio 8</td><td>02.07.2018</td><td>S8-0827LD (sheets 1-4)</td><td>D</td></tr></table> and include in particular: a Tree species within the frontage setback area of the site must be evergreen canopy trees; a minimum 3 of these must be a minimum bag size of 200L at the time of planting. Remaining trees on site must be minimum 100 litre bag size at time of planting;	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Plan	Studio 8	02.07.2018	S8-0827LD (sheets 1-4)	D
Drawing Title	Author	Date	Drawing No.	Ver							
Landscape Plan	Studio 8	02.07.2018	S8-0827LD (sheets 1-4)	D							

	- b Palm species must be a minimum 3 metres in height at the time of planting; - c Unless otherwise specified in these conditions, shrub species must be a minimum 200mm pot size at the time of planting; - d The 600mm width planting areas along the site's frontage must be densely planted with a row of screening shrubs at 300mm pot size; - e Tree species planted with root zones adjacent to structures must have root control barriers and or structure strengthening systems installed. Full demonstration of these systems is required to accompany the detailed landscape plan; - f Frontage fencing must be as shown on the stamped approved plans for this Material Change of Use development permit. The inner fence behind the retaining wall must utilise pier type footings and not strip footings; - g The detailed landscape plan must show locations of, and a cross-sectional detail of the bio-retention systems that are required by the Stormwater Management Plan prepared for the site. The cross-sectional detail must identify the filter media depth and the surface treatment proposed for the systems. The detailed landscape plan must also incorporate an appropriate list of species in the plant schedule which are suitable for a bio-retention area. Planting densities within the bio-retention area must match those specified in <i>City Plan Policy – Land Development Guidelines – SC6.9.3 Water Sensitive Urban Design</i>.
11	Vegetation clearing Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any operational works at no cost to Council: and include in particular: i. A basic vegetation management plan ii. A sediment and erosion control and construction management plan. iii. A letter from an EPA approved spotter catcher and any necessary fauna management plan or a QPWS endorsed fauna translocation management plan
Transport	
12	Off street vehicle and car parking facilities a. Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, generally in accordance with the Transport Code of the City Plan and include in particular: i. Car parking facilities designed and constructed in accordance with the requirements of AS2890.1-2004 Parking Facilities Part 1: Off Street Car Parking. ii. 16 off street car parking spaces comprising 14 resident spaces and 2 freely accessible visitor spaces. iii. Drained and sealed car parking. iv. Line marking and signage to clearly identify visitor car parking. b. Maintain the off street vehicle and parking facilities at no cost to Council at all times.

Engineering

13 Rectification of Council's infrastructure

- a. Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths, water and sewer reticulation networks) prior to commencement of the use at no cost to Council.
- b. Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.

14 Existing infrastructure, structures and services

- a. Obtain an operational works approval for the removal/ relocation of existing infrastructure, structures and services identified on the drawings listed below prior to a request is made to Council to approve the commencement of the use at no cost to Council and include in particular:
 - i. Remove redundant vehicular crossing.
 - ii. Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).
 - iii. Remove/seal/cap any redundant sewer property service.
- b. Construct and maintain the identified Council infrastructure at no cost to Council prior to a request is made to Council to approve the commencement of the use.

15 Footpaths

- a. Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
O/A Ground Level Plan	Design Imagery	17/11/17	3287-DA-003	F

and include in particular:

- i. 1.2m wide paths linking the sites pedestrian access points to the existing path on Ashmore Road.
- 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 Planning Policy SC6.9 – Land development guidelines, section 6.9.6.

16 Electrical reticulation

Design, construct and connect an electrical reticulation system at no cost to Council and include in particular:

- a. Provide underground electricity to the subject building/s.
- b. In supplying power to the site, no additional poles and/or pole-mounted transformers are to be erected within the public road.
- c. Meet the relevant requirements of the electricity supplier (e.g. Energex).
- d. Install and maintain the electrical reticulation system prior to commencement of the use.

17	Telecommunications network Design, construct and connect a telecommunications services network at no cost to Council and include in particular: - Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - All new pit and pipe infrastructure required to be installed within the public road fronting the site, must be suitably sized to cater for future installation of fibre optic cables. - Meet the relevant telecommunications industry standards (e.g. Telstra/NBN Co standards). - Install and maintain the telecommunications services network prior to commencement of the use.
18	Construction of vehicular crossing Construct the vehicular crossing generally in accordance with the Driveways and vehicular crossing code of the City Plan.
Stormwater Drainage	
19	Overland flow paths and hydraulic alterations - Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. - The development must not: - Increase peak flow rates downstream from the site - Increase flood levels external to the site - Increase duration of inundation external to the site that could cause loss or damage
20	Bioretention basin maintenance management plan (<i>Specific Condition</i>) - Prepare a bioretention basin maintenance management plan (MMP) prior to the commencement of the use of the premises. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialised in stormwater management in accordance with City Plan Policy – <i>Land Development Guidelines</i> and with reference to the Water by Design document “Maintaining Vegetated Stormwater Assets” Version 1 February 2012. - The MMP <u>must</u> include, but not necessarily be limited to, the following key information: - Design intent and description of the device(s) - The location and specific dimensions of the device(s) - Approved / designed water quality objectives - Water quality monitoring procedures - Monitoring frequency - Specifications and procedures for device(s) maintenance

	vii. Plant and equipment access details for maintenance activities viii. Maintenance activity schedule defining frequency, area (m2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum ix. Performance indicators / intervention levels / triggers for reactive maintenance x. Any necessary preventative maintenance measures xi. Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii. Approximate lifecycle maintenance costs.
Sewer and Water Works	
21	Sewer reticulation a. Retain the existing two sewer connections to Council's sewer network at the existing 150mm main within Lot 359 of Plan SP113692 in accordance with the following arrangement, prior to commencement of the use, at no cost to Council; i. Units 4 to 8 must connect to the existing 100mm northern sewer connection ii. Units 1-3, 9 and 10 must connect to the existing 100mm southern sewer connection. And ensure: b. In accordance with the SEQ Water Supply & Sewerage <i>Design and Construction Code</i> (SEQ WS&S D&C Code).
22	Water reticulation Design, construct and connect the development to Council's potable water supply network at the existing 150mm main in within Ashmore Road, prior to commencement of the use, at no cost to Council; and include in particular: a. In accordance with the SEQ Water Supply & Sewerage Design and Construction Code (SEQ WS&S D&C Code), Gold Coast Water Network Modifications, Extension and Connections Policy Procedures and/or any applicable Council of Gold Coast policies and procedures b. The property service, water meter box and water meter shall be provided, at the boundary of the development site c. Remove any redundant water meters and/or services
23	Sub-metering Provide individual sub-metering for each lot/unit including common property generally in accordance with the Metering Technical Specifications and the Gold Coast Water Network Modifications, Extension and Connections Policy Procedures.
24	Fire loading Fire loading must not exceed 15L/s for 2 hours.

Construction Management**25 Certification of works**

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

Health and Regulatory Services

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Acoustic Compliance Report	Prior to commencement of use	Acoustic Report prepared by Acousticworks dated 8 August 2017 (Reference number: 2017244 R01C 259-261 Ashmore Road Benowa RTN ENV)	Acoustic Engineer	Health and Regulatory Services

The certification is to also provide:

The development has been designed and constructed in accordance with the established noise criteria and recommendations outlined in the approved acoustic report.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction certification	Prior to commencement of use of the premises	Conceptual Stormwater Management Plan, Proposed Residential Development 259-261 Ashmore Road, Benowa, Revision D (File No: K3999-0005_CSMP-D)" dated 22 November 2017 prepared by Knobel Consulting Pty Ltd.	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

All stormwater devices (quantity and quality) and associated design drawings have been installed on-site in accordance with the Council's approved stormwater management plan and are functioning as designed.

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Performance of the proprietary treatment devices	Prior to commencement of use of the premises	Conceptual Stormwater Management Plan, Proposed Residential Development 259-261 Ashmore Road, Benowa, Revision D (File No: K3999-0005_CSM P-D)" dated 22 November 2017 prepared by Knobel Consulting Pty Ltd.	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

The certification (evidence) is to confirm that the proposed treatment train including the proprietary device will achieve pollutants removal efficiency to satisfy Council's water quality objectives as outlined in the Land Development Guidelines. The signing person must acknowledge that he/she is aware that the Council of the City of Gold Coast relies upon his/her certification in approving the above stormwater management plan and associated treatment train including the proprietary device

Hydraulics and Water Quality

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Confirmation of cartridge replacement	Every year once the use has commenced for the life of the development.	-	Registered Professional Engineer Queensland (RPEQ)	Development compliance

The certification is to confirm: Cartridges within the stormwater propriety treatment devices have been replaced and are functioning as designed.				
Hydraulics and Water Quality				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Long - term maintenance agreement	Prior to commencement of the use	-	The owner/ Body corporate for the development	Development compliance
The certification is to confirm: An agreement has been entered into with a proprietor or an appropriate entity for the life of the development for the long term maintenance of the stormwater propriety treatment devices. The certification is to also provide: A copy of the agreement.				
Subdivision Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Registered survey plan/s	Commencement of use		A registered land surveyor	Development Compliance
The certification is to confirm: The site has been amalgamated into one lot.				
Subdivision Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to Commencement of use		An authorised supplier (e.g. Energex)	Development Compliance
The certification is to confirm: Underground electricity supply is available to the development site for all proposed dwellings.				

	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 Commencement of use		The authorised telecommunication carrier (e.g. Telstra or NBN)	Development Compliance
	The certification is to confirm: The provision of telecommunication infrastructure has been undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra/ NBN standards).				
26	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.				
27	Erosion and sediment control Undertake works generally in accordance with the <i>Best Practice Erosion & Sediment Control</i> (IECA Australasia, November 2008) including the following (but not limited to): - Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. - A perimeter bund and/or diversion drain must be constructed around the disturbed areas 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 SC6.9 – Land development guidelines, section 6.9.3.6.1.2 – Compliance.				
28	Erosion and sediment control a. Obtain a Management Plan approval for an Erosion and sediment control plan generally in accordance with <i>Best Practice Erosion & Sediment Control</i> (IECA Australasia, November 2008) prior to any works commencing.				

	b. The Erosion and sediment control plan must be prepared by a suitably qualified professional and include in particular: i. Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off. ii. A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. iii. 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. iv. Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.9 – Land development guidelines, section 6.9.3.6.1.2 – Compliance.
29	Dust management plan a. Prepare and submit for approval a Dust management plan prior to any works commencing. b. The Dust management plan must be prepared by a suitably qualified professional and include in particular. i. Provide details of sources of dust and particulate emissions. ii. Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an ‘environmental nuisance’ (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008. iii. Identify the procedures to be adopted for monitoring and reporting air emissions. iv. Provide details of complaint response procedures that will be adopted. v. Identify the procedures to be adopted for revision and review of the dust management plan. c. Implement the Dust management plan during all construction works at no cost to Council.
30	Noise management plan a. Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing. b. The Noise management plan must be prepared by a suitably qualified professional and include in particular. i. Provide details of expected noise sources. ii. Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an ‘environmental nuisance’ (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008. iii. Identify the measures and work procedures to monitor noise emissions. iv. Provide details of complaint response procedures. v. Identify procedures to monitor and review the noise management plan. c. Implement the Noise management plan prior to any works commencing at no cost to Council.

31	Haulage access/site management plan a. Prepare and submit for approval a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan 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. Identify 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. a. Implement the Haulage access/site management plan during all construction works at no cost to Council.
32	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.
33	Construction management plan a. Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing. b. The Construction management plan must be prepared by a suitably qualified professional and include in particular. i. Provide hours of construction. ii. Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours. iii. Provide details on traffic management (including loading, unloading and cartage routes). iv. Parking of vehicles (including on site employees and delivery vehicles). v. Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities).

	vi. Provide details for the collection and control of Building waste and refuse disposal. vii. Details on the presentation of hoarding to the street. viii. Provide details for tree management. ix. Demonstrate how the general public will be protected from construction activities. x. Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity. c. Implement the Construction management plan during all construction works at no cost to Council. <i>Note:</i> <i>Should the development be under construction during the year of the Gold Coast Commonwealth Games for the period January 2018 through to May 2018, the applicant will be required to undertake a specific Commonwealth Games Construction Management Plan which will deal with impacts such as road and footpath closures and elevated expectations of the presentation of construction sites.</i>
Plumbing and Drainage Act 2002	
34	Plumbing and drainage works Obtain a compliance permit for all plumbing and drainage work prior to commencement of the use. <i>Note:</i> <i>A compliance permit for plumbing and drainage works cannot approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>
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 Gold Coast Water and Waste for the connection/disconnection of any new connections and redundant connections. Refer to Gold Coast Water and Waste Network Modifications, Extension and Connections Policy Procedure, available on Council's website http://www.cityofgoldcoast.com.au
C	Water metre sizing All water metres 100 mm in diameter or larger require an operation works approval. Refer to Gold Coast Water and Waste Network Modifications, Extension and Connections Policy Procedure, 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: <table><tr><td>Environmental Assessment</td></tr><tr><td>- Operational Works - vegetation clearing</td></tr></table> <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational Works - landscape works</td></tr></table> <table><tr><td>Transport Impact Assessment</td></tr><tr><td>- Operational Works - works for Infrastructure.</td></tr></table> A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.	Environmental Assessment	- Operational Works - vegetation clearing	Landscape Assessment	- Operational Works - landscape works	Transport Impact Assessment	- Operational Works - works for Infrastructure.
Environmental Assessment							
- Operational Works - vegetation clearing							
Landscape Assessment							
- Operational Works - landscape works							
Transport Impact Assessment							
- Operational Works - works for Infrastructure.							
E	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.						
F	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. e) Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. f) 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.						
G	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.						

H	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 exceeds \$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.
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, 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 metres, sewer man hole covers, stormwater drainage infrastructure, reinstatement of hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
J	Notice of works timetable The applicant is responsible for providing a Notice of works timetable for Commencement of work/Commencement of use to Council's Development Compliance section. A copy of Council's Notice of works timetable is available for viewing on Council's website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf