

DEV2013/515

2 January 2014

Mr Travis Seresheff
Hyder Consulting
PO Box 1653
SOUTHPORT QLD 4215

Dear Travis

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS (TRUNK INFRASTRUCTURE- ROADWORKS,
STORMWATER, SEWER AND WATER RETICULATION) AT CORNER
PARKLANDS DRIVE AND SMITH STREET, SOUTHPORT DESCRIBED AS LOT
460 ON SP222438**

On 23 December 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact David Elliott on 3024 4165.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Gold Coast Parklands	
Site address	Corner Parklands Drive and Smith Street, Southport	
Lot on plan description	Lot number	Lot description
	460	SP222438
PDA development application details		
MEDQ reference number	DEV2013/515	
Lodgement date	15 October 2013	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Trunk infrastructure – roadworks, stormwater, sewer and water reticulation	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date		23 December 2013	
Currency period		4 years from the date of the decision	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Drawing Schedule and Locality Plan prepared by Hyder Consulting	C2000 – AA005621 Rev 1	14 October 2013
2.	Typical Road Cross Sections Sheet 1 prepared by Hyder Consulting	C2001 – AA005621 Rev 2	06 November 2013
3.	Typical Road Cross Sections Sheet 2 prepared by Hyder Consulting	C2002 – AA005621 Rev 3	12 November 2013
4.	General Notes, Roadworks & Drainage Details Sheet 1 prepared by Hyder Consulting	C2003 – AA005621 Rev 1	14 October 2013
5.	General Notes, Roadworks & Drainage Details Sheet 2 prepared by Hyder Consulting	C2004 – AA005621 Rev 1	14 October 2013
6.	Control Line Setout Details Sheet 1 prepared by Hyder Consulting	C2005 – AA005621 Rev 1	14 October 2013
7.	Control Line Setout Details Sheet 2 prepared by Hyder Consulting	C2006 – AA005621 Rev 1	14 October 2013
8.	Control Line Setout Details Sheet 3 prepared by Hyder Consulting	C2007 – AA005621 Rev 1	14 October 2013
9.	Roadworks & Drainage Layout Plan Sheet 1 prepared by Hyder Consulting	C2008 – AA005621 Rev 3	20 November 2013
10.	Roadworks & Drainage Layout Plan Sheet 2 prepared by Hyder Consulting	C2009 – AA005621 Rev 2	18 November 2013
11.	Roadworks & Drainage Layout Plan Sheet 3 prepared by Hyder Consulting	C2010 – AA005621 Rev 2	15 November 2013
12.	Roadworks & Drainage Layout Plan Sheet 4 prepared by	C2011 – AA005621 Rev 2	15 November 2013

	Hyder Consulting		
13.	Roadworks & Drainage Layout Plan Sheet 5 prepared by Hyder Consulting	C2012 – AA005621 Rev 2	15 November 2013
14.	Roadworks & Drainage Layout Plan Sheet 6 prepared by Hyder Consulting	C2013 – AA005621 Rev 2	18 November 2013
15.	Hospital Boulevard Longitudinal Section prepared by Hyder Consulting	C2100 – AA005621 Rev 1	14 October 2013
16.	Hospital Boulevard & Innovation Drive Longitudinal Sections prepared by Hyder Consulting	C2101 – AA005621 Rev 1	14 October 2013
17.	Main Street Longitudinal Section prepared by Hyder Consulting	C2102 – AA005621 Rev 1	14 October 2013
18.	First Street Longitudinal Section prepared by Hyder Consulting	C2103 – AA005621 Rev 1	14 October 2013
19.	First Street & Second Street Longitudinal Sections prepared by Hyder Consulting	C2104 – AA005621 Rev 1	14 October 2013
20.	First Ave & Second Ave Longitudinal Sections prepared by Hyder Consulting	C2105 – AA005621 Rev 1	14 October 2013
21.	Third Ave & Fourth Ave Longitudinal Sections prepared by Hyder Consulting	C2106 – AA005621 Rev 1	14 October 2013
22.	Smith St & Hospital Blvd Intersection Longitudinal Sections prepared by Hyder Consulting	C2107 – AA005621 Rev 1	14 October 2013
23.	Hospital Boulevard Cross Sections Sheet 1 prepared by Hyder Consulting	C2108 – AA005621 Rev 1	14 October 2013
24.	Hospital Boulevard Cross Sections Sheet 2 prepared by Hyder Consulting	C2109 – AA005621 Rev 1	14 October 2013
25.	Hospital Boulevard Cross Sections Sheet 3 prepared by Hyder Consulting	C2110 – AA005621 Rev 1	14 October 2013
26.	Main Street Cross Sections Sheet 1 prepared by Hyder Consulting	C2111 – AA005621 Rev 1	14 October 2013
27.	Main Street Cross Sections Sheet 2 prepared by Hyder Consulting	C2112 – AA005621 Rev 1	14 October 2013

28.	Innovation Drive Cross Sections prepared by Hyder Consulting	C2113 – AA005621 Rev 1	14 October 2013
29.	Smith Street Cross Sections prepared by Hyder Consulting	C2114 – AA005621 Rev 1	14 October 2013
30.	Intersection Details Sheet 1 prepared by Hyder Consulting	C2200 – AA005621 Rev 1	14 October 2013
31.	Intersection Details Sheet 2 prepared by Hyder Consulting	C2201 – AA005621 Rev 1	14 October 2013
32.	Intersection Details Sheet 3 prepared by Hyder Consulting	C2202 – AA005621 Rev 1	14 October 2013
33.	Intersection Details Sheet 4 prepared by Hyder Consulting	C2203 – AA005621 Rev 1	14 October 2013
34.	Intersection Details Sheet 5 prepared by Hyder Consulting	C2204 – AA005621 Rev 1	14 October 2013
35.	Concrete Pavement Details prepared by Hyder Consulting	C2205 – AA005621 Rev 1	14 October 2013
36.	Stormwater Catchment Plan Sheet 1 prepared by Hyder Consulting	C2300 – AA005621 Rev 1	14 October 2013
37.	Stormwater Catchment Plan Sheet 2 prepared by Hyder Consulting	C2301 – AA005621 Rev 1	14 October 2013
38.	Stormwater Longitudinal Sections Sheet 1 prepared by Hyder Consulting	C2302 – AA005621 Rev 2	14 November 2013
39.	Stormwater Longitudinal Sections Sheet 2 prepared by Hyder Consulting	C2303 – AA005621 Rev 1	14 October 2013
40.	Stormwater Longitudinal Sections Sheet 3 prepared by Hyder Consulting	C2304 – AA005621 Rev 1	14 October 2013
41.	Stormwater Longitudinal Sections Sheet 4 prepared by Hyder Consulting	C2305 – AA005621 Rev 1	14 October 2013
42.	Stormwater Longitudinal Sections Sheet 5 prepared by Hyder Consulting	C2306 – AA005621 Rev 1	14 October 2013
43.	Stormwater Longitudinal Sections Sheet 6 prepared by Hyder Consulting	C2307 – AA005621 Rev 1	14 October 2013
44.	Stormwater Longitudinal Sections Sheet 7 prepared by Hyder Consulting	C2308 – AA005621 Rev 2	14 November 2013
45.	Stormwater Longitudinal Sections Sheet 8 prepared by Hyder Consulting	C2309 – AA005621 Rev 2	14 November 2013

46.	Stormwater Calculation Tables Sheet 1 prepared by Hyder Consulting	C2310 – AA005621 Rev 2	14 November 2013
47.	Stormwater Calculation Tables Sheet 2 prepared by Hyder Consulting	C2311 – AA005621 Rev 1	14 October 2013
48.	Stormwater Calculation Tables Sheet 3 prepared by Hyder Consulting	C2312 – AA005621 Rev 2	14 November 2013
49.	Stormwater Calculation Tables Sheet 4 prepared by Hyder Consulting	C2313 – AA005621 Rev 1	14 October 2013
50.	Stormwater Calculation Tables Sheet 5 prepared by Hyder Consulting	C2314 – AA005621 Rev 1	14 October 2013
51.	Stormwater Calculation Tables Sheet 6 prepared by Hyder Consulting	C2315 – AA005621 Rev 1	14 October 2013
52.	Stormwater Calculation Tables Sheet 7 prepared by Hyder Consulting	C2316 – AA005621 Rev 2	14 November 2013
53.	Stormwater Calculation Tables Sheet 8 prepared by Hyder Consulting	C2317 – AA005621 Rev 2	14 November 2013
54.	Stormwater Manhole Details Sheet 1 prepared by Hyder Consulting	C2318 – AA005621 Rev 1	14 October 2013
55.	Stormwater Manhole Details Sheet 2 prepared by Hyder Consulting	C2319 – AA005621 Rev 1	14 October 2013
56.	Stormwater Manhole Details Sheet 3 prepared by Hyder Consulting	C2320 – AA005621 Rev 1	14 October 2013
57.	Stormwater Manhole Details Sheet 4 prepared by Hyder Consulting	C2321 – AA005621 Rev 1	14 October 2013
58.	Stormwater Manhole Details Sheet 5 prepared by Hyder Consulting	C2322 – AA005621 Rev 1	14 October 2013
59.	Stormwater Culvert Details Sheet 1 prepared by Hyder Consulting	C2323 – AA005621 Rev 1	14 October 2013
60.	Stormwater Culvert Details Sheet 2 prepared by Hyder Consulting	C2324 – AA005621 Rev 2	20 November 2013
61.	Stormwater Outlet & Inlet Protection Details prepared by Hyder Consulting	C2325 – AA005621 Rev 2	20 November 2013

62.	Irregular & Rectangular Stormwater Manhole Structural Details Sheet 1 prepared by Hyder Consulting	C2326 – AA005621 Rev 1	14 October 2013
63.	Irregular & Rectangular Stormwater Manhole Structural Details Sheet 2 prepared by Hyder Consulting	C2327 – AA005621 Rev 1	14 October 2013
64.	Stormwater Culvert Protection Layout Plan prepared by Hyder Consulting	C2328 – AA005621 Rev 1	20 November 2013
65.	Stormwater Culvert Protection Details prepared by Hyder Consulting	C2329 – AA005621 Rev 1	20 November 2013
66.	Sewer Reticulation Layout Plan Sheet 1 prepared by Hyder Consulting	C2400 – AA005621 Rev 2	12 November 2013
67.	Sewer Reticulation Layout Plan Sheet 2 prepared by Hyder Consulting	C2401 – AA005621 Rev 3	22 November 2013
68.	Sewer Reticulation Layout Plan Sheet 3 prepared by Hyder Consulting	C2402 – AA005621 Rev 2	12 November 2013
69.	Sewer Reticulation Layout Plan Sheet 4 prepared by Hyder Consulting	C2403 – AA005621 Rev 2	12 November 2013
70.	Sewer Reticulation Layout Plan Sheet 5 prepared by Hyder Consulting	C2404 – AA005621 Rev 2	12 November 2013
71.	Sewer Longitudinal Sections Sheet 1 prepared by Hyder Consulting	C2405 – AA005621 Rev 4	22 November 2013
72.	Sewer Longitudinal Sections Sheet 2 prepared by Hyder Consulting	C2406 – AA005621 Rev 4	22 November 2013
73.	Sewer Longitudinal Sections Sheet 3 prepared by Hyder Consulting	C2407 – AA005621 Rev 2	12 November 2013
74.	Sewer Longitudinal Sections Sheet 4 prepared by Hyder Consulting	C2408 – AA005621 Rev 2	12 November 2013
75.	Sewer Longitudinal Sections Sheet 5 prepared by Hyder Consulting	C2409 – AA005621 Rev 4	22 November 2013
76.	Water Reticulation Layout Plan Sheet 1 prepared by Hyder Consulting	C2500 – AA005621 Rev 2	07 November 2013
77.	Water Reticulation Layout Plan Sheet 2 prepared by	C2501 – AA005621 Rev 2	07 November 2013

	Hyder Consulting		
78.	Water Reticulation Layout Plan Sheet 3 prepared by Hyder Consulting	C2502 – AA005621 Rev 2	07 November 2013
79.	Water Reticulation Layout Plan Sheet 4 prepared by Hyder Consulting	C2503 – AA005621 Rev 2	07 November 2013
80.	Water Reticulation Layout Plan Sheet 5 prepared by Hyder Consulting	C2504 – AA005621 Rev 2	07 November 2013
81.	Water Reticulation Layout Plan Sheet 6 prepared by Hyder Consulting	C2505 – AA005621 Rev 2	07 November 2013
82.	Signage & Linemarking Layout Plan Sheet 1 prepared by Hyder Consulting	C2600 – AA005621 Rev 2	15 November 2013
83.	Signage & Linemarking Layout Plan Sheet 2 prepared by Hyder Consulting	C2601 – AA005621 Rev 2	15 November 2013
84.	Signage & Linemarking Layout Plan Sheet 3 prepared by Hyder Consulting	C2602 – AA005621 Rev 2	15 November 2013
85.	Signage & Linemarking Layout Plan Sheet 4 prepared by Hyder Consulting	C2603 – AA005621 Rev 2	15 November 2013
86.	Signage & Linemarking Layout Plan Sheet 5 prepared by Hyder Consulting	C2604 – AA005621 Rev 2	15 November 2013
87.	Signage & Linemarking Layout Plan Sheet 6 prepared by Hyder Consulting	C2605 – AA005621 Rev 2	15 November 2013

PDA Development Conditions

1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to commencement of use and to be maintained
2.	Supervision and Certification The works shall be supervised and certified on the applicant's behalf by a Registered Professional Engineer Queensland (RPEQ) as being undertaken in accordance with the approved plans.	At all times during construction works
3.	Certification Agreement In relation to all operational works undertaken on the site the applicant must comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedures Manual.	Prior to commencement of works

	Note: Under the DSDIP Certification Procedures Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by DSDIP.	
4.	Construction Management Plan a) Prepare a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours. • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with the Council of the City of Gold Coast standards; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. • management of acid sulfate contaminated soils (if required) in accordance with the Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines V3.8 or later. • Unless otherwise approved - hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays, The construction management plan shall be prepared in consultation with the contractor responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Undertake all work in accordance with the Construction Management Plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) As indicated
5.	Road & Drainage Works a) Construct road and drainage works works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Hyder Consulting to	Prior to commencement of use

the standards required by the City of the Gold Coast Council:

- Typical Road Cross Sections Sheet 1 C2001 – AA005621 Rev 2 dated 06/11/13
- Typical Road Cross Sections Sheet 2 C2002 – AA005621 Rev 3 dated 12/11/13
- General Notes, Roadworks & Drainage Details Sheet 1 C2003 – AA005621 Rev 1 dated 14/10/13
- General Notes, Roadworks & Drainage Details Sheet 2 C2004 – AA005621 Rev 1 dated 14/10/13
- Control Line Setout Details Sheet 1 C2005 – AA005621 Rev 1 dated 14/10/13
- Control Line Setout Details Sheet 2 C2006 – AA005621 Rev 1 dated 14/10/13
- Control Line Setout Details Sheet 3 C2007 – AA005621 Rev 1 dated 14/10/13
- Roadworks & Drainage Layout Plan Sheet 1 C2008 – AA005621 Rev 3 dated 20/11/13
- Roadworks & Drainage Layout Plan Sheet 2 C2009 – AA005621 Rev 2 dated 18/11/13
- Roadworks & Drainage Layout Plan Sheet 3 C2010 – AA005621 Rev 2 dated 15/11/13
- Roadworks & Drainage Layout Plan Sheet 4 C2011 – AA005621 Rev 2 dated 15/11/13
- Roadworks & Drainage Layout Plan Sheet 5 C2012 – AA005621 Rev 2 dated 15/11/13
- Roadworks & Drainage Layout Plan Sheet 6 C2013 – AA005621 Rev 2 dated 18/11/13
- Hospital Boulevard Longitudinal Section C2100 – AA005621 Rev 1 dated 14/10/13
- Hospital Boulevard & Innovation Drive Longitudinal Sections C2101 – AA005621 Rev 1 dated 14/10/13
- Main Street Longitudinal Section C2102 – AA005621 Rev 1 dated 14/10/13
- First Street Longitudinal Section C2103 – AA005621 Rev 1 dated 14/10/13
- First Street & Second Street Longitudinal Sections C2104 – AA005621 Rev 1 dated 14/10/13
- First Ave & Second Ave Longitudinal Sections C2105 – AA005621 Rev 1 dated 14/10/13
- Third Ave & Fourth Ave Longitudinal Sections C2106 – AA005621 Rev 1 dated 14/10/13
- Smith St & Hospital Blvd Intersection Longitudinal Sections C2107 – AA005621 Rev 1 dated 14/10/13
- Hospital Boulevard Cross Sections Sheet 1 C2108 – AA005621 Rev 1 dated 14/10/13
- Hospital Boulevard Cross Sections Sheet 2 C2109 – AA005621 Rev 1 dated 14/10/13
- Hospital Boulevard Cross Sections Sheet 3 C2110 – AA005621 Rev 1 dated 14/10/13

	• Main Street Cross Sections Sheet 1 C2111 – AA005621 Rev 1 dated 14/10/13 • Main Street Cross Sections Sheet C2112 – AA005621 Rev 1 dated 14/10/13 • Innovation Drive Cross Sections C2113 – AA005621 Rev 1 dated 14/10/13 • Smith Street Cross Sections C2114 – AA005621 Rev 1 dated 14/10/13 • Intersection Details Sheet 1 C2200 – AA005621 Rev 1 dated 14/10/13 • Intersection Details Sheet 2 C2201 – AA005621 Rev 1 dated 14/10/13 • Intersection Details Sheet 3 C2202 – AA005621 Rev 1 dated 14/10/13 • Intersection Details Sheet 4 C2203 – AA005621 Rev 1 dated 14/10/13 • Intersection Details Sheet 5 C2204 – AA005621 Rev 1 dated 14/10/13 • Concrete Pavement Details C2205 – AA005621 Rev 1 dated 14/10/13 b) Submit to DSDIP Development Assessment Division Principal Engineer 'as constructed' plans certified by a Registered Professional Engineer (RPEQ) in a format acceptable to the City of Gold Coast Council of all works constructed in accordance with part a) of this condition.	Within three (3) months of commencement of use
6.	Stormwater Works a) Construct stormwater works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Hyder Consulting to the standards required by the City of the Gold Coast Council: • Stormwater Catchment Plan Sheet 1 C2300 – AA005621 Rev 1 dated 14/10/13 • Stormwater Catchment Plan Sheet 2 C2301 – AA005621 Rev 1 dated 14/10/13 • Stormwater Longitudinal Sections Sheet 1 C2302 – AA005621 Rev 2 dated 14/11/13 • Stormwater Longitudinal Sections Sheet 2 C2303 – AA005621 Rev 1 dated 14/10/13 • Stormwater Longitudinal Sections Sheet 3 C2304 – AA005621 Rev 1 dated 14/10/13 • Stormwater Longitudinal Sections Sheet 4 C2305 – AA005621 Rev 1 dated 14/10/13 • Stormwater Longitudinal Sections Sheet 5 C2306 – AA005621 Rev 1 dated 14/10/13 • Stormwater Longitudinal Sections Sheet 6 C2307 – AA005621 Rev 1 dated 14/10/13 • Stormwater Longitudinal Sections Sheet 7 C2308 – AA005621 Rev 2 dated 14/11/13	Prior to commencement of use

	• Stormwater Longitudinal Sections Sheet 8 C2309 – AA005621 Rev 2 dated 14/11/13 • Stormwater Manhole Details Sheet 1 C2318 – AA005621 Rev 1 dated 14/10/13 • Stormwater Manhole Details Sheet 2 C2319 – AA005621 Rev 1 dated 14/10/13 • Stormwater Manhole Details Sheet 3 C2320 – AA005621 Rev 1 dated 14/10/13 • Stormwater Manhole Details Sheet 4 C2321 – AA005621 Rev 1 dated 14/10/13 • Stormwater Manhole Details Sheet 5 C2322 – AA005621 Rev 1 dated 14/10/13 • Stormwater Culvert Details Sheet 1 C2323 – AA005621 Rev 1 dated 14/10/13 • Stormwater Culvert Details Sheet 2 C2324 – AA005621 Rev 2 dated 20/11/13 • Stormwater Outlet & Inlet Protection Details C2325 – AA005621 Rev 2 dated 20/11/13 • Irregular & Rectangular Stormwater Manhole Structural Details Sheet 1 C2326 – AA005621 Rev 1 dated 14/10/13 • Irregular & Rectangular Stormwater Manhole Structural Details Sheet 2 C2327 – AA005621 Rev 1 dated 14/10/13 • Stormwater Culvert Protection Layout Plan C2328 – AA005621 Rev 1 dated 20/11/13 • Stormwater Culvert Protection Details C2329 – AA005621 Rev 1 dated 20/11/13 b) Submit to DSDIP Development Assessment Division Principal Engineer 'as constructed' plans certified by a Registered Professional Engineer (RPEQ) in a format acceptable to the City of Gold Coast Council of all works constructed in accordance with part a) of this condition.	Within three (3) months of commencement of use
7.	Sewer Reticulation Works a) Construct sewer reticulation works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Hyder Consulting to the standards required by the City of the Gold Coast Council: • Sewer Reticulation Layout Plan Sheet 1 C2400 – AA005621 Rev 2 dated 12/11/13 • Sewer Reticulation Layout Plan Sheet 2 C2401 – AA005621 Rev 3 dated 22/11/13 • Sewer Reticulation Layout Plan Sheet 3 C2402 – AA005621 Rev 2 dated 12/11/13 • Sewer Reticulation Layout Plan Sheet 4 C2403 – AA005621 Rev 2 dated 12/11/13 • Sewer Reticulation Layout Plan Sheet 5 C2404 – AA005621 Rev 2 dated 12/11/13	Prior to commencement of use

	• Sewer Longitudinal Sections Sheet 1 C2405 – AA005621 Rev 4 dated 22/11/13 • Sewer Longitudinal Sections Sheet 2 C2406 – AA005621 Rev 4 dated 22/11/13 • Sewer Longitudinal Sections Sheet 3 C2407 – AA005621 Rev 2 dated 12/11/13 • Sewer Longitudinal Sections Sheet 4 C2408 – AA005621 Rev 2 dated 12/11/13 • Sewer Longitudinal Sections Sheet 5 C2409 – AA005621 Rev 4 dated 22/11/13 b) Submit to DSDIP Development Assessment Division Principal Engineer 'as constructed' plans certified by a Registered Professional Engineer (RPEQ) in a format acceptable to the City of Gold Coast Council of all works constructed in accordance with part a) of this condition.	Within three (3) months of commencement of use
8.	Water Reticulation Works a) Construct water reticulation works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Hyder Consulting to the standards required by the City of the Gold Coast Council: • Water Reticulation Layout Plan Sheet 1 C2500 – AA005621 Rev 2 dated 07/11/13 • Water Reticulation Layout Plan Sheet 2 C2501 – AA005621 Rev 2 dated 07/11/13 • Water Reticulation Layout Plan Sheet 3 C2502 – AA005621 Rev 2 dated 07/11/13 • Water Reticulation Layout Plan Sheet 4 C2503 – AA005621 Rev 2 dated 07/11/13 • Water Reticulation Layout Plan Sheet 5 C2504 – AA005621 Rev 2 dated 07/11/13 • Water Reticulation Layout Plan Sheet 6 C2505 – AA005621 Rev 2 dated 07/11/13 b) Submit to DSDIP Development Assessment Division Principal Engineer 'as constructed' plans certified by a Registered Professional Engineer (RPEQ) in a format acceptable to the City of Gold Coast Council of all works constructed in accordance with part a) of this condition.	Prior to commencement of use Within three (3) months of commencement of use
9.	Signage & Linemarking Works a) Construct signage and linemarking works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Hyder Consulting to the standards required by the City of the Gold Coast Council:	Prior to commencement of use

	• Signage & Linemarking Layout Plan Sheet 1 C2600 – AA005621 Rev 2 dated 15/11/13 • Signage & Linemarking Layout Plan Sheet 2 C2601 – AA005621 Rev 2 dated 15/11/13 • Signage & Linemarking Layout Plan Sheet 3 C2602 – AA005621 Rev 2 dated 15/11/13 • Signage & Linemarking Layout Plan Sheet 4 C2603 – AA005621 Rev 2 dated 15/11/13 • Signage & Linemarking Layout Plan Sheet 5 C2604 – AA005621 Rev 2 dated 15/11/13 • Signage & Linemarking Layout Plan Sheet 6 C2605 – AA005621 Rev 2 dated 15/11/13 b) Submit to DSDIP Development Assessment Division Principal Engineer 'as constructed' plans certified by a Registered Professional Engineer (RPEQ) in a format acceptable to the City of Gold Coast Council of all works constructed in accordance with part a) of this condition.	Within three (3) months of commencement of use
10.	Erosion and Sediment Control a) Prepare an Erosion and Sediment Management Plan (ESMP) as part of the Site Based Construction Management Plan, certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with Best Practice Erosion and Sediment Control (IECA) and City of the Gold Coast Council standards. b) Implement and maintain Erosion & Sediment Control Management on site generally in accordance with the ESMP required by part a) of this condition	Prior to commencement of works At all times during operational works
11.	Stormwater Management Manage stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), without causing erosion and without creating any ponding Periodically as necessary remove accumulated sediment from control devices to minimise re-suspension of contaminants and dispose of it appropriately without causing water contamination.	At all times during operational works
12.	Repair damage to existing infrastructure Repair any damage to existing local authority that may occur during any works carried out in association with the approved development.	Prior to commencement of the use

13.	Existing Services All works required for this development must take due regard for all existing services. Any existing services affected by the proposed works shall be altered or relocated as necessary at the cost of the developer.	Prior to or during construction works
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