

Our reference: EMP/2024/111

Your reference:

Decision notice - Management Plan Approval

Date of decision notice: 27 June 2024

Applicant details

Applicant name: Biome On Behalf of Ying Yuan

Applicant contact details: PO BOX 3469
AUSTRALIA FAIR QLD 4215

Application details

Application number: EMP/2024/111

Approval sought: Approval of Management Plan in accordance with conditions of approval for a Covenant and Rehabilitation Management Plan

Details of proposed management plan: Covenant and Rehabilitation Management Plan

Location details

Street address: 17 Courtney Drive, UPPER COOMERA QLD 4209

Real property description: Lot 182 RP156422

Decision

Date of decision: 25 June 2024

Decision details: Under Delegated Authority, the Supervisor Environmental Assessment of the City Development Branch of Council has resolved to Approve the management plan in full with conditions.

Conditions

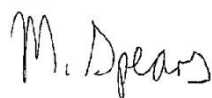
This approval is subject to conditions as identified in attachment one of this decision notice.

Currency period for the approval

The currency period is as per ROL/2023/1 & MIN/2024/60

For further information please contact Amelia Cook, Environmental Assessment on 07 5582 8866 who will be pleased to assist.

AUTHORISED BY



Mark Spears

Supervisor Environmental Assessment

For the Chief Executive Officer

Council of the City of Gold Coast

enc:

Attachment one – conditions of approval

Attachment One – Conditions of approval

General					
1	Approved Plans				
	Undertake and maintain the development generally in accordance with the following plans including as amended in red by the Council:				
	Environmental Assessment				
	Plan Title	Author	Date	Plan Reference No.	Ver
	Covenant Rehabilitation Management Plan	Biome	29 May 2024	BC-24005	A
Amendments include:					
a Installation of fauna friendly fencing along the covenant boundary.					
b Planting of shrubs at a density of 1 per 3m ² .					
c Planting of ground covers to achieve an overall density of 1 plant per 1m ² .					
Property					
2	Covenant				
	a Register an instrument of covenant with respect to Proposal Plan 17 Courtney Drive Upper Coomera:				
	i The purpose of the covenant is to preserve and maintain the native plants and habitat for native animals or where the land is freehold land, make sure the covenant is allowed under section 97A of the Land Title Act 1994.				
	b The details of the covenant must include:				
i The extent of the covenant area is 2325m ² contained within Lot 2 as per the approved plan being Proposal Plan 17 Courtney Drive Upper Coomera.					
ii What restrictions/ obligations apply with respect to the land the subject of the covenant – with reference to section 97A of the Land Title Act 1994 where the land is freehold.					
iii Inclusion of the approved Covenant Management Plan and Council's standard covenant terms document (dealing number 711772071).					
c Register the covenant at the same time as registering the plan of subdivision					
Construction Management					

3

Certification of works

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

Environmental Assessment				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Rehabilitation management plan	Prior to Plan Sealing	Rehabilitation and Covenant Management Plan	A suitably qualified and experienced bush regenerator	Environmental assessment
The certification is to confirm: i Works have been completed in accordance with the approved covenant rehabilitation management plan.				

4

Supervision of works

During construction of any works the following professionals must be appointed to supervise the below described actions:

Environmental Assessment	
Expertise required of the suitably qualified professional	Actions to be overseen by the professional
A suitably qualified and experienced bush regenerator	Ensure rehabilitation works are completed in accordance with the approved covenant and rehabilitation management plan.

5

Hold point inspection

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6. 11 – Land development guidelines / Landscape work code of the City Plan for the following:

Purpose	Hold Point	Council contact
Establishment Period Confirm primary weed control and all required planting has been undertaken in accordance with the approved Covenant and Rehabilitation management plan to begin the establishment period.	Prior to the commencement of the 6-month establishment period.	Environmental Assessment (07) 5582 8866
On – maintenance Period Confirm weed control and establishment of planted areas. Confirm fauna friendly fencing has been installed along the covenant boundary in accordance with the approved Covenant and Rehabilitation management plan to begin the maintenance period.	Prior to the commencement of the 6-month maintenance period.	Environmental Assessment (07) 5582 8866
Off- maintenance Period Confirm weed control and maintenance of planted areas has been undertaken	At the end of the 6-month maintenance	Environmental Assessment (07) 5582 8866

	in accordance with the approved Covenant and Rehabilitation management plan.	period, prior to plan sealing.	
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.			
Advice Notes			
A	Environmental Covenant A property notification will be applied to the lot / subsequent lots relating to the establishment and management of a covenant area for the site and must be complied with at all times.		