

Our reference: COM/2024/236
Your reference: 11241

Decision notice— approval (with conditions)
(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 10 December 2025

Applicant details

Applicant name: Coomera Ga Pty Ltd ATF The Coomera GA Unit Trust
Applicant contact details: C/- Saunders Havil Group
9 Thompson St
BOWEN HILLS QLD 4006

Application details

Application number: COM/2024/236
Approval sought: Combined development permit for a Material change of use and Reconfiguring a lot (Code assessment).
Details of proposed development:

- Multiple dwelling (Comprising 176 units and 10 townhouses) over Proposed Lots 1 and 2; and
- 1 into 2 freehold subdivision, balance lot, new public road and temporary access easement over future balance Lot 900 pursuant to COM/2023/16 including any future variations.

Location details

Street address: 54 George Alexander Way, COOMERA QLD 4209
Real property description: Lot 96 RP187418

Decision

Date of decision **5 December 2025**
Decision details: Under Delegated Authority, the Manager of Planning Assessment of the City Development Branch has resolved to approved the development application in full, with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1 (10.10.3.3.1.1)—Development interfering with koala habitat in koala habitat areas outside koala priority areas	State Assessment Referral Agency (SARA), Department of State Development, Infrastructure and Planning	Concurrence agency	PO Box 3290, Southport BC QLD 4215

(Planning Regulation 2017)			
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Details of the approval

Development approval	Combined development permit (Code assessment) for a Material change of use for Multiple dwellings (186 units) over Proposed Lots 1 and 2 and Reconfiguring a lot for a 1 into 2 freehold subdivision, balance lot, new public road and temporary access easement over future balance Lot 900 pursuant to COM/2023/16 including any future variations.
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Conditions

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

The conditions and/or advice that have been imposed/ provided by referral agency(s) are attached.

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Operational works – infrastructure
- Operational works – landscape works (private works)
- Operational works – landscape works (public works)
- Operational works – vegetation clearing
- Operational works – vehicle access
- Connections / disconnections: Application to work on City's infrastructure
- Temporary road closure and works zone permit application

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

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 six 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
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	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.
Referral Agency	You do not have appeal rights in relation to this decision

For further information please contact Ared Woskanian, Senior Planner on 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Adam Morris
Coordinator Planning Assessment (North)
For the Chief Executive Officer
 Council of the City of Gold Coast

Enc:
 Conditions imposed by Council as Assessment manager
 Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:
 Referral agency conditions and/or advice
 Stamped approved plans and drawings
 Infrastructure charges notice for the approved development
 Appeal rights extracts

PART A: RECONFIGURING A LOT

General

1

Timing

a

All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

b

Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

c

The approved plan of subdivision (Part A of this decision notice) must be registered prior to commencement of use of the MCU component (Part B of this decision notice).

Stage two:

a

Plan sealing endorsement is not permitted to occur for Stage two of the ROL component until Talpa Street is extended further south over and into Lot 95 on RP187418 and is accepted off-maintenance by Council. Stage two must be constructed at the same time as the future road extension through the adjoining property at Lot 95 on RP187418. The temporary access easement and temporary turnaround is not permitted to be extinguished and/or decommissioned until these road works are completed.

i.

Explanatory note: To be clear, this condition has been applied as there is no temporary turning head provided at the end of stage 2 of this ROL component. Therefore, the development relies on future development to the south to provide either a turning head or road connection to enable vehicles to safely egress back to the local network.

ii.

Note: Refer to condition 1 of Part B of this decision notice.

2

Scope of Approval – Eastern Balance Lot (Specific condition)

a

The parcel identified as “Balance lot if not already subdivided” on the plan of subdivision is a balance lot. However, this balance lot is also subject to an underlying subdivision approval (COM/2023/16, including any future variations).

Should this eastern balance lot be plan sealed in accordance with the underlying approval (COM/2023/16, including any future variations) prior to plan sealing of the subject approval (COM/2024/236, including any future variation), this balance lot is not required to be endorsed through plan sealing for the purposes of satisfying this approval.

3

Amended drawings

a

Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.

Drawing Title	Author	Date	Drawing No.	Ver.
RaL Plan	Archipelago	30.10.2025	AR-DA-003	F

The following amendments must be included:

i.

The plan of subdivision must be amended into two stages due to the staged delivery of Talpa Street.

Stage one:

-

Is limited to the area designated as Future Lot 900, with the specific exception of a small, rectangular portion of land adjoining Lot 95 on RP187418 (the adjoining land to the south of the site). This excluded portion

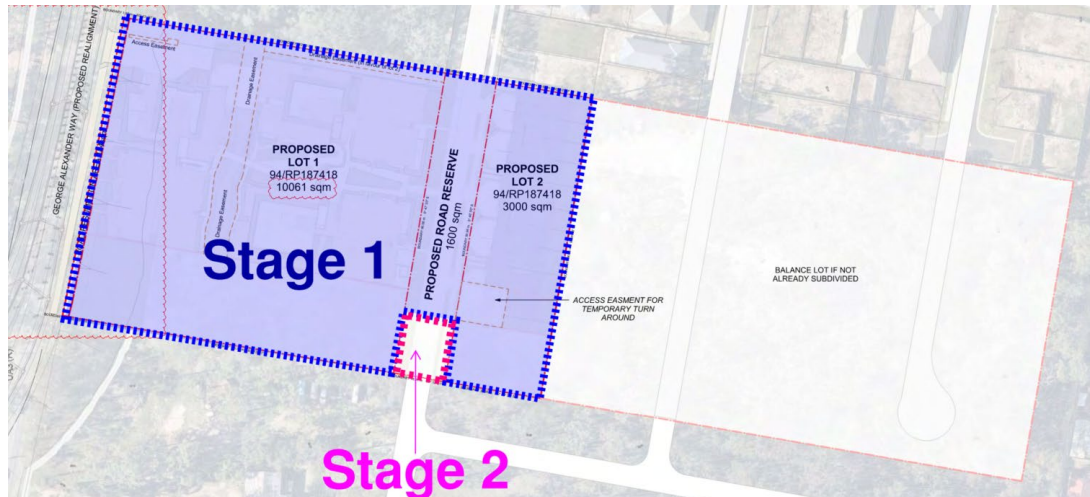
of land is to be dedicated as road reserve in the second stage for the purpose of establishing the future southern road connection; and

- The southernmost termination point of the Talpa Street road reserve must be setback at the line defined by the southern extent of the temporary turnaround area.

Stage two:

- Is limited to the small, rectangular portion of land for the purpose of the future southern road connection to Lot 95 on RP187418 (adjoining southern lot); and
- The temporary turnaround area must be decommissioned, and the associated access easement must be formally extinguished.

Note: An indicative diagram is provided below for reference.



ii. The following additional amendments are required:

- The road design for Talpa Street, including the temporary turnaround area, is to be shown;
- The lot size of Proposed Lot 2 must be shown and must exclude the area for the proposed access easement;
- The land size of Talpa Street must be shown within each stage; and
- Full dimensions (e.g. area, width and length) of the proposed access easement for the temporary turn around) are to be shown.
- Full dimensions (e.g. lot size, width, and length) of the eastern balance lot identified on subdivision plan as “Balance lot if not already subdivided” are to be shown.
- Remove the references to “drainage easement” and “access easement” from within Proposed Lot 1, as these are not approved as part of this application. The drainage easement along the northern boundary will be approved to the extent that it benefits Proposed Lot 2.

b 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.

4 Amended Plans – Hydraulics and Water Quality Assessment

a Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

	Hydraulics and Water Quality Assessment																																		
	Plan Title	Author	Date	Plan Reference No.	Ver																														
	Site based stormwater management plan – 54 George Alexander Way – West	Arcadis	7/11/2025	GA0004	03																														
	The following amendments must be included: - i Provide calculations from the modelling results that demonstrate post-development concentrated flow does not exceed pre-development flow for all standard Average Exceedance Probability (AEP) events in LPD 1. - ii Confirm there are no external hydraulic impacts (such as changes in water levels and velocities) resulting from the proposed development for all standard AEP events. - iii The MUSIC model did not utilise the latest development footprint. Revise the MUSIC model and submit the updated digital model. - iv Provide the Drains modelling files. - v Provide long sections for the proposed stormwater pits and pipes. - vi Provide long sections and cross-sections of the stormwater tanks. - vii Update Figure 4.3 to accurately reflect the correct LPODs for each catchment area. - b Undertake and maintain the development generally in accordance with the approved plans.																																		
5	Approved Plan – Environmental and Bushfire Assessment Undertake and maintain the development generally in accordance with the following plans: <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Bushfire Mitigation Report FM 6743-2 for KEYLIN at 54 George Alexander Way Coomera</td><td>Eldon Bottcher Architect PTY LTD</td><td>04/08/2025</td><td>FM 6743-2</td><td>-</td></tr><tr><td>Vegetation Clearing and Fauna Management Plan</td><td>Saunders Havill Group</td><td>14/11/2025</td><td>11241 05 VCFMP GAW C</td><td>C</td></tr><tr><td>Rehabilitation Concept Plan</td><td>Saunders Havill Group</td><td>April 2025</td><td>11241</td><td>A</td></tr><tr><td>Offset Calculation</td><td>Keyline Kinstone Group</td><td>13/11/2025</td><td>OFFW1</td><td>B</td></tr></table>					Environmental Assessment					Plan Title	Author	Date	Plan Reference No.	Ver	Bushfire Mitigation Report FM 6743-2 for KEYLIN at 54 George Alexander Way Coomera	Eldon Bottcher Architect PTY LTD	04/08/2025	FM 6743-2	-	Vegetation Clearing and Fauna Management Plan	Saunders Havill Group	14/11/2025	11241 05 VCFMP GAW C	C	Rehabilitation Concept Plan	Saunders Havill Group	April 2025	11241	A	Offset Calculation	Keyline Kinstone Group	13/11/2025	OFFW1	B
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Offset Calculation	Keyline Kinstone Group	13/11/2025	OFFW1	B																															
6	Staging (specific condition) The development is to be carried out in sequential order in accordance with the staging arrangement ultimately approved under condition 3 of this approval.																																		
Trunk Development Infrastructure																																			
7	Necessary trunk infrastructure (LGIP identified) Provide the following necessary trunk infrastructure (LGIP identified) prior to sealing of the plans. Dedicate as road 185m² of land for RD_0019.																																		

LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No.	Author	Date	Ver
Land	RD_0019	City of Gold Coast Plan No. SK001-A titled Land for future road upgrade	City of Gold Coast	19/11/2025	A
a Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution (No.1) of 2025.					
<u>Note</u>					
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 land dedication 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 dedicate the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.					
 PROPOSED LOT 1 94/RP187418 10061 sqm GEORGE ALEXANDER WAY TALPA STREET Building 1 Building 2 Building 3 27 M COMMON PROPERTY ENVIRONMENTAL PROTECTION 20m COMMON PROPERTY ENVIRONMENTAL PROTECTION COGC TRANSPORT PLANNING 54 GEORGE ALEXANDER WAY LAND FOR FUTURE ROAD UPGRADE SK001-A 19/11/2025					
Property					
8 Covenant					
a Register an instrument of covenant with respect to the 27m vegetation protection covenant to the south/southwest of the site and the 20m vegetation protection area to the southeastern corner of the site. 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 – 27m vegetation protection covenant to the south/					

	southwest of the site and the 20m vegetation protection area to the southeastern corner of the site. - 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.
9	Requirement to register easement for proposed temporary turnaround - a Register the proposed access easement within Proposed Lot 2 in favour of Council at the location marked on the drawing as per amended drawings condition. - b The terms of the easement must include: - i Standard terms document 709956727 must be referenced on Form 9 – easement document. - ii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement. - c Registration of the easement must occur at the same time as registering the plan of subdivision. - d Ensure 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 on the non-compliance with this condition.
10	Restrictions regarding Council sewer and water supply infrastructure - a Ensure all proposed structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. - b Ensure all proposed structures and footings are a minimum 1 metre clear of the property sewer connection. - c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO).
Environmental and Landscaping	
11	Vegetation clearing Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to a request is made to Council to approve the plan of subdivision at no cost to Council: and include in particular: - i The approved MCU/ROL drawing. - ii The approved building layout. - iii The amended bushfire management plan. - iv The approved fauna management plan.

	- v A vegetation management plan. - vi A sediment and erosion control and construction management plan. - vii A letter from a Department of Environment and Science (DES) approved spotter catcher and any necessary fauna management plan or a DES endorsed fauna translocation management plan.										
12	Fauna management a Implement the fauna management measures identified in the plan listed below at no cost to Council: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Vegetation Clearing and Fauna Management Plan</td><td>Saunders Havill Group</td><td>14/11/2025</td><td>11241 E 01 – E A1 VCFMP GAW C</td><td>C</td></tr></table> b Undertake the fauna management works generally in accordance with an operational works approval and SC6.8 Environmental management plan policy of the City Plan. c Install one nest box or artificial hollow within the covenant for every one hollow removed during works that vary in size to suit small and large nesting birds, gliders and possums.	Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Clearing and Fauna Management Plan	Saunders Havill Group	14/11/2025	11241 E 01 – E A1 VCFMP GAW C	C
Plan Title	Author	Date	Plan Reference No.	Ver							
Vegetation Clearing and Fauna Management Plan	Saunders Havill Group	14/11/2025	11241 E 01 – E A1 VCFMP GAW C	C							
13	Landscaping works within public open spaces a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to a request being made to Council to approve the plan of subdivision 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>54 George Alexander Way – Landscape Concept Plan</td><td>Saunders Havill Group</td><td>May 2025</td><td>11241, Sheet 5 to 13</td><td>C</td></tr></table> and include in particular: - i Ensure street trees are planted within the road reserve directly fronting the site along Talpa street. - ii Street trees located in accordance with City Plan Policy SC6.12.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.13.16 – Landscape works – Road Reserves. - iii All street trees planted must be a minimum 100L bag size. - iv Access infrastructure i.e.: gates, bollards and fencing to be in accordance with SC6.12.10 – Land development guidelines Standard drawings - v Where trees are located near side boundaries or underground services, root containment systems must be utilised. - vi Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity. - vii Trees must be a minimum 2 metre distance laterally from inlet gullies. - viii All built structures and planting associated with an entry statement must be located within private property. - ix Provide annual maintenance costings for all landscape items on public land relevant to the development for the duration of the ‘establishment’ and ‘on maintenance’ periods. b Construct and maintain the public open space identified above until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 7 – Procedures. c All works must be completed and approved by the City prior to commencement of the use	Drawing Title	Author	Date	Drawing No.	Ver	54 George Alexander Way – Landscape Concept Plan	Saunders Havill Group	May 2025	11241, Sheet 5 to 13	C
Drawing Title	Author	Date	Drawing No.	Ver							
54 George Alexander Way – Landscape Concept Plan	Saunders Havill Group	May 2025	11241, Sheet 5 to 13	C							

	in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 7 – Procedures.														
Engineering															
14	New roads a Obtain an operational works approval for the design and construction of the Talpa Street extension, prior to a request being made to Council to approve the plan of subdivision 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>Concept Combined Services Layout Plan</td><td>Arcadis</td><td>28/04/2025</td><td>GAW-AAP-DA-00-DRG-CV-0401</td><td>01</td></tr></table> and include in particular: i. Road geometry (cross-section profile) for extension of Talpa Street to a Residential Access Street classification. ii. Design for the extension of Talpa Street within the site must be allowed to extend to the southern adjoining Lot 95 on RP187418 (second stage). iii. All roads are required to have ‘barrier’ kerb and channel. b Construct any road connections into adjoining developments at no cost to Council. c Construct and maintain the road identified above 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.					Drawing Title	Author	Date	Drawing No.	Ver	Concept Combined Services Layout Plan	Arcadis	28/04/2025	GAW-AAP-DA-00-DRG-CV-0401	01
Drawing Title	Author	Date	Drawing No.	Ver											
Concept Combined Services Layout Plan	Arcadis	28/04/2025	GAW-AAP-DA-00-DRG-CV-0401	01											
15	Temporary turning area (<i>specific condition</i>) a Obtain an operational works approval for the design and construction of the temporary turning area within the access easement of Proposed Lot 2 as generally marked on the drawings listed below prior to a request being made to Council to approve the plan of subdivision 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>Concept Combined Services Layout Plan</td><td>Arcadis</td><td>28/04/2025</td><td>GAW-AAP-DA-00-DRG-CV-0401</td><td>01</td></tr></table> and include in particular: - i The pavement (and surfacing) of the turning areas must be the same as the adjacent residential street. The turning area is not to be a driveway type. It must be constructed to form part of the road system. - ii Removal of the turning area and reconstruction of the adjacent street and kerb & channel is required when Talpa Street is extended into the southern adjoining Lot 95 on RP187418 (Stage 2 of the ROL component). b Construct and maintain the turning area identified above 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.					Drawing Title	Author	Date	Drawing No.	Ver	Concept Combined Services Layout Plan	Arcadis	28/04/2025	GAW-AAP-DA-00-DRG-CV-0401	01
Drawing Title	Author	Date	Drawing No.	Ver											
Concept Combined Services Layout Plan	Arcadis	28/04/2025	GAW-AAP-DA-00-DRG-CV-0401	01											
16	Footpaths a Obtain an operational works approval for the design and construction of proposed footpath as generally marked on the drawing listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:														

	Drawing Title	Author	Date	Drawing No.	Ver
	Concept Combined Services Layout Plan	Arcadis	28/04/2025	GAW-AAP-DA-00-DRG-CV-0401	01
	and include in particular: - i Installation of a 1.5 metre wide footpath within the eastern verge of Talpa Street from the existing footpath within the northern adjoining lot to the proposed turning area. - ii When the turning area is removed, a 1.5 metre wide footpath must be extended to the southern edge of the pavement for Talpa Street (second stage). 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 Plan Policy SC6.12 – Land development guidelines.				
17	Street lighting - a Install a street lighting system, including connections and energising to the extension of Talpa Street prior to a request being made to Council to approve the plan of subdivision at no cost to Council. - b Obtain an operational works approval for the location of the street lights. - c The street lighting system must: - i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.12 – Land development guidelines. - ii Associated wiring must be installed underground. - iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'. - iv Meet the requirements of the electricity supplier (e.g. Energex). - d Construct and maintain the street lighting system 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.				
18	Rectification of Council's infrastructure - a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and 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.				
19	Electrical reticulation - a Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - i Provide underground electricity to all proposed lots. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g., Energex).				
20	Telecommunications network - a Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: i. Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. ii. All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables.				

	iii. Meet the telecommunications industry standards (e.g., Telstra/NBN Co standards).										
21	Existing infrastructure, structures and services a Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: - i Remove redundant vehicle crossing/s. - 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.										
Stormwater Drainage											
22	Requirement to register private easement (Drainage easement in favour of Lot 2) a Register a 3 m wide stormwater drainage easement for stormwater drainage: - i burdening Lot 1 in favour of Lot 2 at the location labelled as “Drainage Easement (in favour of Lot 2)” as marked on the drawings listed below: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>RaL Plan</td><td>Archipelago</td><td>30.10.2025</td><td>AR-DA-003</td><td>F</td></tr></table> b The terms of the easement must include: - i The responsibilities of the Grantor/Grantee for ongoing maintenance. - ii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement. c Registration of the easement must occur at the same time as registering the plan of subdivision. d Ensure 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 on the non-compliance with this condition.	Drawing Title	Author	Date	Drawing No.	Ver	RaL Plan	Archipelago	30.10.2025	AR-DA-003	F
Drawing Title	Author	Date	Drawing No.	Ver							
RaL Plan	Archipelago	30.10.2025	AR-DA-003	F							
23	Overland flow paths and hydraulic alterations a The development must not cause loss or damage as a result of: - i Increase peak flow rates downstream from the site; - ii Increase flood levels external to the site; and - iii Increase duration of inundation external to the site.										
Sewer and Water Works											
24	Sewer reticulation Obtain an Operational Works approval for the design and construction of a sewer reticulation system in order to connect the lots to Council’s sewerage network via the proposed sewer main, prior to a request is made to Council to approve the plan of subdivision at no cost to										

	Council and include in particular: - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii The size of the sewer property service connections must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. - iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - iv Remove / seal / cap redundant sewer property services. Notes: - v <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i>
25	Water Connection - Lot 1 Obtain an Operational Works approval for the design and construction of a water connection for Proposed Lot 1 and connect to Council’s water network at the existing 300mm main in George Alexander Way, prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii For a staged development, a property service water meter box and water meter (for construction purposes) must be provided for the subsequent stage prior to submitting to Council a request to approve plan sealing for the current stage. - iii 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. - iv Water meters must be in accordance with Council’s Metering Technical Specifications & standard drawings and SEQ Large Water Meter Arrangements drawings. - v The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. - vi Remove redundant water meters / connections. Notes: - vii <i>Refer to the ‘Fire Loading’ condition of this development permit.</i> - viii <i>An “Application Work on the City’s infrastructure” form is required for the above works.</i> - ix <i>Water connections should always cross over (above) other assets within Council’s road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.</i> - x <i>Any works that result in the undermining of an existing Asbestos Cement or Vitriified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City’s Guidelines for Working Near Water and Sewerage Infrastructure.</i>
26	Water reticulation - Lot 2 Obtain an Operational Works approval for the design and construction of a water reticulation system in order to connect Proposed Lot 2 to Council’s water network at the existing 100mm main in Talpa Street, prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Be in accordance with the Water Supply Code of Australia – SEQ Service

	Providers Edition, and the Water and Sewerage Connections Policy. - ii For a staged development, a property service water meter box and water meter (for construction purposes) must be provided for the subsequent stage prior to submitting to Council a request to approve plan sealing for the current stage. - iii 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 Councils potable water supply network. - iv Water meters must be in accordance with Council's Metering Technical Specifications & standard drawings and SEQ Large Water Meter Arrangements drawings. - v The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. - vi Remove redundant water meters / connections. Notes: - vii <i>Refer to the 'Fire Loading' condition of this development permit.</i> - viii <i>An "Application Work on the City's infrastructure" form is required for the above works.</i> - ix <i>Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.</i> - x <i>Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.</i>
27	Fire loading Ensure the fire loading does not exceed 15L/s for 4 hours. Explanatory Notes: i. <i>Compliance with this condition required certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.</i> ii. <i>This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above.</i> iii. <i>The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.</i> iv. <i>If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc.</i> v. <i>If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.</i>
Construction Management	
28	Erosion and sediment control plan a Prepare and implement an erosion and sediment control plan generally in accordance with the Healthy waters code, City Plan Policy SC6.12 - Land development guidelines and State Planning Policy, July 2017 requirements, 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 Demonstrate sediment control structures (e.g sediment fence) will be placed at the base of all materials on site to mitigate any sediment runoff. - ii Demonstrate a perimeter bund and / or diversion drain will be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. - iii The sediment basin(s) proposed for the construction phase is designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). - iv The sediment basin is designed to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (e.g 80% hydrological effectiveness, Refer to SP 2017 Appendix 2 Table A) - v The sediment basin(s) and associated structures such as inlets, outlets and spillways are designed and constructed to be structurally sound for a 10% AEP rainfall event under normal circumstances. - vi A high-flow bypass system is included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events. - vii Accumulated sediment from basins and other controls is removed within two months and disposed of appropriately without causing water contamination. - viii Demonstrate all polluted / contaminated water from the site, including dewatering discharge, will be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP, September 2009) prior to discharging from the site. - ix Demonstrate all inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance.															
29	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.															
30	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Certificate for electricity supply</td><td>Prior to a request being made to Council to approve the plan of subdivision</td><td>-</td><td>An authorised supplier (e.g. Energex)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: i Underground electricity supply is available to Proposed Lots 1 and 2.	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for electricity supply	Prior to a request being made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets
Subdivision Engineering																
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Certificate for electricity supply	Prior to a request being made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets												

	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 a request being made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets
	The certification is to confirm: i Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				
31	Certification of works – Civil Engineering Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:				
	Certified document	Certification date	Expert discipline	Requesting Council Section	
	Fire loading certification	Prior to commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering	
32	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
	A compliance certificate statement	Prior to the issue of a Building Final	Bushfire mitigation report prepared by	A suitably qualified and experienced bushfire	Bushfire Assessment

			Eldon Bottcher Architect Pty Ltd dated 04 August 2025	management consultant											
The certification is to confirm: i Development is undertaken in accordance with the approved Bushfire Management Plan. The certification is to also confirm: ii Specified Asset Protection / Radiation Zones are created and maintained between the building and the retained classified vegetation. iii All access routes are able to remain clear of obstacles, to provide safe and effective egress in the event of a bushfire, including a safe vehicular turn around area.															
Environmental Assessment <table><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Rehabilitation Management Plan</td><td>Saunders Havill Group</td><td>Rehabilitation Concept Plan dated April 2025 11241</td><td>Restoration or rehabilitation specialist.</td><td>Environmental assessment (07) 5582 8866</td></tr></table> The certification is to confirm: i Works have been undertaken in accordance with the approved rehabilitation management plan.						Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Rehabilitation Management Plan	Saunders Havill Group	Rehabilitation Concept Plan dated April 2025 11241	Restoration or rehabilitation specialist.	Environmental assessment (07) 5582 8866
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Rehabilitation Management Plan	Saunders Havill Group	Rehabilitation Concept Plan dated April 2025 11241	Restoration or rehabilitation specialist.	Environmental assessment (07) 5582 8866											
33	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: Environmental Assessment <table><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>DESI approved spotter catcher</td><td>Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.</td></tr><tr><td>Level AQF 5 Arborist</td><td>Works on the boundary of the retained vegetation</td></tr><tr><td>Environmental scientist, restoration ecologist or similar with demonstrated experience in undertaking rehabilitation works within the South East Queensland Bioregion</td><td>All rehabilitation works in accordance with the submitted rehabilitation management plan</td></tr></table>					Expertise required of the suitably qualified professional	Actions to be overseen by the professional	DESI approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.	Level AQF 5 Arborist	Works on the boundary of the retained vegetation	Environmental scientist, restoration ecologist or similar with demonstrated experience in undertaking rehabilitation works within the South East Queensland Bioregion	All rehabilitation works in accordance with the submitted rehabilitation management plan		
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Environmental scientist, restoration ecologist or similar with demonstrated experience in undertaking rehabilitation works within the South East Queensland Bioregion	All rehabilitation works in accordance with the submitted rehabilitation management plan														
34	Covenant area management plan														

	a Obtain a Management Plan approval for a Covenant area management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8 – Environmental management plans, prior to any works commencing. b The Covenant management plan is to be used by future landholders to manage the covenant area. c The Covenant area management plan must be prepared by a suitably qualified professional. d Implement the Covenant area management plan prior to any works commencing at no cost to Council.															
35	Rehabilitation management plan a Obtain a Management Plan approval for a Rehabilitation management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8– Environmental management plans, prior to any works commencing. b The Rehabilitation management plan must be prepared by a suitably qualified professional. c Implement the Rehabilitation management plan prior to any works commencing at no cost to Council.															
36	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6. 12 and 13 – Land development guidelines / Landscape work code of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm the post clearing fauna summary</td><td>Within 5 business days of tree works being finalised</td><td>Environmental assessment (07) 5582 8866</td></tr><tr><td> • Confirm rehabilitation approach/ strategy to be undertaken • Confirm primary weed control and all required planting has been undertaken accordance with the approved the approved rehabilitation management plan • Confirm commencement of the 12-month establishment period </td><td>Prior to the commencement of the establishment period</td><td>Environmental assessment (07) 5582 8866</td></tr><tr><td> • Confirm rehabilitation works are off establishment in accordance with the approved rehabilitation management plan • Confirm completion of the 12-month establishment period and commencement of the 12-month maintenance period </td><td>On maintenance period to begin 12-months after the establishment period</td><td>Environmental assessment (07) 5582 8866</td></tr><tr><td> • Confirm all rehabilitation works have completed in accordance with the rehabilitation management plan </td><td>Off maintenance to finalise works 12-months after</td><td>Environmental assessment (07) 5582 8866</td></tr></table>	Purpose	Hold Point	Council contact	Confirm the post clearing fauna summary	Within 5 business days of tree works being finalised	Environmental assessment (07) 5582 8866	• Confirm rehabilitation approach/ strategy to be undertaken • Confirm primary weed control and all required planting has been undertaken accordance with the approved the approved rehabilitation management plan • Confirm commencement of the 12-month establishment period	Prior to the commencement of the establishment period	Environmental assessment (07) 5582 8866	• Confirm rehabilitation works are off establishment in accordance with the approved rehabilitation management plan • Confirm completion of the 12-month establishment period and commencement of the 12-month maintenance period	On maintenance period to begin 12-months after the establishment period	Environmental assessment (07) 5582 8866	• Confirm all rehabilitation works have completed in accordance with the rehabilitation management plan	Off maintenance to finalise works 12-months after	Environmental assessment (07) 5582 8866
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	- Confirm 90% survival rate of planting and 90% reduction in weeds - Confirm completion of the 12-month maintenance period	the start of the maintenance period.					
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.							
37	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.						
38	Notice of works timetable Provide a Notice of works timetable to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.						
Environmental Offsets							
39	Environmental offsets required a Prior to any works commencing an environmental offset must be delivered for the development's impact on the following prescribed environmental matters, with the total extent of impact to not exceed the following: <table><tr><th>Prescribed environmental matters</th><th>Extent of impact</th></tr><tr><td>Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.</td><td>0.41Ha</td></tr></table> <i>Information note: the extent of impact identified above, has been extracted from Offset Calculation, OFFW1 dated 13/11/2025 prepared by Keylin Kinstone Group.</i> b The offset must be: - i Calculated in accordance with the <i>Queensland Environmental Offsets Policy</i>. - ii Delivered in compliance with conditions: - Notifying the intended offset delivery approach. - Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>). - Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>). c If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>).			Prescribed environmental matters	Extent of impact	Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.	0.41Ha
Prescribed environmental matters	Extent of impact						
Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.	0.41Ha						
40	Notifying intended offset delivery approach Council's application for environmental offsets form, together with a notice of election in the approved form and accompanied by all mandatory supporting information required by the approved form, must be given to Council that: a States the way in which it is proposed the offset required by condition ' Environmental offset required ' will be delivered. b If the notice of election proposes a proponent driven offset – is accompanied by an offset delivery plan that meets the requirements of sections 18(4) and 18(5) Environmental offsets Act 2014, as well as addressing the following: i Is prepared in accordance with the <i>South East Queensland Ecological Restoration</i>						

	<i>Framework Code of Practice, Guidelines and Manual, SEQ Catchments (2012), utilising the ecological restoration approach “reconstruction”.</i> - ii Identifies the period (being no greater than 18 months from commencement of impact works) with which planting of the offset area will be completed (offset planting period). - iii Identifies the period (being a minimum of 12 months from the end of the offset planting period) (offset establishment period) by the end of which it is expected the following outcomes will be achieved ('offset establishment period'): - Offset planting will exhibit new and existing health foliage, have increased in size in line with normal growth habit with no signs of plant stress and have stable root systems. - Soil/mulch interface will have a humus layer with evidence of established activity of soil microorganisms. - iv Provides for active maintenance for the duration of the offset establishment period. - v Accommodates Council inspection of the offset planting area at 6 monthly intervals during the offset planting period and offset establishment period. c If staged delivery of the offset is proposed in accordance with paragraph c of condition 'Environmental offset required' – is accompanied by staged offset details in the approved form. <i>Information note: The application for environmental offset form is available on the City's forms and applications webpage. The notice of election approved form, offset delivery plan template and staged offset details approved form are available on the Queensland Government Environmental Offsets website.</i>
41	Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>) Prior to any works commencing on the site, an agreed delivery arrangement must be entered into with the City regarding the delivery of the offset required by condition 'Environment offset required'. <i>Information note: The City's notice in response to the notice of election will state the process for documenting the arrangement.</i>
42	Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>) The agreed delivery arrangement (including the agreed offset delivery plan) must be complied with at all times.
43	If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>) If, under the agreed delivery arrangement, the offset condition is to be delivered in whole or part by a financial settlement offset, the payment must be made prior to any works commencing: - a in the amount specified in the agreed delivery arrangement. - b in the way and by the time stated in the agreed delivery arrangement. - c to the entity/entities identified in the agreed delivery arrangement.
Plumbing and Drainage Act 2018	
44	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>A permit for plumbing and drainage works does not 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</i>

	website).
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	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:
	Open Space Assessment Operational works - landscape works (Public works)
	Contributed Assets Connections / disconnections: Application to work on the City's Infrastructure Temporary Road Closure and Works Zone Permit Application
	Development Assessment Operational Works - infrastructure
	Environmental Assessment Operational works - vegetation clearing
	A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
	C 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.
	D Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). 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 DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378

	401 for further information on the responsibilities of developers under the ACHA.
E	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	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 existing survey marks, including cadastral marks at property corners, i.e., pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - e 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. - f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). 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. - g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - h 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.
G	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
H	Fire ant control Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the

	presence of fire ants. Under the <i>Biosecurity Act 2014</i> all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The <i>Biosecurity Regulation 2016</i> specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: - a reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; - b cleaning machinery, vehicles, and equipment before arriving at or leaving sites; - c complying with treatment requirements where a site falls within a suppression treatment area; - d ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and - e reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au
I	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
J	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.
K	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.
L	Species Management Program Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required.

	Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
M	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
N	Bushfire management Queensland Fire and Emergency Services (QFES) provides further information regarding bushfire management and is available on https://www.qfes.qld.gov.au/
O	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
P	Water meter sizing All water meters 50mm in diameter or larger must be installed aboveground and on lot. Unrestricted access to the water service (including meters) must be provided at all times. Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code
Q	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 Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
R	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.
S	Operational Works meeting prior to lodgement Council encourages pre-lodgement meetings to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. This will serve to streamline any future Operational Works application and can minimise construction issues. To arrange a meeting please visit: https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/Development-application-pre-lodgement-advice
T	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant.

	Council is 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
U	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.
V	Vegetation protection A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.
W	Bushfire management A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times.
X	Stormwater A property notification will be applied to the lot/subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Property Notification	
A	Environmental Covenant A statutory environmental protection covenant for the purpose of protecting flora, fauna and habitat is registered (under the Land Title Act 1994) on the title of the lot/s. There are development approval conditions applicable in relation to the establishment and management of the covenant area. All property owner(s) must ensure compliance with the approved Covenant Management Plan and relevant conditions of approval. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/236. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline
B	Vegetation protection There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/236. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline
C	Bushfire management There are development approval conditions applicable in relation to bushfire management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/236. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
D	Stormwater There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/236. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

PART B: MATERIAL CHANGE OF USE**General****1 Timing (specific condition)**

- b All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
- c Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

Apartments (176 units) over Future Lot 1 (Stage 2 of MCU component):

- d Use shall not commence until all of the following has occurred:
- i. The upgrade of George Alexander Way has been completed as part of the Coomera State Hospital project; and
 - ii. The access driveway and vehicle crossing are constructed to tie in with the ultimate finished level of George Alexander Way; and
 - iii. The approved plan of subdivision in accordance with Part A (Stage 1) of this decision notice has been registered.

Explanatory note: To be clear, construction of the apartments is permitted to commence prior to the above occurring.

Townhouses (8 townhouses) over Future Lot 2 (Stage 1a of MCU component):

- e Use shall not commence until the ROL component (Part A of the decision notice, Stage 1) has been registered.

Townhouses (2 townhouses) over Future Lot 2 (Stage 1b of MCU component):

- f Site works are not permitted to commence until the ROL component (Part A of the decision notice, Stage 2) is registered.

Note: Refer to Condition 1 of the Part A of this decision notice.

2 Approved drawings

Undertake and maintain the development generally in accordance with the following drawings, including as amended in red by Council officers:

Drawing Title	Author	Date	Drawing No.	Ver
Site Context Plan at 1-1000	Archipelago	30.10.2025	AR-DA-002	F
Proposed Stage 1a Site Plan at 1-500	Archipelago	30.10.2025	AR-DA-005	F
Proposed Stage 1b Site Plan 1-500	Archipelago	30.10.2025	AR-DA-006	F
Proposed Stage 2 Site Plan 1-500	Archipelago	30.10.2025	AR-DA-007	G
3D Diagram	Archipelago	30.10.2025	AR-DA-009	F
Basement 2	Archipelago	30.10.2025	AR-DA-101	F
Basement 1	Archipelago	30.10.2025	AR-DA-102	G
Overall Floor Plan – Level 0	Archipelago	30.10.2025	AR-DA-200	H
Overall Floor Plan – Level 1	Archipelago	30.10.2025	AR-DA-201	H

	Overall Floor Plan – Level 2	Archipelago	17.10.2025	AR-DA-202	G
	Overall Floor Plan – Typical Levels 3-5	Archipelago	30.10.2025	AR-DA-203	E
	Overall Floor Plan – Level 6	Archipelago	30.10.2025	AR-DA-206	F
	Overall Floor Plan – Level 7	Archipelago	30.10.2025	AR-DA-207	F
	Overall Floor Plan – Level 8	Archipelago	30.10.2025	AR-DA-208	F
	Overall Roof Plan	Archipelago	30.10.2025	AR-DA-209	F
	Elevations – Overall Site – North & South	Archipelago	17.10.2025	AR-DA-300	E
	Elevations – Building 1 – East & West	Archipelago	17.10.2025	AR-DA-301	E
	Elevations – Building 2 & 3 – North and South	Archipelago	17.10.2025	AR-DA-302	E
	Elevations – Building 2 & 3 – East & West	Archipelago	17.10.2025	AR-DA-303	D
	Sections – Overall Site	Archipelago	17.10.2025	AR-DA-400	E
	Sections – Overall Site	Archipelago	17.10.2025	AR-DA-402	E
	Ensuring that the following amendments are included: <u>Landscape Assessment</u> - i Within Level 1 of the George Alexander Way frontage, for planting areas with no basement below, convert the planters to deep planting by removing unnecessary planter walls and planter bases (e.g. section 3 on AR-DA-400). - ii Within Level 1 of the Talpa Street frontage of buildings 2 & 3, introduce planter boxes extending between the building and the boundary with Talpa Street. These planter boxes must be consolidated, divided only by the three pedestrian entry points shown on the referenced drawings. Where planter boxes are already proposed on the referenced drawings, these must be extended to encompass the full setback area rather than being retained with new, additional planter boxes being added. The planter boxes are to encompass the entire area between the building and the street where there is basement located beneath, with the exception of the PMT and exhaust area and the hardstand access area immediately south of those features. The planter boxes must have a minimum depth of 1m, resulting in a soil depth of at least 800mm. - iii Section 1 on AR-DA-400 must be amended to reflect the basement extending to the boundary with Talpa St as proposed on AR-DA-200; no battering is to be indicated within the adjacent verge. - iv Along the Talpa St frontage, the portions of the basement extending above the ground level and the face of the planter walls must be nominated to be finished with 'tile/paver'. 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	Amended Plans a Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to a request is made to Council to approve the plan of subdivision at no cost to Council:				

	<table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Site based stormwater management plan – 54 George Alexander Way – West</td><td>Arcadis</td><td>7/11/2025</td><td>GA0004</td><td>03</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Site based stormwater management plan – 54 George Alexander Way – West	Arcadis	7/11/2025	GA0004	03																		
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Site based stormwater management plan – 54 George Alexander Way – West	Arcadis	7/11/2025	GA0004	03																									
The following amendments must be included: - i Provide calculations from the modelling results that demonstrate post-development concentrated flow does not exceed pre-development flow for all standard Average Exceedance Probability (AEP) events in LPD 1. - ii Confirm there are no external hydraulic impacts (such as changes in water levels and velocities) resulting from the proposed development for all standard AEP events. - iii The MUSIC model did not utilise the latest development footprint. Revise the MUSIC model and submit the updated digital model. - iv Provide the Drains modelling files. - v Provide long sections for the proposed stormwater pits and pipes. - vi Provide long sections and cross-sections of the stormwater tanks. - vii Update Figure 4.3 to accurately reflect the correct LPODs for each catchment area. b Undertake and maintain the development generally in accordance with the approved plans.																													
4	Approved plans – Solid waste management Undertake and maintain the development generally in accordance with the following plans: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Operational Waste Management Plan</td><td>Colliers</td><td>30/10/2025</td><td>OWMP – Update Issue</td><td>5</td></tr></table> Ensuring that: i. Attach the latest version of the architectural plans as amended by Condition 3; and ii. As there is no interim stage on the architectural plans, remove all references to interim bin holding enclosure and interim Swept path.				Plan Title	Author	Date	Plan Reference No.	Ver	Operational Waste Management Plan	Colliers	30/10/2025	OWMP – Update Issue	5															
Plan Title	Author	Date	Plan Reference No.	Ver																									
Operational Waste Management Plan	Colliers	30/10/2025	OWMP – Update Issue	5																									
5	Approved Plans – Health and regulatory services Undertake and maintain the development generally in accordance with the following plans: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Environmental Noise Assessment</td><td>TTM</td><td>7/08/2024</td><td>24GCA0090</td><td>R01_1</td></tr></table>				Plan Title	Author	Date	Plan Reference No.	Ver	Environmental Noise Assessment	TTM	7/08/2024	24GCA0090	R01_1															
Plan Title	Author	Date	Plan Reference No.	Ver																									
Environmental Noise Assessment	TTM	7/08/2024	24GCA0090	R01_1																									
6	Approved Plan – Environmental and Bushfire Assessment Undertake and maintain the development generally in accordance with the following plans: <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Bushfire Mitigation Report FM 6743-2 for KEYLIN at 54 George Alexander Way Coomera</td><td>Eldon Bottcher Architect PTY LTD</td><td>04/08/2025</td><td>FM 6743-2</td><td>-</td></tr><tr><td>Vegetation Clearing and Fauna Management Plan</td><td>Saunders Havill Group</td><td>14/11/2025</td><td>11241 05 VCFMP GAW C</td><td>C</td></tr><tr><td>Rehabilitation Concept Plan</td><td>Saunders</td><td>April 2025</td><td>11241</td><td>A</td></tr></table>				Environmental Assessment					Plan Title	Author	Date	Plan Reference No.	Ver	Bushfire Mitigation Report FM 6743-2 for KEYLIN at 54 George Alexander Way Coomera	Eldon Bottcher Architect PTY LTD	04/08/2025	FM 6743-2	-	Vegetation Clearing and Fauna Management Plan	Saunders Havill Group	14/11/2025	11241 05 VCFMP GAW C	C	Rehabilitation Concept Plan	Saunders	April 2025	11241	A
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Rehabilitation Concept Plan	Saunders	April 2025	11241	A																									

		Havill Group			
	Offset Calculation	Keyline Kinstone Group	13/11/2025	OFFW1	B
7	Studies and / or multi-purpose rooms Studies and/or multi-purpose rooms must not be converted into bedrooms at any time.				
Amenity					
8	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 and servicing areas; b Service equipment; c Mechanical ventilation; d Refrigeration units; and e Storage areas for machinery, materials, vehicles or the like.				
9	Hours of operation and loading and unloading Ensure use of the communal recreation areas (excluding the gym), including loading and unloading activities, is limited to between the hours of 7am and 10pm. i Amplified music is not permitted in the gym between the hours of 7pm and 7am.				
10	Nuisance a Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions. Specifically: i Position and direct all lighting so as not to exceed beyond the boundary or the like. Take care to ensure light spill and reflection is covered where appropriate. ii Provide and maintain shields to any ceiling lighting within the car park areas, (including the driveway on entry to basement) within 5m of the podium edge to ensure no negative impacts from light spill to the adjoining development or public areas.				
11	Lighting to ensure pedestrian and community safety (<i>specific condition</i>) Install and maintain lighting within the site boundary for all car parking areas, outdoor activity areas (i.e. communal areas), and along all on-site pedestrian pathways, at no cost to Council. The design and construction of the lighting system must: a Meet minimum requirements of Australian Standard AS/NZS1158.3.1: 2005 Pedestrian area (Category P) lighting. b Meet the relevant requirements of the electricity supplier (e.g. Energex). c Be installed prior to the commencement of the use and maintained at all times. d Include vandal resistant structures such as high mounted lighting, anti-tamper screws, weather resistant bulkhead fitting, and robust material to withstand severe weather conditions.				
Property					
12	Covenant a Register an instrument of covenant with respect to the 27m vegetation protection covenant to the south/ south west of the site and the 20m vegetation protection area to the south east lot 96RP187418. 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 – 27m vegetation protection covenant to the south/ south west of the site and the 20m vegetation protection area to the south east - 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). - iv Register the covenant at the same time as registering the plan of subdivision.
13	Private infrastructure a The installation, ownership, operation and maintenance of all private infrastructure within the subject premises is to vest at all times with the legal authority ensuring it is functional for its intended purpose. In particular: - i Inline open channel detention basin for the overland flow conveyance, including landscaping surface treatments inside the basin, and associated pipes and outlets; - ii Stormwater management devices and infrastructure to monitor and manage in accordance with the approved maintenance management plan (MMP), as conditioned elsewhere within this Decision Notice. - iii Gross pollutant trap (GPT) ensuring it functions for its intended purpose. - iv Private sewer pumps station and main. b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.
14	Restrictions regarding Council sewer and water supply infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
Environmental and Landscaping	
15	Vegetation clearing Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to a request is made to Council to approve the plan of subdivision at no cost to Council: and include in particular: - i The approved MCU/ROL drawing. - ii The approved building layout. - iii The amended bushfire management plan. - iv The approved fauna management plan. - v A vegetation management plan.

	vi A sediment and erosion control and construction management plan. vii A letter from a Department of Environment and Science (DES) approved spotter catcher and any necessary fauna management plan or a DES endorsed fauna translocation management plan.										
16	Fauna management a Implement the fauna management measures identified in the plan listed below at no cost to Council: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Vegetation Clearing and Fauna Management Plan</td><td>Saunders Havill Group</td><td>14/11/2025</td><td></td><td>C</td></tr></table> b Undertake the fauna management works generally in accordance with an operational works approval and Sc6.8 Environmental management plan policy of the City Plan. c Install one nest box or artificial hollow for every one hollow removed during works that vary in size to suit small and large nesting birds, gliders and possums.	Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation Clearing and Fauna Management Plan	Saunders Havill Group	14/11/2025		C
Plan Title	Author	Date	Plan Reference No.	Ver							
Vegetation Clearing and Fauna Management Plan	Saunders Havill Group	14/11/2025		C							
17	Landscaping works on private land a Obtain an operational works approval to landscape the site generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use 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>54 George Alexander Way – Landscape Concept Plan</td><td>Saunders Havill Group</td><td>May 2025</td><td>11241, Sheet 5 to 13</td><td>C</td></tr></table> and include in particular: i All amendments required as per condition 2. ii Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species. iii Tree species associated with the tower component of the development must be a minimum bag size of 200L at the time of planting; tree species associated with the townhouse component of the development must be a minimum bag size of 100L at the time of planting. iv Palm species must be a minimum 3 metres in height at the time of planting. v Shrub species must be a minimum 200mm pot size at the time of planting. vi Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. vii Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting. viii Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting. ix 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. x Pandanus species must be ex-ground, a minimum of 3 metres in height and multi-headed at the time of planting. xi Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen that are suitable for root zones growing in confined planting locations. xii Planter boxes containing tree species potentially exposed to prevailing winds or funnelled	Drawing Title	Author	Date	Drawing No.	Ver	54 George Alexander Way – Landscape Concept Plan	Saunders Havill Group	May 2025	11241, Sheet 5 to 13	C
Drawing Title	Author	Date	Drawing No.	Ver							
54 George Alexander Way – Landscape Concept Plan	Saunders Havill Group	May 2025	11241, Sheet 5 to 13	C							

	wind must be designed with root plate anchorage strengthening considerations or similar to prevent failure. xiii An automatic irrigation system must be provided to all planter boxes. xiv Include a maintenance management plan relating to the trellis / climbing plant / elevated planter systems. The maintenance management plan must: • Provide detailed information on how these vegetative systems will be safely accessed for maintenance. • Stipulate a maintenance schedule for these systems. • Provide details on the minimum standards to which these systems must be maintained. • Describe actions to be taken if the system does not function as intended. xv Include frontage fencing to the extent shown on the approved stamped drawings, the subject of this application. Other frontage fencing must be set back in line with the building. xvi Include tree planting within the site along the Talpa Street frontage of the tower development at generally 6 metre centres except for where the PMT, exhaust and associated hardstand is located. xvii Include tree planting within the site along the George Alexander Way frontage of the site, wherever the following criteria are met: a. Where planters are present that are wider than 1m and have a soil depth of 600mm or more; or where deep planting is present; and b. Where a separation distance of at least 3m can be achieved between the centre of the tree and the nearest building wall or roofline while the centre of the tree is located at least 500mm within the site. xviii Include understorey shrub planting within both frontages of the tower component of the development. xix Include small tree planting within the triangular-shaped frontage gardens within the townhouse component of the development. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
18	Maintenance of planter boxes (<i>specific condition</i>) a Ensure the Community Management Statement (CMS) states ongoing maintenance of all landscaping and planter boxes will be undertaken by the Body Corporate or a private contractor on behalf of the Body Corporate at all times at no cost to Council.
19	Private services – Townhouses (<i>specific condition</i>) a Private services must be designed to facilitate tree planting within the triangular-shaped garden beds within private property along the Talpa Street frontage of the townhouses. To this end, no maintenance holes (manholes) are permitted to be located within the frontage gardens and all pipe work within these gardens must be located at sufficient depth and with sufficient pipe wall thickness and joint strength to allow small tree planting in 100 litre bag size directly adjacent and over the pipes.
Engineering	
20	Footpaths a Obtain an operational works approval for the design and construction of the footpaths listed below, prior to commencement of the use at no cost to Council and include in particular: i. A 1.5-metre-wide footpath required along both sides of Talpa Street. ii. A minimum 1.5-metre-wide path connecting the public footpath on Talpa Street to the development's internal pedestrian access point at the property boundary. b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section

	10 – Standard drawings.
21	Gross Pollutant Traps (GPTs) Install a GPT (hydrocarbon and litter separator) in the lower basement area, to treat water before it discharges to Council's stormwater network prior to commencement of the use. The choice of GPT is to ensure that suitable access is available for maintenance and replacement of the device.
22	Existing infrastructure, structures and services a Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: i. Remove redundant vehicle crossing/s. 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.
23	Restrictions regarding Council sewer and water supply infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
24	Rectification of Council's infrastructure a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and 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.
25	Electrical reticulation a Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - i Provide underground electricity to all proposed dwellings. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g., Energex).
26	Telecommunications network a Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: i. Provide underground telecommunications to all proposed dwellings, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. ii. All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. iii. Meet the telecommunications industry standards (e.g., Telstra/NBN Co standards).
27	Vehicle crossing – Apartments Obtain an operational works / licence approval as necessary for the design and construction of the

	vehicle crossing, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: - i Constructed and positioned to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicle traffic. - ii Designed generally in accordance with IPWEA RSD-102. - iii Designed not cause damage to vehicles or road infrastructure. - iv Providing effective access between the road and the property. - v Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
28	Vehicle crossings – Townhouses Obtain an operational works / licence approval as necessary for the design and construction of the vehicle crossings, prior to commencement of the use at no cost to Council and ensure the vehicle crossings are: - i Constructed and positioned to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicle traffic. - ii Separated by a minimum of 7.0m at kerb to allow for on-street carparking. - iii Designed generally in accordance with IPWEA RSD-100 and RSD-101. - iv Designed not cause damage to vehicles or road infrastructure. - v Providing effective access between the road and the property. - vi Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
Transport	
29	Off-street vehicle and car parking facilities - Stages 1a, 1b and 2 - a Design and construct off-street vehicle facilities at no cost to Council prior to the commencement of the use, for each development stage identified below generally in accordance with the Transport code of the City Plan and include in particular: - i A minimum of 281 car parking spaces, 5 motorcycle parking spaces and area to accommodate servicing, comprising: - <u>Stage 1a</u> - 16 resident spaces; - <u>Stage 1b</u> - 4 resident spaces; - <u>Stage 2</u> - 238 resident cars, 5 resident motorbikes, 23 freely accessible visitor spaces and standing area for a Medium Rigid Vehicle (MRV). - ii All spaces are drained, sealed and line marked. - iii Tandem car parking spaces must only be allocated to residents of the same unit. - iv Clearly identified signage and directional markings including: - Signage within the site directing entering motorists to visitor parking locations under buildings 1, 2 and 3 on Future Lot 1 (Apartments). - Signage and line marking indicating 'visitor parking' for visitor spaces. - Delineation and signage indicating 'vehicle turn around' for the turnaround bays. - b Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times. - c The off-street parking facilities must only be used for vehicle parking.
30	Off street bicycle parking – Apartments - a Design and construct off street bicycle parking at no cost to Council generally in accordance with the Transport code of the City Plan and include in particular: - i A minimum of 83 security level B (resident) and 18 security level C (visitor) bicycle parking spaces. - ii Signs to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage is to be provided along the route and where

	bicycle parking is provided.										
	b Undertake and maintain all works prior to commencement of the use of Stage 2 at no cost to Council at all times.										
31	Loading and unloading (excluding waste collection vehicles) a Loading and unloading of service vehicles in Stage 2 must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. ii Any vehicles waiting to be loaded or unloaded, must stand entirely within the site. iii All vehicles must enter and exit the site in a forward gear.										
32	Off street ramp / circulation road signal management system – Apartments Design, construct, implement and maintain a signalised ramp management system at no cost to Council, prior to commencement of the use of Stage 2, generally in accordance with the Transport code of the City Plan and include in particular: i The ramp signal management system must be installed on the location/s generally shown on the approved drawings. ii Vehicles entering the site must be given priority to avoid queuing to the public road. iii Vehicle detectors and signal lanterns must be installed at all hold locations and in any other locations required to ensure safe and efficient operation. iv The ramp signal management system must be configured so that vehicles are only required to pass at locations where a hold line is shown on the approved drawings.										
Stormwater Drainage											
33	Requirement to register private easement (Drainage easement in favour of Lot 2) a Register a 3 m wide stormwater drainage easement for stormwater drainage: i burdening Lot 1 in favour of Lot 2 at the location labelled as “Drainage Easement (in favour of Lot 2)” as marked on the drawings listed below: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>RaL Plan</td><td>Archipelago</td><td>30.10.2025</td><td>AR-DA-003</td><td>F</td></tr></table> b The terms of the easement must include: i The responsibilities of the Grantor/Grantee for ongoing maintenance. ii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement. f Registration of the easement must occur at the same time as registering the plan of subdivision. g Ensure infrastructure is positioned in the centre of the easement. h 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 on the non-compliance with this condition.	Drawing Title	Author	Date	Drawing No.	Ver	RaL Plan	Archipelago	30.10.2025	AR-DA-003	F
Drawing Title	Author	Date	Drawing No.	Ver							
RaL Plan	Archipelago	30.10.2025	AR-DA-003	F							
34	Maintenance of stormwater quantity and proprietary treatment devices (specific condition) Prepare and implement a site-specific stormwater quantity (detention tank) and stormwater quality improvement devices (SQID) maintenance management plan (MMP) in accordance with approved										

	stormwater management plan prior to the commencement of use. The MMP must be prepared by a suitably qualified professional consistent with the maintenance requirements of the proposed devices. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan. The MMP must address the following: - i The MMP must require the legal entity to maintain a record of all maintenance undertaken on the devices and make available to Council upon request. - ii The MMP must include an estimate of all ongoing associated lifecycle costs related to the device (e.g. cleaning, inspection, maintenance, replacement, access, certifications, reporting, health and safety plans, training, etc).
35	Maintenance of stormwater drainage path and pipes (<i>specific condition</i>) - a Site-specific stormwater maintenance management plan (MMP) must be prepared by a suitably qualified professional consistent with the maintenance requirements of the proposed stormwater drainage path and pipes and submitted to the body corporate/legal entity prior to commencement of use. - b The stormwater drainage path and pipes must be maintained by the Body Corporate for the life of development.
36	Overland flow paths and hydraulic alterations - a The development must not cause loss or damage as a result of: - i Increase peak flow rates downstream from the site; - ii Increase flood levels external to the site; and - iii Increase duration of inundation external to the site.
Sewer and Water Works	
37	Sewer connections - a Connect the development to Council's sewer network utilising the existing sewer property connections servicing each respective lot, prior to commencement of the use at no cost to Council and include in particular: - i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - ii Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - iii Remove / seal / cap redundant sewer property services. <i>Notes:</i> - iv An "Application Work on the City's infrastructure" form is required for the above works. - b Construct and maintain the sewer reticulation system 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, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
38	Water connections - a Connect the development to Council's water network utilising the existing water property connections servicing each respective lot, prior to commencement of the use at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii For a staged development, a property service water meter box and water meter (for construction purposes) must be provided for the subsequent stage prior to submitting to Council a request to approve plan sealing for the current stage. - iii Water meters must be in accordance with Council's Metering Technical Specifications & standard drawings and SEQ Large Water Meter Arrangements drawings.

	iv The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. v Remove redundant water meters / connections. Notes: vi <i>Refer to the 'Fire Loading' condition of this development permit.</i> vii <i>An "Application Work on the City's infrastructure" form is required for the above works.</i> viii <i>Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.</i> ix <i>Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.</i>
39	Sub-metering Provide individual sub-metering for each unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
40	Fire loading Ensure the fire loading does not exceed 15L/s for 4 hours. Explanatory Notes: i. <i>Compliance with this condition required certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.</i> ii. <i>This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above.</i> iii. <i>The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.</i> iv. <i>If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc.</i> v. <i>If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.</i>
Solid Waste Management	
41	Bin type, storage capacity and storage points a Provide the following equipment to service the development prior to commencement of the use at no cost to Council: • <u>Apartments:</u> 5 x 2,000L general waste bulk bins and 3 x 2,000L recycle bulk bins. • <u>Townhouses:</u> 1 x 240L general waste wheelie bin and 1 x 240L recycling wheelie bin for each approved townhouse b Provide mechanical aid (bin tug or similar) capable of moving a fully loaded 2000L bulk bin between the storage point and servicing point prior to the commencement of use at no cost to Council. This condition is required where the grades between the storage point and servicing point exceed 1:20.

42	Waste rooms and storage points (Bulk bins) - Apartments a Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.16 - Solid waste management at no cost to Council: - i No steps or lips on bin-carting route. - ii Hose cock for bin washing. - iii Concrete slab graded to drainage point within the storage point. - iv Drainage point connected to sewerage network with trade waste requirements. - v Adequate artificial lighting - vi Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of waste b The storage room is to be locked and only accessible to property / building management in order to prevent residents from depositing any general / recycling directly into the bins.
43	Storage points (Bulk bins) - Apartments Design the bin storage point prior to the use commencing and in accordance with City Plan Policy SC6.16 - Solid waste management at no cost to Council: - i No steps or lips on bin-carting route. - ii Hose cock for bin washing. - iii Concrete slab graded to drainage point within the storage point. - iv Drainage point connected to sewerage network with trade waste requirements. - v Air locked, fly and vermin proofed, well-ventilated and solely used for the storage of waste
44	Servicing point (Bulk bins) – Apartments Construct the bin servicing point prior to use commencing and in accordance with City Plan policy SC6.16 – Solid waste management, including: i. Hardstand with a solid concrete base or acceptable equivalent. ii. Screened. iii. Positioned on a level pad within the site, level with the kerbside and adjacent to the subject site's driveway. Connected to the crossover by a concrete path so that the bin can be manoeuvred for servicing without lifting the bin over raised surfaces
45	Waste chutes – Apartments Provide protection in the waste storage room from objects falling through the waste chutes which enables a person to safely access the storage room, prior to the use commencing at all times at no cost to Council. Fitted with a shutter at the base of the chute for closing off the chute manually during bin exchange and automatically in case of fire
46	Storage point (Wheelie bins) - Townhouses Design each bin storage point prior to use commencing and in accordance with City Plan policy SC6.16 – Solid waste management at no cost to Council: i. Grassed area for washing of bins (near each bin storage point). ii. No steps or lips on bin-carting route (between each storage point and collection point). iii. The bins adjacent to the internal driveways are to be stored within dedicated bin enclosures that are appropriately screened.

Construction Management	
47	Vibration management plan - a Prepare and submit for approval a Vibration management plan addressing basement construction activities in accordance with the City's Basement Construction Vibration Guideline prior to any works commencing. - b The Vibration management plan must be prepared by a suitably qualified professional. - c Comply with the approved Vibration management plan and sections 4.2 and 4.5 of the Basement Construction Vibration Guideline. - d Vibration levels must not exceed the levels in the approved Vibration management plan. <i>Note: Vibration monitoring may be required to be carried out at no cost to Council to determine compliance with the approved vibration management plan or the Guideline.</i>
48	Construction management plan - a Prepare and submit for approval a Construction management plan prior to any works commencing. - b The Construction management plan must be prepared by a suitably qualified professional and include in particular: i. Provide details of any gantries or overhead protective awnings proposed over the road or footpath. ii. Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic. iii. Provide details for the parking of site workers vehicles. iv. Provide details on the location of street lights, fire hydrants, sewer and stormwater pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works. v. Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve. vi. Location and details of public information signs with contact name/s and phone numbers. vii. Provide details of proposed sediment and erosion control measures including any rubble grids or shakers. viii. Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable. ix. Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.). x. Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours. xi. Provide details of any proposed temporary vehicle crossing points. xii. Location of buildings and structures on adjacent properties. xiii. Provide details of how pedestrian movement around the site will be managed during and outside work hours. xiv. Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works. xv. Provide hours of construction. xvi. Details on the presentation of hoarding to the street. xvii. Provide details for tree management.

	- xviii. Demonstrate how the general public will be protected from construction activities. xix. Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste materials. xx. Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers xxi. 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. xxii. Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility. - xxiii. 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. c Implement the Construction management plan during all construction works at no cost to Council.
49	Dewatering management plan - a Obtain and implement an Environmental Management Plan approval from Council for a Dewatering management plan generally in accordance with the Guidelines for Dewatering Management Plan prior to any works commencing, at no cost to council. - b The Dewatering management plan must be prepared by a suitably qualified professional and include in particular: - i Purpose for dewatering (i.e.: an explanation why dewatering is required). - ii Dewatering technique (i.e.: wellpoint, deep well, open hole etc.). - iii Anticipated dewatering flow rate and total dewatering duration. - iv Controls (i.e.: settling tank, turbidity curtain etc.) and method of effluent discharge. - v Measures and techniques to manage noise, vibration and odour issues. - vi Measures and techniques to manage geotechnical stability issues. - vii Contingency plan in case of emergency situation. - viii Engineering specifications for dewatering effluent treatment (i.e. air-stripper, carbon filtration etc.) and details for an analytical monitoring program to ensure effluent will meet water quality release standards described in Tables 1 & 2, where dewatering is conducted in a contaminated area. - ix Monitoring program to ensure effluent will comply with applicable water quality release standards described in Tables 1 & 2 of the guidelines. - x Baseline assessment of the existing environment (i.e. fauna, water quality) that will receive the discharge. - xi Include background levels of Iron and Chlorine to ensure if the development sites are having issues with turbidity, the iron levels are not excessive to cause visual amenity issues and detriment to the aquatic ecosystem. - xii Strategy for monitoring and managing any impacts during the life and after closure of the project. - xiii The point of discharge to the storm water system and to any waterway or water body. - xiv Hydrogeological and hydrological assessment of the project area to estimate quantity and quality of water to be discharged. - xv Verification the quality of discharge water will comply with the receiving water duration and frequency of the discharge.

	xvi Seasonal variability of the receiving water quality. xvii Assessment of the viability of treating or recycling wastewater. xviii Location of all treatment pads.
50	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 2019. iii. Identify the measures and work procedures to monitor noise emissions. iv. Provide details of complaint response procedures that will be adopted. 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.
51	Dust management plan a Prepare and submit for approval a Dust management plan generally in accordance with the insert relevant Code policy of the City 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 2019. iii. Provide details of complaint response procedures that will be adopted. iv. 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.
52	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.
53	Erosion and sediment control plan a Prepare and implement an erosion and sediment control plan generally in accordance with the Healthy waters code, City Plan Policy SC6.12 - Land development guidelines and State Planning Policy, July 2017 requirements, 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 Demonstrate sediment control structures (e.g sediment fence) will be placed at the base of all materials on site to mitigate any sediment runoff. - ii Demonstrate a perimeter bund and / or diversion drain will be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. - iii The sediment basin(s) proposed for the construction phase is designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). - iv The sediment basin is designed to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (e.g 80% hydrological effectiveness, Refer to SP 2017 Appendix 2 Table A) - v The sediment basin(s) and associated structures such as inlets, outlets and spillways are designed and constructed to be structurally sound for a 10% AEP rainfall event under normal circumstances. - vi A high-flow bypass system is included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events. - vii Accumulated sediment from basins and other controls is removed within two months and disposed of appropriately without causing water contamination. - viii Demonstrate all polluted / contaminated water from the site, including dewatering discharge, will be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP, September 2009) prior to discharging from the site. - ix Demonstrate all inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance.															
54	Certification of works - Civil Engineering Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows: <table><tr><th>Certified document</th><th>Certification date</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Fire loading certification</td><td>Prior to commencement of the use</td><td>Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier</td><td>Civil Engineering</td></tr></table>	Certified document	Certification date	Expert discipline	Requesting Council Section	Fire loading certification	Prior to commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering							
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Fire loading certification	Prior to commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering													
55	Certification of works – Bushfire and Environmental Assessment Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section					
Environmental Assessment																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												

A compliance certificate statement	Prior to the issue of a Building Final	Bushfire mitigation report prepared by Eldon Bottcher Architect Pty Ltd dated 04 August 2025	A suitably qualified and experienced bushfire management consultant	Bushfire Assessment
The certification is to confirm: i Development is undertaken in accordance with the approved Bushfire Management Plan. The certification is to also confirm: ii Specified Asset Protection / Radiation Zones are created and maintained between the building and the retained classified vegetation. iii All access routes are able to remain clear of obstacles, to provide safe and effective egress in the event of a bushfire, including a safe vehicular turn around area.				
Environmental Assessment				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Rehabilitation Management Plan	Saunders Havill Group	Rehabilitation Concept Plan dated April 2025 11241	Restoration or rehabilitation specialist.	Environmental assessment (07) 5582 8866
The certification is to confirm: i Works have been undertaken in accordance with the approved rehabilitation management plan.				
56 Certification of works - Civil Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
Civil Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction certification for stage 1a	Prior to commencement of the use	"Site based stormwater management plan – 54 George Alexander Way-West, Reference: GA0004, Revision: 03" dated 7 November 2025 prepared	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering

		by Arcadis																	
The certification is to confirm: i All stormwater devices (quantity and quality) have been installed on-site in accordance with Council's approved stormwater management plan and drawings and are functioning as designed.																			
Civil Engineering <table border="1"> <thead> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Post construction certification for stage 2</td> <td>Prior to commencement of the use</td> <td>"Site based stormwater management plan – 54 George Alexander Way-West, Reference: GA0004, Revision: 03" dated 7 November 2025 prepared by Arcadis</td> <td>Registered Professional Engineer Queensland (RPEQ)</td> <td>Civil Engineering</td> </tr> </tbody> </table> The certification is to confirm: i All stormwater devices (quantity and quality) have been installed on-site in accordance with Council's approved stormwater management plan and drawings and are functioning as designed.					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Post construction certification for stage 2	Prior to commencement of the use	"Site based stormwater management plan – 54 George Alexander Way-West, Reference: GA0004, Revision: 03" dated 7 November 2025 prepared by Arcadis	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering					
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section															
Post construction certification for stage 2	Prior to commencement of the use	"Site based stormwater management plan – 54 George Alexander Way-West, Reference: GA0004, Revision: 03" dated 7 November 2025 prepared by Arcadis	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering															
57 Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table border="1"> <thead> <tr> <th colspan="5">Subdivision Engineering</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Certificate for electricity supply</td> <td>Prior to commencement of the use</td> <td>-</td> <td>An authorised supplier (e.g. Energex)</td> <td>Development Compliance</td> </tr> </tbody> </table> The certification is to confirm: i. Underground electricity supply is available to the development site and all proposed dwellings.					Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
Subdivision Engineering																			
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section															
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	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 the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
The certification is to confirm: i. Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).					

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Certification of works – Civil Engineering (Solid Waste Management)
Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming the design complies with the City Plan Policy SC6.16 – Solid waste management as follows:

Civil Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Waste Management compliance report which confirms the construction of the items listed below has been completed and inspected by the 'expert discipline' nominated and in accordance with the approved Waste Management Plan; • Bin storage point; • Waste chute and construction complies with the manufacturer's specifications; • Bin carting route; • Bin servicing point;	Prior to commencement of the use	Approved Waste Management Plan	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering
Report / letter which confirms that the RPEQ has approved a hardstand design	Prior to commencement of the use	MCU Development - Site Access (Ultimate	Registered Professional Engineer of Queensland (RPEQ)	Civil Engineering

	and inspected the areas subject to waste collection vehicle loading throughout the construction process, including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections.		Scenario) Concept & Swept Paths - 10.181m GCCC RCV, dated 28.10.25 prepared by Colliers.		
	The grade of the bin carting route is in accordance with the approved drawings.		Approved drawings	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering
	<i>Note: A waste consultant may provide a letter of support for the certification(s) noted above, however the formal certification must come from one of the corresponding expert disciplines listed above.</i>				
59	Certification of works - Health and Regulatory Services Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
	Health and Regulatory Services				
	Certified document	Certification date	Plan/	Expert discipline	Requesting Council Section
	Acoustic compliance report	Prior to commencement of the use	Environmental Noise Assessment; Prepared by: TTM; Dated: 7/08/2024; Ref: 24GCA0090; Ver: R01_1	Acoustic Engineer	Health and Regulatory Services
	The certification is to confirm: i. The development has been designed and constructed in accordance with the recommendations outlined in an approved Acoustic Report.				
60	Certification of works – Landscape Assessment Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
	Operational Works – Landscape Assessment				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section

	Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment
The certification must include photographs and is to confirm: i. The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the <i>Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes</i> and the Landscape Architect specifications.					
61	Pre-start inspection Arrange a pre-start inspection prior to the commencement of building works for the bin storage and bin servicing point				
	Purpose		Council contact		
	Discuss Council approval requirements and expectations through the construction phase		inspections@goldcoast.qld.gov.au		
62	Hold point inspection – Solid Waste Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines the City Plan for the following: <i>Please note: Inspections for multiple items is preferred.</i>				
	Purpose	Hold Point	Council contact		
A	Bin storage point	Within 5 business days of the bin storage point being completed.	Contributed Assets inspections@goldcoast.qld.gov.au		
B	Bin servicing point Note: The VXO must be completed prior to booking this inspection	Within 5 business days of the bin servicing point being completed.	Contributed Assets inspections@goldcoast.qld.gov.au		
C	Bin carting route between storage point and servicing point	Within 5 business days of the entire bin carting route area being completed - including any doorways, ramps and speed control devices. The VXO must also be completed.	Contributed Assets inspections@goldcoast.qld.gov.au		
D	Confirm Waste chute has been installed in the approved location and operates as designed.	Within 5 business days of the waste chute being completed.	Contributed Assets inspections@goldcoast.qld.gov.au		
E	Confirm works for the bin storage, servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.	Contributed Assets inspections@goldcoast.qld.gov.au		
63	Certification of works - Geotechnical Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below.				

confirming as follows:

Geotechnical Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Basement excavation retention design certification	Prior to the issue of a development permit for building works over Future Lot 1	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

- i. The basement excavation retention system has been adequately designed based on existing geotechnical conditions of the site.
- ii. Detailed stability analyses have been carried out for the designed basement excavation retention system.
- iii. The designed basement excavation retention system achieves a factor of safety of at least 1.5, the calculated retention wall movements and rotations are within acceptable limits, and the basement excavation/construction including any dewatering will not cause any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.
- iv. A site-monitoring plan is in place for the entire basement excavation/construction period and for a post-construction period of at least three months in order to monitor and detect impact on the stability and integrity of the adjacent properties/structures.
- v. A contingency plan is in place in case any sign of instability on the adjacent properties/structures is identified or detected during the basement excavation/construction period.

Geotechnical Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post- construction certification	Immediately after completion of the basement structure up to natural ground level over Future Lot 1	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance

The certification is to confirm:

- i. All geotechnical engineering works in relation to the basement excavation/construction were supervised.
- ii. The basement excavation/construction has been satisfactorily carried out and there are no visible signs or monitored data indicating any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

64	Supervision of works – Environmental and Bushfire Assessment During construction of any works the following professionals must be appointed to supervise the below described actions: <table border="1" data-bbox="300 259 1474 801"> <tr> <th colspan="2" data-bbox="300 259 699 309">Environmental Assessment</th></tr> <tr> <th data-bbox="300 309 699 434">Expertise required of the suitably qualified professional</th><th data-bbox="699 309 1474 434">Actions to be overseen by the professional</th></tr> <tr> <td data-bbox="300 434 699 524">DESI approved spotter catcher</td><td data-bbox="699 434 1474 524">Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.</td></tr> <tr> <td data-bbox="300 524 699 577">Level AQF 5 Arborist</td><td data-bbox="699 524 1474 577">Works on the boundary of the retained vegetation</td></tr> <tr> <td data-bbox="300 577 699 801">Environmental scientist, restoration ecologist or similar with demonstrated experience in undertaking rehabilitation works within the South East Queensland Bioregion</td><td data-bbox="699 577 1474 801">All rehabilitation works in accordance with the submitted rehabilitation management plan</td></tr> </table>	Environmental Assessment		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	DESI approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.	Level AQF 5 Arborist	Works on the boundary of the retained vegetation	Environmental scientist, restoration ecologist or similar with demonstrated experience in undertaking rehabilitation works within the South East Queensland Bioregion	All rehabilitation works in accordance with the submitted rehabilitation management plan
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66	Covenant area management plan - a Obtain a Management Plan approval for a Covenant area management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8 – Environmental management plans, prior to any works commencing. - b The Covenant management plan is to be used by future landholders to manage the covenant area. - c The Covenant area management plan must be prepared by a suitably qualified professional. - d Implement the Covenant area management plan prior to any works commencing at no cost to Council.										
67	Rehabilitation management plan - a Obtain a Management Plan approval for a Rehabilitation management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8– Environmental management plans, prior to any works commencing. - b The Rehabilitation management plan must be prepared by a suitably qualified professional. - c Implement the Rehabilitation management plan prior to any works commencing at no cost to Council.										

68	Hold point inspection – Environmental and Bushfire Assessment Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6. 12 and 13 – Land development guidelines / Landscape work code of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm the post clearing fauna summary</td><td>Within 5 business days of tree works being finalised</td><td>Environmental assessment (07) 5582 8866</td></tr><tr><td> - Confirm rehabilitation approach/ strategy to be undertaken - Confirm primary weed control and all required planting has been undertaken accordance with the approved the approved rehabilitation management plan - Confirm commencement of the 12-month establishment period </td><td>Prior to the commencement of the establishment period</td><td>Environmental assessment (07) 5582 8866</td></tr><tr><td> - Confirm rehabilitation works are off establishment in accordance with the approved rehabilitation management plan - Confirm completion of the 12- month establishment period and commencement of the 12-month maintenance period </td><td>On maintenance period to begin 12-months after the establishment period</td><td>Environmental assessment (07) 5582 8866</td></tr><tr><td> - Confirm all rehabilitation works have completed in accordance with the rehabilitation management plan - Confirm 90% survival rate of planting and 90% reduction in weeds - Confirm completion of the 12-month maintenance period </td><td>Off maintenance to finalise works 12-months after the start of the maintenance period.</td><td>Environmental assessment (07) 5582 8866</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	Confirm the post clearing fauna summary	Within 5 business days of tree works being finalised	Environmental assessment (07) 5582 8866	- Confirm rehabilitation approach/ strategy to be undertaken - Confirm primary weed control and all required planting has been undertaken accordance with the approved the approved rehabilitation management plan - Confirm commencement of the 12-month establishment period	Prior to the commencement of the establishment period	Environmental assessment (07) 5582 8866	- Confirm rehabilitation works are off establishment in accordance with the approved rehabilitation management plan - Confirm completion of the 12- month establishment period and commencement of the 12-month maintenance period	On maintenance period to begin 12-months after the establishment period	Environmental assessment (07) 5582 8866	- Confirm all rehabilitation works have completed in accordance with the rehabilitation management plan - Confirm 90% survival rate of planting and 90% reduction in weeds - Confirm completion of the 12-month maintenance period	Off maintenance to finalise works 12-months after the start of the maintenance period.	Environmental assessment (07) 5582 8866
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69	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.															
70	Notice of works timetable Provide a Notice of works timetable to Council’s Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.															
71	Environmental offsets required a Prior to any works commencing an environmental offset must be delivered for the development’s impact on the following prescribed environmental matters, with the total extent															

of impact to not exceed the following:	
Prescribed environmental matters	Extent of impact
Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.	0.41Ha
<i>Information note: the extent of impact identified above, has been extracted from Offset Calculation, OFFW1 dated 13/11/2025 prepared by Keylin Kinstone Group.</i> b The offset must be: i Calculated in accordance with the <i>Queensland Environmental Offsets Policy</i>. ii Delivered in compliance with conditions: - Notifying the intended offset delivery approach. - Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>). - Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>). If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>).	
72	Notifying intended offset delivery approach Council's application for environmental offsets form, together with a notice of election in the approved form and accompanied by all mandatory supporting information required by the approved form, must be given to Council that: a States the way in which it is proposed the offset required by condition 'Environmental offset required' will be delivered. b If the notice of election proposes a proponent driven offset – is accompanied by an offset delivery plan that meets the requirements of sections 18(4) and 18(5) Environmental offsets Act 2014, as well as addressing the following: - i Is prepared in accordance with the <i>South East Queensland Ecological Restoration Framework Code of Practice, Guidelines and Manual, SEQ Catchments (2012)</i>, utilising the ecological restoration approach "reconstruction". - ii Identifies the period (being no greater than 18 months from commencement of impact works) with which planting of the offset area will be completed (offset planting period). - iii Identifies the period (being a minimum of 12 months from the end of the offset planting period) (offset establishment period) by the end of which it is expected the following outcomes will be achieved ('offset establishment period'): - Offset planting will exhibit new and existing health foliage, have increased in size in line with normal growth habit with no signs of plant stress and have stable root systems. - Soil/mulch interface will have a humus layer with evidence of established activity of soil microorganisms. - iv Provides for active maintenance for the duration of the offset establishment period. - v Accommodates Council inspection of the offset planting area at 6 monthly intervals during the offset planting period and offset establishment period. c If staged delivery of the offset is proposed in accordance with paragraph c of condition 'Environmental offset required' – is accompanied by staged offset details in the approved form. <i>Information note: The application for environmental offset form is available on the City's forms and applications webpage. The notice of election approved form, offset delivery plan template and staged offset details approved from are available on the Queensland Government Environmental Offsets website.</i>
73	Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act</i>

	2014 section 19B) Prior to any works commencing on the site, an agreed delivery arrangement must be entered into with the City regarding the delivery of the offset required by condition 'Environment offset required'. <i>Information note: The City's notice in response to the notice of election will state the process for documenting the arrangement.</i>							
74	Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>) The agreed delivery arrangement (including the agreed offset delivery plan) must be complied with at all times.							
75	If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>) If, under the agreed delivery arrangement, the offset condition is to be delivered in whole or part by a financial settlement offset, the payment must be made prior to any works commencing: - a in the amount specified in the agreed delivery arrangement. - b in the way and by the time stated in the agreed delivery arrangement. - c to the entity/entities identified in the agreed delivery arrangement.							
Plumbing and Drainage Act 2018								
76	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>A permit for plumbing and drainage works does not 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	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>Development Assessment</td></tr><tr><td>Operational Works - infrastructure</td></tr></table> <table><tr><td>Landscape Assessment</td></tr><tr><td>Operational works – Landscape works (private works)</td></tr></table> <table><tr><td>Transport Assessment</td></tr><tr><td>Operational works – Infrastructure</td></tr><tr><td>Operational works – vehicle access</td></tr></table>	Development Assessment	Operational Works - infrastructure	Landscape Assessment	Operational works – Landscape works (private works)	Transport Assessment	Operational works – Infrastructure	Operational works – vehicle access
Development Assessment								
Operational Works - infrastructure								
Landscape Assessment								
Operational works – Landscape works (private works)								
Transport Assessment								
Operational works – Infrastructure								
Operational works – vehicle access								

	Environmental Assessment
	Operational works - vegetation clearing
	Contributed Assets
	Connections / disconnections: Application to work on the City's Infrastructure
	Temporary Road Closure and Works Zone Permit Application
	A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	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.
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	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). 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 DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
F	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
G	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: - i 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. - j 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'). - k 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). - l Ensuring existing survey marks, including cadastral marks at property corners, i.e., pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. - m 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. - n Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). 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. - o Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. - p 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.
H	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
I	Fire ant control Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The <i>Biosecurity Regulation 2016</i> specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: - a reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; - b cleaning machinery, vehicles, and equipment before arriving at or leaving sites;

	c complying with treatment requirements where a site falls within a suppression treatment area; d ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and e reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au
J	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
K	Council water, sewer and stormwater infrastructure to be protected during site works The developer is responsible at all times for ensuring that Council's water, sewer and stormwater 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, sewer and stormwater assets. Where Council water, sewer and stormwater 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 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.
L	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
M	Water meter sizing All water meters 50mm in diameter or larger must be installed aboveground and on lot. Unrestricted access to the water service (including meters) must be provided at all times. Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code
N	Species Management Program Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
O	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
P	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 Contributed Assets. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
Q	Bushfire management Queensland Fire and Emergency Services (QFES) provides further information regarding bushfire management and is available on https://www.qfes.qld.gov.au/
R	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.
S	Advertising Devices No advertising device(s) is to be erected on the premises without the necessary approval under Council's Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016. Contact Council's City Standards team on (07) 5667 5987 to discuss licensing requirements.
T	Gold Coast Airport approval of building and/or structure height Any building or structure (including construction crane or other temporary equipment) in the City extending to a height of 110 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd.
U	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Council is 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.
V	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
W	Vegetation protection A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.
X	Bushfire management A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times.
Y	Stormwater A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.

Property Notifications	
A	Environmental Covenant A statutory environmental protection covenant for the purpose of protecting flora, fauna and habitat is registered (under the Land Title Act 1994) on the title of the lot/s. There are development approval conditions applicable in relation to the establishment and management of the covenant area. All property owner(s) must ensure compliance with the approved Covenant Management Plan and relevant conditions of approval. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/236. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline
B	Vegetation protection There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/236. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline
C	Bushfire management There are development approval conditions applicable in relation to bushfire management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/236. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
D	Stormwater There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MCU/2024/67. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Statement of reasons (given under section 63(4) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for combined development permit (Code assessment) for a Material change of use for Multiple dwellings (186 units) over Proposed Lots 1 and 2 and Reconfiguring a lot for a 1 into 2 freehold subdivision, balance lot, new public road and temporary access easement over future balance Lot 900 pursuant to COM/2023/16 including any future variations.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • High density residential zone code; • Medium density residential zone code; • Reconfiguring a lot code; • Multiple accommodation code; • Bushfire hazard overlay code; • Environmental significance overlay code; • Fire services in developments accessed by common private title code; • General Development provisions code; • Healthy waters code; • Solid waste management code; • Transport code; • Vegetation management code; and • Driveways and vehicle crossings code.
Relevant matters	Not applicable – Code assessment
Matters raised in submission	Not applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The proposed development is consistent with the intent of the High density residential zone code. The proposal results in 186 residential dwellings in close proximity to the Coomera Principal Centre and Coomera Station, which provides opportunities for shops, services, employment, and public transport. The development promotes planning principles of active transport and walkable neighbourhood. • Officers acknowledge there are competing requirements between the zone code and the Environmental significance and Bushfire hazard overlay code. On balance, the proposed development facilitates residential development over the site, whilst also reasonably protecting and enhancing the environmental values. • The proposed building height is compliant with the prescribed building height overlay of 26m. • The proposed multiple dwellings are compliant with the prescribed residential density (RD7) of the High density residential zone. The prescribed density envisions approximately 844 bedrooms based on the net site area of approved lot 900. The proposal results in 313 bedrooms and is therefore well under the maximum prescribed density for the site.

- The proposal results in a covenant area along the southern boundary of the site totalling approximately 3,454m² and is 20m wide, transitioning to a 27m. The vegetation will be rehabilitated and protected by a statutory environmental covenant with the State and Council as registered covenantees.
- The proposal ensures strong visual amenity by achieving an interesting architectural design that aligns with the desired urban character.
- The ultimate development scenario relies on future development to the south to provide either a turning head or new road connections to enable vehicles to egress back into the local network. The staging for both the MCU and ROL components has been conditioned accordingly.
- The inline detention basin proposed through the middle of Lot 1 (apartment site) maintains the existing overland flow regime to the neighbouring property to the north. The detention basin is a private asset and is to be maintained by the body corporate and is to be written into the Community Management Statement (CMS).
- The proposal supports the LGIP upgrade (RD_0019) of George Alexander Way by dedicating 185m² along the full frontage (a reduction from the original 478m² requirement). Due to a significant 3m height change and complexities with timing, the interim driveway was removed, aligning with the commencement of use for stage 2 of the MCU component with the completion of the ultimate road upgrade, scheduled for late 2027 (brought forward from 2031).
- Officer's consideration of relevant assessment benchmarks is in context to the subject site's very specific and unique circumstances. While forming a basis of consideration for the assessment of this application, the facts and circumstances as applying to this development application should not be applied to other circumstances across the City broadly.

Compliance with assessment benchmarks

The proposed development did not comply with some of the assessment benchmarks listed above; however, despite this it was still approved for the reasons listed below.

Assessment benchmark

Reasons for the approval despite non-compliance with benchmark

Bushfire hazard overlay:

- Overall outcome (3)(a)(e)
- AO4/PO4
- AO7/PO7

The design of the development for bushfire hazard mitigation has not avoided impacts on matters of environmental significance. The proposal seeks to remove all of the mapped state significant species habitat and approximately 58% of the mapped medium-priority vegetation. This results in habitat loss and an increase in edge-effects. Additionally, the

development layout was not designed to avoid the impacts to vegetation to minimise risk reduction requirements, as the development seeks to remove the identified vegetation.

Despite the non-compliance with the Bushfire hazard overlay code, officers are recommending approval by having regard to section 60(2)(b) of the *Planning Act 2016*, which permits approval where a proposal does not fully comply with all assessment benchmarks for code applications.

The bushfire risk emanating from the adjoining northern site (66 George Alexander Way) is considered mitigated. This adjoining lot has a valid development preliminary approval to remove the Environmental overlay constraints and permit future High Density Residential development (RD8). The bushfire risk from this adjacent property is therefore expected to be resolved due to this existing approval to undertake vegetation clearing in the future.

On balance, officers have taken into consideration the competing requirements of the planning scheme, which seeks to balance the zone requirements while managing the risk of the overlay. It is considered that the risk to life has been mitigated appropriately and the development reasonably protects environmental values.

Environmental significance overlay code:

- Purpose of the code
- Overall outcome (2)(d)(ii)(A)
- AO18.1/PO18
- AO10/PO10
- AO5.5/PO5

The required extent of vegetation clearing to facilitate the high-density development results in unavoidable impacts that are inconsistent with the core outcomes of avoid, mitigate and offset in that order.

Despite these non-compliances, officers are recommending approval by relying on section 60(2)(b) of the *Planning Act 2016*, which permits approval where a proposal does not comply with all assessment benchmarks.

On balance, the proposed

development facilitates residential development over the site, whilst also reasonably protecting and enhancing the environmental values.

Matters prescribed by a regulation

Not applicable