

Our reference: COM/2024/317
Your reference: 23-8110

Decision notice — approval (with conditions)

(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 14 September 2026

Applicant details

Applicant name: MG Land Pty Ltd
Applicant contact details: C/- Urban Strategies Pty Ltd
PO BOX 3368
SOUTH BRISBANE QLD 4101

Application details

Application number: COM/2024/317
Approval sought: Combined application for Development permits for a Material change of use, Reconfiguring a lot and Operational works (Impact assessment)
Details of proposed development:

- PART A: Development permit for Reconfiguring a lot for a boundary realignment and new public road
- PART B: Development permit for Material change of use for Multiple dwelling (72 x dwellings)
- PART C: Development permit for Operational works for Change to ground level
- PART D: Development permit for Operational works for Tree works

Location details

Street address:

- 202 Baileys Mountain Road, Upper Coomera
- Lot 57 Reserve Road, Upper Coomera
- 176 Baileys Mountain Road, Upper Coomera

Real property description: Lot 58 SP191940, Lot 57 SP214370 and Lot 183 RP156422

Decision

Date of decision: 7 September 2026
Decision details: Under Delegated Authority, the Manger Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full, with conditions.

Referral agency(s) for the application

Not applicable – no part of the application required referral.

Details of the approval

Development approval: Development permit for:

- PART A: Reconfiguring a lot for a boundary realignment and new public road
- PART B: Material change of use for Multiple dwelling (72 x dwellings)
- PART C: Operational works for Change to ground level
- PART D: Operational works for Tree works

Conditions

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

Further development permits

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

- Operational works - landscape works (Public works)
- Operational works - landscape works (Private works)
- Operational works - infrastructure
- Connections / disconnections: Application to work on the City's Infrastructure

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

Properly made submissions

Properly made submissions were received. A list identifying the details of each principal submitter is attached.

Currency period for the approval (section 85 of the *Planning Act 2016*)

PART A: Development permit for Reconfiguring a lot:

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of four years.

PART B: Development permit for Material change of use:

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of six years.

PART C and PART D: Development permits for Operational works:

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of two years.

Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Plans and drawings are referenced in the conditions imposed by Council as the Assessment Manager. Conditions require the submission of amended drawings. Accordingly, approved drawings will be issued once Council are in receipt of and confirm compliance with the conditions of this approval.

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 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
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	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.
Submitter (properly made)	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the decision to give a development approval; or • the decision to give an approval for a change application; or • a provision of a development approval; or • a failure to include a provision in the development approval. An appeal may be made to the extent that the decision or matter relates to, as applicable: • any part of the development application or change application that required impact assessment; or • a variation request. 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. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. 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 2 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.
Submitter (not properly made)	You do not have appeal rights in relation to this decision.

For further information please contact Kyra Reid, A/ Senior Planner or Alex Brown A/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:
 Stamped approved plans and drawings
 Infrastructure charges notice for the approved development
 List of principal submitters for properly made submissions
 Appeal rights extracts

Development Conditions imposed by Council as Assessment Manager**PART A: Development permit for Reconfiguring a lot for a boundary realignment and new public road**

- 1** **Timing (*specific*)**
- 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 plan of subdivision must be registered prior to the commencement of use associated with the Material change of use component (Part B) of this permit.

- 2** **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) to a request is made to Council to register the plan of subdivision.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Boundary Realignment & New Road	Focus on Surveying	17/10/2024	MGH-323 RAL 01	A

The following amendments must be included:

- i Show proposed land dedication as required to achieve a vehicle turning area facility for Council's 9.8m long waste collection vehicle at the South-Western end of the proposed new road.
 - ii Provide supporting documentation to demonstrate that any proposed land dedication on the amended subdivision proposal plan is sufficient to achieve the vehicle turning area and minimum 4.5m wide verges. An 18m diameter (kerb to kerb) cul-de-sac head is an acceptable option, or alternatively a "T" shaped turning facility can be considered, subject to provision of RPEQ signed swept path drawings to demonstrate Council's 9.8m long waste collection vehicle can safely and efficiently achieve a turnaround manoeuvre.
 - iii Ensure land required to facilitate the new road is identified. This is generally shown on Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban drawing by Colliers, dated 12/03/2026 (reference: 23BRT0507-16B), as amended by conditions of the Material change of use component.
- b Undertake and maintain the development generally in accordance with the approved drawings.
 - c The conditions of this approval are to be read in conjunction with the 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.

Trunk Development Infrastructure

- 3** **Necessary trunk infrastructure land (LGIP identified)**
- Provide the following necessary trunk infrastructure (LGIP identified) prior to commence of use.
- Dedicate as road 4,998m² of land identified as Parcel A identified below for TRN_INT_0030.

Land to be dedicated	Purpose	Drawing Title	Drawing No.	Author	Date	Ver
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	Land	Intersection Upgrade	Arterial Road - Baileys Mountain Road Upper Coomera Preliminary Design Land Acquisition Plan Lot 58	27144.P304	Burchills	11/06/2020	A															
a Dedicate as road the land identified above prior to, or in conjunction with, sealing of the survey plans for PART A: Reconfiguring a lot (boundary alignment) or prior to commencement of the use of PART B: Material change of use (Multiple dwelling x 72), whichever occurs first. b 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. Note 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.																						
Stormwater Drainage																						
4	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.																					
Property																						
5	Restrictions regarding Council easements and sewer infrastructure a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement. b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO), with the exception of maintenance structures which must have unobstructed vertical clearance.																					
Construction Management																						
6	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><td colspan="5">(A) Subdivision Engineering</td></tr><tr><td>Certified document</td><td>Certification date</td><td>Plan/ Drawing</td><td>Expert discipline</td><td>Requesting Council Section</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>							(A) Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section					
(A) Subdivision Engineering																						
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																		

	Registered survey plan	Prior to a request is made to Council to approve the plan of subdivision	-	Registered land surveyor	Development Compliance
	The certification is to confirm: i. Land dedication is provided in accordance with the requirements of the land dedication condition.				
	(B) Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Certificate for private structures and private services	Prior to a request is made to Council to approve the plan of subdivision	-	Registered land surveyor	Contributed Assets
	The certification is to confirm: i. All private structures and private services are entirely located within the proposed lot boundaries.				
7	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.				
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	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.				
C	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.				
D	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
E	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.
F	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.
G	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.
H	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval).

	d Ensuring 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.
I	Access from/works in State-controlled road All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
J	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.
K	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website Fire Ants Portal (daf.qld.gov.au).
L	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.

Development Conditions imposed by Council as Assessment Manager

PART B: Development permit for Material change of use (Multiple dwelling x 72)

- 1** **Timing** (*specific condition*)
- 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 PART A: Reconfiguring a lot for boundary alignment must be plan sealed prior to the commencement of use of PART B: Material change of use for Multiple dwelling (72 x dwellings).

2 **Approved drawings**

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

Drawing Title	Author	Date	Drawing No.	Ver
Land Ownership Plan	Red Door Architecture	01.04.26	DA-0-005	F
Site Plan of Layout (as amended in red)	Red Door Architecture	01.04.26	DA-0-010	P
Staging Plan (as amended in red)	Red Door Architecture	07.04.26	DA-0-030	I
Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban (as amended in red)	Colliers	12/03/2026	23BRT0507-16	B
Car Parking Plan	Red Door Architecture	01.04.26	DA-0-020	H
Private Open Space Area Plan	Red Door Architecture	01.04.26	DA-0-035	H
Communal Open Space	Red Door Architecture	01.04.26	DA-0-036	H
Building Façade Types	Red Door Architecture	01.04.26	DA-0-037	H
Fencing Plan	Red Door Architecture	01.04.26	DA-0-040	H
Fence Type Details	Red Door Architecture	31.03.26	DA-0-041	E
Fence Type Details	Red Door Architecture	31.03.26	DA-0-042	D
Site Sections	Red Door Architecture	02.04.26	DA-0-050	F
Site Sections	Red Door Architecture	02.04.26	DA-0-051	H
Site Sections	Red Door	02.04.26	DA-0-052	F

		Architecture			
	Site Sections	Red Door Architecture	02.04.26	DA-0-053	G
	Streetscapes	Red Door Architecture	07.04.26	DA-0-060	F
	Streetscapes	Red Door Architecture	07.04.26	DA-0-061	F
	Streetscapes	Red Door Architecture	31.03.26	DA-0-062	G
	Height Exceedance Sections 1	Red Door Architecture	02.04.26	DA-0-066	C
	Height Exceedance Section 2	Red Door Architecture	02.04.26	DA-0-067	D
	Materiality	Red Door Architecture	16.10.24	DA-0-090	A
	Colour Schemes	Red Door Architecture	06.06.25	DA-0-091	B
	Pool Shelter	Red Door Architecture	13.06.25	DA-1-150	D
	Pool Pump Room	Red Door Architecture	13.06.25	DA-1-160	A
	Stand-Alone (D5-Design)	Red Door Architecture	07.04.26	DA-1-500	B
	Stand-Alone (D5-Design) – Floor Plans	Red Door Architecture	07.04.26	DA-1-501	B
	Stand-Alone (D5-Design 1.1) – Elevations	Red Door Architecture	07.04.26	DA-1-502	B
	Stand-Alone (D5-Design 1.2) – Elevations	Red Door Architecture	07.04.26	DA-1-503	B
	Stand-Alone (D5-Design) – Side Feature	Red Door Architecture	07.04.26	DA-1-510	B
	Duplex (D5-Design)	Red Door Architecture	31.03.25	DA-2-500	C
	Duplex (D5-Design) – Floor Plans	Red Door Architecture	31.03.25	DA-2-501	D
	Duplex (D5-Design 1.1) – Elevations	Red Door Architecture	31.03.25	DA-2-502	E
	Duplex (D5-Design 1.2) – Elevations	Red Door Architecture	31.03.25	DA-2-503	E
	Duplex (D5-Design 1.3) – Elevations	Red Door Architecture	31.03.25	DA-2-504	E
	Duplex (D5-Design 1.4) – Elevations	Red Door Architecture	31.03.25	DA-2-505	E
	Duplex (D5-Design) – Side Feature	Red Door Architecture	31.03.25	DA-2-510	C
	Duplex (D5-Design) – Framed Windows	Red Door Architecture	31.03.25	DA-2-511	D
	Duplex (D5-Design) – Feature Cladding	Red Door Architecture	31.03.25	DA-2-512	C

	Duplex (D5-Design) – Extended Eaves	Red Door Architecture	31.03.25	DA-2-513	C
	Triplex (D5- Design)	Red Door Architecture	31.03.25	DA-3-500	C
	Triplex (D5- Design) – Floor Plans	Red Door Architecture	31.03.25	DA-3-501	D
	Triplex (D5- Design 1.1) – Elevations	Red Door Architecture	31.03.25	DA-3-502	E
	Triplex (D5- Design 1.2) – Elevations	Red Door Architecture	31.03.25	DA-3-503	E
	Triplex (D5- Design 1.3) – Elevations	Red Door Architecture	31.03.25	DA-3-504	E
	Triplex (D5- Design 1.4) – Elevations	Red Door Architecture	31.03.25	DA-3-505	E
	Triplex (D5- Design) – Side Feature	Red Door Architecture	31.03.25	DA-3-510	C
	Triplex (D5- Design) – Framed Windows	Red Door Architecture	31.03.25	DA-3-511	A
	Triplex (D5- Design) – Feature Cladding	Red Door Architecture	31.03.25	DA-3-512	C
	Quadplex (D5- Design)	Red Door Architecture	31.03.25	DA-4-500	C
	Quadplex (D5- Design) – Floor Plans	Red Door Architecture	31.03.25	DA-4-501	D
	Quadplex (D5- Design 1.1) – Elevations	Red Door Architecture	31.03.25	DA-4-502	E
	Quadplex (D5- Design 1.2) – Elevations	Red Door Architecture	31.03.25	DA-4-503	E
	Quadplex (D5- Design 1.3) – Elevations	Red Door Architecture	31.03.25	DA-4-504	E
	Quadplex (D5- Design 1.4) – Elevations	Red Door Architecture	31.03.25	DA-4-505	E
	Quadplex (D5- Design) – Side Feature	Red Door Architecture	31.03.25	DA-4-510	C
	Quadplex (D5- Design) – Frames Windows	Red Door Architecture	31.03.25	DA-4-511	C
	Quadplex (D5- Design) – Feature Cladding	Red Door Architecture	31.03.25	DA-4-512	C
	Quadplex (D5- Design) – Extended Eaves	Red Door Architecture	31.03.25	DA-4-513	C
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	Approved Plans – Environmental Assessment Undertake and maintain the development generally in accordance with the following plans: <table><thead><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></thead><tbody><tr><td>Rehabilitation Management Plan</td><td>S5 Environmental</td><td>20 September 2024</td><td>S523094_BRMP_001</td><td>B</td></tr></tbody></table> <table><thead><tr><th colspan="5">Bushfire Management</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr></thead><tbody><tr><td>Bushfire Hazard Assessment and Management Plan</td><td>S5 Environmental</td><td>27 February 2025</td><td>S523094_BHAMP_v1.5</td><td>1.5</td></tr></tbody></table>	Environmental Assessment					Plan Title	Author	Date	Plan Reference No.	Ver	Rehabilitation Management Plan	S5 Environmental	20 September 2024	S523094_BRMP_001	B	Bushfire Management					Plan Title	Author	Date	Plan Reference No.	Ver	Bushfire Hazard Assessment and Management Plan	S5 Environmental	27 February 2025	S523094_BHAMP_v1.5	1.5
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Bushfire Hazard Assessment and Management Plan	S5 Environmental	27 February 2025	S523094_BHAMP_v1.5	1.5																											
4	Approved Plans – Health and regulatory services Design and construct the development generally in accordance with the following plans: <table><thead><tr><th colspan="5">Health and Regulatory Services</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr></thead><tbody><tr><td>Proposed Townhouse Development 202 Bailey's Mountain Road, Upper Coomera – Acoustic Report</td><td>Acoustic Works</td><td>15 October 2024</td><td>2024135</td><td>R01C</td></tr></tbody></table>	Health and Regulatory Services					Plan Title	Author	Date	Plan Reference No.	Ver	Proposed Townhouse Development 202 Bailey's Mountain Road, Upper Coomera – Acoustic Report	Acoustic Works	15 October 2024	2024135	R01C															
Health and Regulatory Services																															
Plan Title	Author	Date	Plan Reference No.	Ver																											
Proposed Townhouse Development 202 Bailey's Mountain Road, Upper Coomera – Acoustic Report	Acoustic Works	15 October 2024	2024135	R01C																											
5	Approved Plans – Civil Engineering Undertake and maintain the development generally in accordance with the following plans: <table><thead><tr><th colspan="5">Civil Engineering</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr></thead><tbody><tr><td>Site Based Stormwater Management Plan - 202 Baileys Mountain Road, Upper Coomera Lot 58 on SP191940</td><td>Cozens Regan Group</td><td>April 2026</td><td>230094_SWMP_REPORT_C</td><td>C</td></tr><tr><td>Hydraulic Assessment - 202 Baileys Mountain Road</td><td>Allan & Dennis Pty Ltd</td><td>3 April 2026</td><td>R1V3</td><td>3</td></tr></tbody></table>	Civil Engineering					Plan Title	Author	Date	Plan Reference No.	Ver	Site Based Stormwater Management Plan - 202 Baileys Mountain Road, Upper Coomera Lot 58 on SP191940	Cozens Regan Group	April 2026	230094_SWMP_REPORT_C	C	Hydraulic Assessment - 202 Baileys Mountain Road	Allan & Dennis Pty Ltd	3 April 2026	R1V3	3										
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Hydraulic Assessment - 202 Baileys Mountain Road	Allan & Dennis Pty Ltd	3 April 2026	R1V3	3																											
6	Staging (specific condition) Stages are to commence in sequential order, starting from Stage 1 in accordance with drawing “Staging Plan (as amended in red) by Red Door Architecture, dated 7/04/2026, reference: DA-0-030-I” of this approval.																														
Trunk Development Infrastructure																															
7	Necessary trunk infrastructure (LGIP identified) a Provide the following necessary trunk infrastructure (LGIP identified) prior to the commencement of the use. <table><thead><tr><th>LGIP infrastructure</th><th>Desired Standard of Service</th><th>Drawing Title & Drawing No</th><th>Author</th><th>Date</th><th>Ver</th></tr></thead></table>	LGIP infrastructure	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver																								
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	item identified					
	REC_LR_0021 524 m ²	City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility	Land Ownership Plan DA-0-005	Red Door Architectu re	01.04.202 6	F
	b 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. <i>Note: All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.</i>					
8	Extra payment condition a Pay to Council extra trunk infrastructure costs in the amount of \$59,357.84, prior to registering the plan of subdivision or the commencement of the use, whichever is the sooner. b This condition has been imposed as the development will require additional emergency storage at sewer pump station SPS PA1 in the 2036 to 2066 Planning Horizon. c The details of the trunk infrastructure for which the additional payment is required, are as follows: - i extra trunk infrastructure costs = base unit cost of emergency storage x V x adjustment factor x ((1+i)ⁿ), where: V = 3.498 kL, i.e. additional volume of emergency storage required (kL) Unit rate based on total volume of wetwell (kL), \$total kL (this includes 20% overheads) (based on Water Supply and Sewerage Infrastructure Plan 2019 – Costing Tool Assumptions, Methodology and Output – Nov 2019) Adjustment factor = 1.3 (for contingency allowance) i = 2.93% - indexation (10-year average of ABS 6247 roads and bridges index 3101 Queensland Table 17) n = 18, i.e. the number of years the cost is being bought forward, from the beginning of the planning horizon year in which the additional storage is needed 2036, less the year the cost estimates rates were calculated from (2018). d Instead of making the payment, elect to provide all or part of the trunk infrastructure detailed above. If this election is made, the requirements for providing the trunk infrastructure, and when it must be provided, are as follows: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition and WSAA Gravity Sewerage Code of Australia SEQ Service Providers Edition. - ii The construction of extra emergency storage of 3.498 kL at SPS PA1 is to be completed prior to commencement of the use. - iii Construction must be coordinated with Council and with any upgrade identified in Council's Water Supply and Sewerage Infrastructure Plan for sewer pump station SPS PA1. - iv The additional payment cost will be recalculated at time of payment to take into consideration changes to the unit cost rate for emergency storage, indexation and number of years between the base establishment cost and the years of payment.					
9	Necessary Trunk Infrastructure (Not LGIP identified) Reserve Road and Rangeview Road Intersection a. Obtain an Operational Works approval for design and construction of the necessary trunk traffic signal infrastructure and associated upgrade works at the intersection of Reserve Road and Rangeview Road (not identified in the LGIP) prior to commencement of use and generally in accordance with the drawings listed below:					

LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver
Not Applicable	Land Development guidelines	Reserve Road/Rangeview Road, Coomera Traffic Signal Concept Plan 27243, SKE001	-	19/12/2025	A

And in particular ensure the following is provided:

- i Traffic signal hardware and associated electrical and telemetry infrastructure;
- ii Signalised pedestrian crossing facilities on each intersection leg;
- iii Upgraded street lighting (if required);
- iv Pavement markings and signs;
- v Paths, kerbs, kerb ramps, road pavements, islands and associated civil infrastructure to match;
- vi Provision of a pair of new bus stops on Reserve Road situated on the downstream sides of the intersection.

b. Provide the works 'On Maintenance' in accordance with *Schedule 6.12 City Plan Policy – Land Development Guidelines* prior to the commencement of use.

c. All works must be designed in accordance with the *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections*, *Manual of Uniform Traffic Control Devices*, *Disability Standards for Accessible Public Transport 2002*, *Translink Public Transport Infrastructure Manual (PTIM)*, *City Plan Policy – Land Development Guidelines*, and relevant *Australian Standards*.

d. Provide bus stops in generally in accordance with the following:

- i. All mandatory bus stop components for an *Indented Intermediate Stop* as detailed in Chapter 5 of PTIM including a shelter;
- ii. Bus stop length requirements, infrastructure and boarding point in accordance with *Intermediate Stop – Site Layout - With Indented Bus Bay* of PTIM Appendix 5 - Layout and Technical Drawings.
- iii. 1 x QMS advertising shelter concrete slab and electrical conduits, designed and constructed in accordance with QMS requirements. Contact Gold Coast City Council's Transport Planning unit (CityofGoldCoastbusstops@goldcoast.qld.gov.au) for the specific design requirements.
- iv. 2.5m wide connecting paths on Reserve road between the intersection and bus stops.
- v. Associated paths along Reserve Road shall be realigned behind the bus shelters, adjacent to the property boundary.

e. 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 – “Schedule 1 – Process if the Council requires the cost of works to be determined through a tender process.”

Note: All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.

Property					
10	Requirement to register Council easement/s – “Drainage”				
a Register an easement in gross for the purpose of “drainage” (i.e., stormwater) in favour of Council at the location marked on the drawings listed below:					
Drawing Title		Author	Date	Drawing No.	Ver

	Concept Civil Works Plan – 1 of 2	Cozens Regan Group	01.04.2026	SK01	P8												
	a The terms of the easement must include: i. The Form 9 must state the purpose as “drainage”. ii. Standard terms document 707918364 must be referenced on Form 9 – easement document. iii. Easement plans and associated documents (i.e. Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgages, if necessary) and benefitting land before they are submitted to Council for endorsement. iv. Registration of the easement must occur prior to commencement of the use. v. Ensure stormwater infrastructure is positioned in the centre of the easement. b 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.																
11	Land transfer – Conservation a Transfer at no cost to Council, the land identified below: <table border="1"> <thead> <tr> <th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>Land dedication for conservation and waterway</td><td>Waterway</td><td>“Land Ownership Plan” (DA-0-005)</td><td>Red Door Architecture</td><td>01.04.26</td><td>F</td></tr> </tbody> </table> b Transfer the land identified above prior to the commencement of use of the first stage. c 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 transfer 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 other owners’ successors in title continue to be obligated to transfer 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.					Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	Land dedication for conservation and waterway	Waterway	“Land Ownership Plan” (DA-0-005)	Red Door Architecture	01.04.26	F
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12	Land transfer – Recreation Linkage a Transfer at no cost to Council, the land identified below: <table border="1"> <thead> <tr> <th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>REC_LR_0021 524 m²</td><td>City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility</td><td>Land Ownership Plan DA-0-005</td><td>Red Door Architecture</td><td>01.04.2026</td><td>F</td></tr> </tbody> </table> b Transfer the land identified above prior to the commencement of use of the first stage. c 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 transfer is required to be registered). Therefore if this condition is not complied with					Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	REC_LR_0021 524 m ²	City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility	Land Ownership Plan DA-0-005	Red Door Architecture	01.04.2026	F
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	at the time required by this condition, the owner(s) of the land and other owners' successors in title continue to be obligated to transfer 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.												
13	Land dedication – Intersection a Dedicate at no cost to Council, the land identified below (as 'amended in red' in accordance with 'Condition 2' of this approval): <table><tr><th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>Land, from lot 58SP191940 and lot 183RP156422, to facilitate construction of a channelised intersection at Baileys Mountain Road / New Road</td><td>Road</td><td>Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban, Drawing No. 23BRT0507-16</td><td>Colliers</td><td>12/03/2026</td><td>B</td></tr></table> b Dedicate the land identified above prior to the commencement of use of the first stage. c 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.	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	Land, from lot 58SP191940 and lot 183RP156422, to facilitate construction of a channelised intersection at Baileys Mountain Road / New Road	Road	Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban, Drawing No. 23BRT0507-16	Colliers	12/03/2026	B
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14	Land dedication – New Road a Dedicate at no cost to Council, the land identified below: <table><tr><th>Land to be dedicated</th><th>Purpose</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>Land for a vehicle turning area facility at the South-Western end of the new road (unless a through road is provided through the adjoining development prior to the commencement of use of the first stage).</td><td>New Road</td><td>"Proposed Boundary Realignment & New Road", drawing number MGH-323 RAL 01 (as required to be amended by Condition 2 of Part A: Reconfiguring a lot)</td><td>Focus on Surveying</td><td>17/10/2024</td><td>A</td></tr></table> b Dedicate the land identified above prior to the commencement of use of the first stage, unless a through road is provided (through adjoining development) prior. c 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	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	Land for a vehicle turning area facility at the South-Western end of the new road (unless a through road is provided through the adjoining development prior to the commencement of use of the first stage).	New Road	"Proposed Boundary Realignment & New Road", drawing number MGH-323 RAL 01 (as required to be amended by Condition 2 of Part A: Reconfiguring a lot)	Focus on Surveying	17/10/2024	A
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	condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.
15	Restrictions regarding Council easements and sewer and water supply infrastructure - a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement. - b Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. - c Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO), with the exception of maintenance structures which must have unobstructed vertical clearance. - e Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
16	Private infrastructure - a The installation, ownership, operation and maintenance of all private infrastructure (including stormwater outlet pipe from bio-retention basin) within the subject premises is to vest at all times with the legal authority ensuring it is functional for its intended purpose, with the exception of: - i Council infrastructure within a Council easement. - b Construct and maintain the privately owner stormwater drainage system at no cost to Council at all times
17	Community Management Statement (CMS) Provide a copy of a Community Management Statement (CMS) that includes (but not limited to) the following statements: - a The ongoing ownership, operation, and maintenance of the following aspects of the development will be undertaken by the Body Corporate or a private contractor on behalf of the Body Corporate at all times: - i All landscaping. - ii Stormwater management devices and infrastructure monitor and managed in accordance with the approved maintenance management plan (MMP). - iii Internal pedestrian lighting. - iv All off street vehicle parking facilities. - b Operating hours of the communal open space areas are limited to 7:00am to 10:00pm daily. - c Undertake and maintain the development in accordance with the conditions of COM/2024/317.
18	Lighting to ensure pedestrian and community safety (<i>specific condition</i>) - a Install lighting within the site boundary for all car parking areas, outdoor activity areas (i.e., communal areas), along all internal along all on-site pedestrian pathways prior to commencement of the use, at no cost to Council. The design and construction of the lighting system must: - i Meet minimum requirements of Australian Standard AS/NZS1158.3.1:2020 Pedestrian area (Category P) lighting. - ii Meet the relevant requirements of the electricity supplier (i.e., Energex). - iii Include lighting shields, anti-tamper screws, weather resistant bulkhead fitting and robust material to withstand severe weather conditions. - b Undertake and maintain the lighting system at no cost to Council at all times.
Amenity	
19	Screening of visually offensive components

	Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: - a Refuse storage areas. - b Service equipment. - c Mechanical ventilation. - d Refrigeration units. - e Storage areas for machinery, materials, vehicles or the like.
20	Hours of operation and loading and unloading Ensure communal open space activities are between the hours of 7:00am to 10:00pm.
Stormwater Drainage	
21	Stormwater infrastructure construction a Obtain an Operational Works approval for the design, construction of a private connection to a lawful point of discharge for the site and connect the development, prior to commencement of the use at no cost to Council.
22	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.
23	Bioretention basin maintenance management plan (<i>specific condition</i>) - a Prepare and implement a bioretention basin maintenance management plan (MMP) in accordance with approved stormwater management plan prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.12 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan. - b The MMP must include, but not necessarily be limited to, the following key information: i. Design intent and description of the device(s). ii. The location and specific dimensions of the device(s). iii. Approved / designed water quality objectives. iv. Water quality monitoring procedures. v. Monitoring frequency. vi. Specifications and procedures for device(s) maintenance. vii. Plant and equipment access details for maintenance activities. viii. Maintenance activity schedule defining frequency, area (m²) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix. Performance indicators / intervention levels / triggers for reactive maintenance. x. Any necessary preventative maintenance measures. xi. Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii. Measures to be undertaken when water ponding > 3 hours after storm with filter media clogged or subsoil pipes blocked. xiii. Approximate lifecycle maintenance costs. xiv. The legal entity to maintain a record of all maintenance (including plant replacement) undertaken on the bioretention basin and make it available to Council upon request.

	xv. Undertake inspection and certification of effective operation by RPEQ in accordance with the maintenance management plan.										
Environmental and Landscaping											
24	No damage to retained vegetation Ensure all other existing vegetation to be retained is not disturbed, damaged or removed during implementation of the approved works.										
25	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 use of the first stage. <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>SCHEMATIC DESIGN MASTERPLAN</td><td>DUNN AND MORAN</td><td>4/02/2026</td><td>SHEETS 1-6</td><td>C</td></tr></table> and include in particular: i. 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. ii. Landscaping must comply with the approved bushfire management plan. iii. Feature tree species must be a minimum bag size of 200L at the time of planting. iv. Tree species must be a minimum bag size of 100L at the time of planting. v. Palm species must be a minimum 3 metres in height at the time of planting. vi. Shrub species must be a minimum 200mm pot size at the time of planting. vii. Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. viii. 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. ix. Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting. x. 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. xi. The locations and cross section of all proposed bio-retention systems as required by the sites approved Stormwater Management Plan and identify: xii. Proposed filter media depths and surface treatments. xiii. Include frontage fencing as shown on the approved stamped drawings, the subject of this application. Ensure frontage fencing is located on the internal side of landscape buffer areas and ensure the fencing located atop the retaining wall facing Baileys Mountain Road is painted a charcoal colour. xiv. The landscape buffer between the retaining wall and the boundary with Baileys Mountain Road must contain tree planting at 6m centres where trees aren't able to be located within the rear yard of private lots. xv. Tree planting must be positioned at least 3m away from buildings (including rooflines); where this is not possible, trees must be substituted with shrubs (e.g. Syzygium 'Resilience') in 100L bag size. xvi. Where tiered retaining walls are provided, the tier area must be planted with screening shrubs. xvii. Include screening shrubs in the 600mm setback area between the fence and the entry road dedication area to the west. b Construct and maintain the private landscaping identified above at no cost to Council at all times.	Drawing Title	Author	Date	Drawing No.	Ver	SCHEMATIC DESIGN MASTERPLAN	DUNN AND MORAN	4/02/2026	SHEETS 1-6	C
Drawing Title	Author	Date	Drawing No.	Ver							
SCHEMATIC DESIGN MASTERPLAN	DUNN AND MORAN	4/02/2026	SHEETS 1-6	C							
26	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 the commencement of use of the first stage.								
		<table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>SCHEMATIC DESIGN MASTERPLAN</td><td>DUNN AND MORAN</td><td>4/02/2026</td><td>SHEETS 1-6</td><td>C</td></tr></table>	Drawing Title	Author	Date	Drawing No.	Ver	SCHEMATIC DESIGN MASTERPLAN	DUNN AND MORAN	4/02/2026
Drawing Title	Author	Date	Drawing No.	Ver						
SCHEMATIC DESIGN MASTERPLAN	DUNN AND MORAN	4/02/2026	SHEETS 1-6	C						
		and include in particular:								
		- i The 2.5m wide pedestrian pathway located within the recreation linkage - ii Demonstrate compliance with Section 4.4 Desired Standards of Service of Part 4 Local government infrastructure plan of the City Plan for trunk recreational parks. - iii Ensure street trees are planted within the road reserve directly fronting the site. - iv 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 - v All street trees planted must be a minimum 100L bag size. - vi All vegetation species associated with the rehabilitation of the site to be in accordance with the approved rehabilitation plan. - vii Vehicle exclusion bollards to be located on the boundary line between the road reserve and public open space (conservation). - viii Access infrastructure ie: gates, bollards and fencing to be in accordance with SC6.12.10 – Land development guidelines Standard drawings - ix Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical ie: acoustic fencing. - x Retention of existing vegetation. - xi Where trees are located near side boundaries or underground services, root containment systems must be utilised. - xii Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity. - xiii Trees must be a minimum 2 metre distance laterally from the inlet gullies. - xiv All built structures and planning associated with an entry statement must be located within private property. - xv 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. - xvi All batters treated in accordance with the Change to ground level and creation of new waterways code of the City Plan. - xvii All retaining structures must be wholly contained within the development footprint in accordance with City Plan Policy SC6.11 – Land development guidelines.								
	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 use of the first stage in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 7 – Procedures.								
27	Retaining walls (specific condition)									
	a.	Retaining walls throughout the site must be of concrete sleeper construction to minimise the transverse width of the walls and to ensure footing design is compatible with the required landscaping outcomes.								
	b.	Retaining walls (including associated footings and drainage) must be setback a minimum 1.5m from the public street boundary with Baileys Mountain Road.								
	c.	Concrete sleeper and blockwork retaining walls throughout the site must be split face, stone or wood pattern finish and must be charcoal colour, unless otherwise approved in writing by Council.								

	d. Where walls are tiered, an inter-wall tier of minimum 1m must be provided. The 1m distance must be measured from the wall face of the lower wall to the wall face of the upper wall.
28	Boundary fences a Construct a boundary fence between open space/private land generally in accordance with City Plan Policy SC6.12.5 – Land development guidelines – Public open space standards table 5.10. The boundary fence must be constructed prior to commencement of the use. b The boundary fence must be: - i A maximum of 1.2 metres in height if solid/non transparent construction; or - ii A maximum of 1.8 metres in height if 50% transparent construction
29	Koala safe road design (specific condition) Obtain an operational works approval for the design and implementation of wildlife signage to minimise the risk of koala death or injury from vehicle strike in accordance with the Queensland Manual of Uniform Traffic Control Devices (MUTCD) 2023 prepared by the Department of Transport and Main Roads, prior to commencement of use: a Install appropriate wildlife signage in accordance with the DTMR Queensland Manual of Uniform Traffic Control Devices (MUTCD) 2023. b Locations of the signs are to be determined during the operational works assessment process having regard to the amended Fauna Management Plan.
Transport	
30	Off street vehicle and car parking facilities a Design and construct off street vehicle facilities at no cost to Council, generally in accordance with the Transport code of the City Plan and include in particular: - i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles and parking spaces) must be in accordance with the approved drawings. - ii All internal roadways (for circulation and access to parking spaces), must be constructed within the first stage of the development. - iii Residential visitor spaces must be freely accessible. - iv All spaces are drained and sealed. Visitor car parking spaces are also line marked. - v Tandem car parking spaces (located within driveways of dwellings) must only be allocated to residents of the same dwelling. - vi Clearly identified signage and directional markings including: • Signage within the site directing entering motorists to visitor parking locations. • Signage and line marking indicating 'visitor parking' for visitor spaces. • Delineation and signage indicating 'turn-around bay' for vehicle turn-around 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.
31	Off street bicycle parking facilities a Design and construct off street bicycle parking facilities at no cost to Council, generally in accordance with the Transport code of the City Plan and include in particular: - i The off-street bicycle parking facilities must be in accordance with the approved drawings. - 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 at no cost to

	Council at all times.															
32	Loading and unloading (excluding waste collection vehicles) a Loading and unloading of service vehicles 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 A vehicle, or 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.															
Engineering																
33	New roads/ intersections a Obtain an operational works approval for the design and construction of the proposed new road, including the vehicle turning area facility shown within the drawings provided to satisfy the ‘Amended Drawings’ condition within the ROL component of this decision notice, prior to commencement of the use of the first stage at no cost to Council and include in particular: - i Road geometry (cross-section profile) to a “Residential Collector Street” classification. - ii The road is required to have ‘barrier’ kerb and channel. - iii The pavement (and surfacing) of the turning area must be the same as the adjacent residential street. The turning area must not be a driveway type, it must be constructed to form part of the road system. b 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.															
34	New intersection – Baileys Mountain Road / New Road intersection a Obtain an operational works approval for the design and construction of a channelised intersection in Baileys Mountain Road, at the location of the ‘New Road’, as marked on the drawings listed below (as ‘amended in red’ in accordance with ‘Condition 2’ of this approval), prior to the commencement of use of the first stage, 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>Functional Layout – Cover Sheet, Legends and Notes</td><td>Colliers</td><td>12/03/2026</td><td>23BRT0507-15</td><td>B</td></tr><tr><td>Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban</td><td>Colliers</td><td>12/03/2026</td><td>23BRT0507-16</td><td>B</td></tr></table> and include in particular: - i Auxiliary Left Turn AUL treatment in Baileys Mountain Road - ii Basic Left Turn BAL treatment in the ‘New Road’. - iii Raised, concrete islands on all approaches of the intersection (Baileys Mountain Road and ‘New Road’), supplemented by regulatory signage, to prevent right-turn movements <u>into</u> the ‘New Road’ from Baileys Mountain Road. - iv ‘Give Way’ line, on the ‘New Road’ approach, to be offset from the intersection (i.e. from the edge of the northbound travel lane on Baileys Mountain Road), consistent with the approved drawings, to achieve sight distance requirements. - v Pavement depth and composition must comply with the Land development guidelines. - vi Any land required to achieve the roadworks must be dedicated to Council. - vii Provide kerb and channel for the full length of the upgrade area or provide certification from a Registered Professional Engineer Queensland (RPEQ) that the approved Stormwater Management Plan and Hydraulic Assessment have been	Drawing Title	Author	Date	Drawing No.	Ver	Functional Layout – Cover Sheet, Legends and Notes	Colliers	12/03/2026	23BRT0507-15	B	Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban	Colliers	12/03/2026	23BRT0507-16	B
Drawing Title	Author	Date	Drawing No.	Ver												
Functional Layout – Cover Sheet, Legends and Notes	Colliers	12/03/2026	23BRT0507-15	B												
Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban	Colliers	12/03/2026	23BRT0507-16	B												

	designed without kerb and channel. viii The works shall include all necessary line-marking and signage. ix Street lighting must be provided in accordance with the Land development guidelines. b Construct and maintain the roads/intersection/private road/driveway 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.										
35	Footpaths a Obtain an operational works approval for the design and construction of all footpaths as generally shown on the drawings 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>Site Plan of Layout (as amended in red)</td><td>Red Door Architecture</td><td>01.04.26</td><td>DA-0-010</td><td>P</td></tr></table> and include in particular: i A minimum 2m wide footpath, located within the verge of the ‘New Road’, connecting the development’s pedestrian access point to the new public pathway located along the ‘New Road’, at the property boundary. ii A minimum 2m wide footpath along Baileys Mountain Road (from the Courtney Drive intersection) to Reserve Road, ensuring connection is provided to the external footpath network. iii A minimum 2m wide footpath connection from either Baileys Mountain Road or Reserve Road to the recreational linkage (REC_LR_0021). This will be through land dedicated to council. 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.	Drawing Title	Author	Date	Drawing No.	Ver	Site Plan of Layout (as amended in red)	Red Door Architecture	01.04.26	DA-0-010	P
Drawing Title	Author	Date	Drawing No.	Ver							
Site Plan of Layout (as amended in red)	Red Door Architecture	01.04.26	DA-0-010	P							
36	Public street lighting a Install a street lighting system, including connections and energising to the proposed new public road, including the vehicle turning area facility shown within the drawings provided to satisfy the ‘Amended Drawings’ condition within the ROL component of this decision notice, prior to commencement of the use of the first stage 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.										
37	Electrical reticulation 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 electricity to the subject building/s.										

	- 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).
38	Telecommunications network 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 the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. - 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).
39	Existing structures and services - a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council. - b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.
40	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.
Sewer and Water Works	
41	Sewer reticulation (<i>Specific condition</i>) - a Design and construct a bolt-down sewer maintenance hole lid at existing Council sewer structure 'MH9000105855', prior to commencement of the use of the first stage, 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 Products to be in accordance with the SEQ IPAM List of Approved Products and Materials, as relevant to the City of Gold Coast. <i>Notes: The above scope can be completed under the standard connections process as outlined in Council's Water and Sewerage Connections Policy.</i> <i>An "Application Work on the City's infrastructure" form is required for the above works.</i>
42	Sewer connection - a Obtain an Operational Works approval for the design and construction of a sewer connection and connect to Council's sewer network at the existing 225mm main in Baileys Mountain Road, prior to commencement of the use of the first stage, 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 development is permitted with a single sewer connection to Council's sewerage network. - iii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition

	- iv 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. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vi Remove / seal / cap redundant sewer property services. <i>Notes: An "Application Work on the City's infrastructure" form is required for the above works.</i> - 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.
43	Water reticulation - a Obtain an Operational Works approval for the design and construction of a water reticulation system in order to connect the proposal to Council's water network at the existing 200mm main in Baileys Mountain Road, and connect the development prior to commencement of the use or Stage 1 at no cost to Council and include in particular: - i The proposed development is permitted to connect to Council's water network through a singular connection as outlined below: 1. This connection will supply a single master meter for potable water; and 2. If required, a single fire meter - ii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - 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. <i>Notes:</i> - i <i>Refer to the 'Fire Loading' condition of this development permit.</i> - ii <i>An "Application Work on the City's infrastructure" form is required for the above works.</i> - iii <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> - iv <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>
44	Sub-metering Provide individual sub-metering for each lot / unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
45	Fire loading Ensure the fire loading does not exceed 15 L/s for 4 hours duration. <i>Explanatory Notes:</i> 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</i>

	<i>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>
46	Fire hydrants Provide a fire hydrant installation system prior to the commencement of the use and generally in accordance with the Fire services in developments accessed by common private title code of the City Plan and City Plan Policy SC6.11 – Land development guidelines – Water supply and sewerage reticulation standards, section 6.8.7 and include in particular: - i All fire hydrants installed must be of dual outlet pillar type with a non-return valve on the riser. - ii The hydraulic performance of the firefighting pillar hydrants on the community title scheme private water main must comply with AS2419.1, as appropriate.
Solid Waste Management	
47	Bin type, storage capacity and storage points Provide the following equipment to service the development prior to commencement of the use at no cost to Council: • 1 x 240L general waste wheelie bin and 1 x 240L recycling wheelie bin for each approved dwelling.
Construction Management	
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 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. - ii Location and details of public information signs with contact name/s and phone numbers. - iii Provide details of proposed sediment and erosion control measures including any rubble grids or shakers. - iv 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.). - v Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours. - vi Provide details of any proposed temporary vehicle crossing points. - vii 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. - viii Provide hours of construction. - ix Demonstrate how the general public will be protected from construction activities. - x 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. xi 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	Certification of works – 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>Rehabilitation management plan</td><td>Prior to commencement of the use</td><td>202 Baileys Mountain Road, Upper Coomera Rehabilitation Management Plan, prepared by S5 Environmental, dated 20 September 2025, Drawing no. S523094_BRMP_01 Ver B</td><td>Suitably qualified professional</td><td>Environmental Assessment 5582 8866</td></tr></table> i The certification is to identify works have been carried out in accordance with the approved vegetation management plan. <table><tr><th colspan="5">Bushfire Management</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan / Drawing</th><th>Expert discipline</th><th>Request Council Section</th></tr><tr><td>A compliance certificate statement</td><td>Prior to the issue of a Building Final</td><td>Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental date 27 February 2025</td><td>A suitably qualified and experienced bushfire management consultant</td><td>Bushfire Assessment</td></tr></table> The certification is to confirm: Development is undertaken in accordance with the approved Bushfire Management Plan. The certification is to also confirm: i Specified Asset Protection / Radiation Zones are created and maintained between building and the retained classified vegetation. ii Confirmation of adequate flow and pressure from a reticulated water source for fire fighting purposes. iii All access routes are able to remain clear of obstacles, to provide safe and effective egress in the event of a bushfire.	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Rehabilitation management plan	Prior to commencement of the use	202 Baileys Mountain Road, Upper Coomera Rehabilitation Management Plan, prepared by S5 Environmental, dated 20 September 2025, Drawing no. S523094_BRMP_01 Ver B	Suitably qualified professional	Environmental Assessment 5582 8866	Bushfire Management					Certified document	Certification date	Plan / Drawing	Expert discipline	Request Council Section	A compliance certificate statement	Prior to the issue of a Building Final	Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental date 27 February 2025	A suitably qualified and experienced bushfire management consultant	Bushfire Assessment
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A compliance certificate statement	Prior to the issue of a Building Final	Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental date 27 February 2025	A suitably qualified and experienced bushfire management consultant	Bushfire Assessment																											
50	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	Prior to commencement of the use of the relevant stage(s)	"Site Based Stormwater Management Plan - 202 Baileys Mountain Road, Upper Coomera Lot 58 on SP191940" prepared by Cozens Regan Group dated April 2026 (Ref. 230094_SWMP_REPORT_C)	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering
	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. - ii Bio retention systems have been constructed in accordance with <i>Water by Design – Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands</i> and any associated hydraulic conductivity tests have been completed.				
51	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	Proposed Townhouse Development 202 Bailey's Mountain Road, Upper Coomera – Acoustic Report; Prepared by: Acoustic Works; Dated: 15 October 2024; Ref: 2024135; Ver: R01C	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.				
52	Certification of works – Geotechnical Engineering				

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

a. Geotechnical Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requestin g Council Section
Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

- i All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.

b. Geotechnical Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requestin g Council Section
Batters construction	Immediately after completion of all earthworks on site		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance

The certification is to confirm:

- i All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.

c. Geotechnical Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction earthworks certification	Immediately after completion of all earthworks on site	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance

The certification is to confirm:

- i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments.
- ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007.
- iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 – Minimum Relative

	Compaction of AS3798-2007.																														
53	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table border="1"> <tr> <th colspan="5">a. 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 commencement of the use of each stage</td><td>-</td><td>An authorised supplier (e.g. Energex)</td><td>Development Compliance</td></tr> </table> The certification is to confirm: i Electricity supply is available to the development site and all proposed dwellings. <table border="1"> <tr> <th colspan="5">b. 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>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).</td><td>Prior to commencement of the use of each stage</td><td>-</td><td>The authorised telecommunication carrier (e.g. Telstra, NBN Co)</td><td>Development Compliance</td></tr> </table> The certification is to confirm: i Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).	a. Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for electricity supply	Prior to commencement of the use of each stage	-	An authorised supplier (e.g. Energex)	Development Compliance	b. Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use of each stage	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance
a. Subdivision Engineering																															
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																											
Certificate for electricity supply	Prior to commencement of the use of each stage	-	An authorised supplier (e.g. Energex)	Development Compliance																											
b. Subdivision Engineering																															
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																											
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use of each stage	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance																											
54	Certification of works - Water and Waste Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows: <table border="1"> <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>Water and Waste</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	Water and Waste																						
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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	Water and Waste																												

55	Certification of works – Solid Waste Management Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Water and Waste</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requestin g Council Section</th></tr><tr><td>Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the loading of the waste collection vehicle</td><td>Prior to commencement of the use</td><td>Functional Layout, drawing '23BRT0507-06' Revision C dated 27-05-25 by Colliers International Engineering & Design (TTMC) Pty Ltd</td><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Water and Waste</td></tr></table> The certification is to confirm: - i The RPEQ has approved a hardstand design 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 - ii Internal road, driveway and manoeuvring areas subject to waste collection vehicle (WCV) loading are designed and constructed to withstand the fully loaded vehicle weight of the nominated WCV (WCV details can be found in City Plan Policy SC6.16 – Solid waste management) and have been inspected by the certifying RPEQ.	Water and Waste					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requestin g Council Section	Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the loading of the waste collection vehicle	Prior to commencement of the use	Functional Layout, drawing '23BRT0507-06' Revision C dated 27-05-25 by Colliers International Engineering & Design (TTMC) Pty Ltd	Registered Professional Engineer of Queensland (RPEQ)	Water and Waste
Water and Waste																
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Design and construction of areas subject to waste collection vehicle manoeuvres have been completed to withstand the loading of the waste collection vehicle	Prior to commencement of the use	Functional Layout, drawing '23BRT0507-06' Revision C dated 27-05-25 by Colliers International Engineering & Design (TTMC) Pty Ltd	Registered Professional Engineer of Queensland (RPEQ)	Water and Waste												
56	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table><tr><th colspan="2">Environmental Assessment</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>Environmental scientist, restoration ecologist or similar with demonstrated experience in undertaking rehabilitation works within the South East Queensland Bioregion.</td><td>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	Environmental scientist, restoration ecologist or similar with demonstrated experience in undertaking rehabilitation works within the South East Queensland Bioregion.	In accordance with the submitted Rehabilitation Management Plan.									
Environmental Assessment																
Expertise required of the suitably qualified professional	Actions to be overseen by the professional															
Environmental scientist, restoration ecologist or similar with demonstrated experience in undertaking rehabilitation works within the South East Queensland Bioregion.	In accordance with the submitted Rehabilitation Management Plan.															
57	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – 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 successful completion of the Initial site works including primary weed control and planting. - Confirm commencement of the of </td><td>Prior to the commencement of the 1-year establishment</td><td>Environmental Assessment 07 5582 8866</td></tr></table>	Purpose	Hold Point	Council contact	- Confirm the successful completion of the Initial site works including primary weed control and planting. - Confirm commencement of the of	Prior to the commencement of the 1-year establishment	Environmental Assessment 07 5582 8866									
Purpose	Hold Point	Council contact														
- Confirm the successful completion of the Initial site works including primary weed control and planting. - Confirm commencement of the of	Prior to the commencement of the 1-year establishment	Environmental Assessment 07 5582 8866														

	12-month establishment period in accordance with the approved Rehabilitation Management Plan.	period.	
	- Confirm 90% survival rate of plantings and 90% reduction in weeds. - Confirm completion of 12-month establishment period. - Confirm commencement of 12-month maintenance period in accordance with the approved Rehabilitation Management Plan.	Prior to the commencement of the 1-year on-maintenance period.	Environmental Assessment 07 5582 8866
	- Confirm 90% survival rate of plantings and 90% reduction in weeds. - Confirm completion of 12-month maintenance period in accordance with the approved Rehabilitation Management Plan.	At the end of the 1-year on-maintenance period, prior to plan sealing.	Environmental assessment (07) 5582 8866
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.			
58	Erosion and sediment control plan a Obtain a Management Plan approval for an Erosion and sediment control plan or include as part of an associated Operational Works application 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, at no cost to Council. b The Erosion and sediment control plan must be prepared by a suitably qualified professional and include in particular: - i Sediment control structures (e.g.: sediment fence) placed at the base of all materials on site to mitigate sediment run-off. - ii a perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. - iii sediment basin(s) proposed for the construction phase designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). - iv sediment basin 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 sediment basin(s) and associated structures such as inlets, outlets and spillways 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 all polluted / contaminated water from the site, including dewatering discharge, is		

	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 all inspections for erosion and sediment control measures are in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance.	
59	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.	
60	Notice of works timetable Provide a Notice of works timetable for Commencement of work 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.	
Plumbing and Drainage Act 2018		
61	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note: 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:	
	Open Space Assessment	
	Operational works - landscape works (Public works)	
	Landscape Assessment	
	Operational works - landscape works (Private works)	
	Transport Assessment	
	Operational works - infrastructure	
	Contributed Assets	
	Connections / disconnections: Application to work on the City's Infrastructure	
	Development Assessment	
	Operational works - infrastructure	

	A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.
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: - e Is not negated by the issuing of this development approval; - f Applies on all land and water, including freehold land; - g Lies with the person or entity conducting an activity; and - h 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	Properly made submissions There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the 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: - 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.
H	Access from/works in State-controlled road All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
I	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.
J	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website Fire Ants Portal (daf.qld.gov.au).
K	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.
L	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.
M	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/
N	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.
O	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
P	Further works – only keep if conditioning mains replacements The condition for the replacement of water / sewer infrastructure may require a development to provide temporary services in order not to interrupt other properties. This may include items such as a tanker for managing upstream sewer flow or water tanks. The works also may require the construction to be undertaken outside of normal hours. These items will be at no cost to Council.
Q	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.
R	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
S	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
T	Water meter arrangements - Class 1 Building (Townhouse Style) Community Title Scheme (CTS) developments A combined fire and domestic water meter is the only acceptable assembly for a Class 1 building development. If the development includes other building classes (in addition to Class 1 buildings) within the site, the development will require separate fire and domestic meters.

	It is recommended the developer considers the ultimate development scenario to ensure the correct meter types and water servicing strategy is adopted early in the project to avoid rework. Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code
U	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.
V	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
W	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.
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. Queensland Fire and Emergency Services (QFES) provides further information regarding bushfire management and is available on https://www.qfes.qld.gov.au/
Property Notifications	
A	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/2024/317. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline
B	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/2024/317. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.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/2024/317. A

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Development Conditions imposed by Council as Assessment Manager																																																																					
PART C: Development permit for Operational works for Change to ground level																																																																					
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.																																																																				
2	Approved drawings Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council: <table><tr><th colspan="5">Operational Works</th></tr><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Erosion & Sediment Control Cover Sheet and Site Notes</td><td>Cozens Regan Group</td><td>01.04.26</td><td>Job No. 230094 C02</td><td>P4</td></tr><tr><td>Erosion & Sediment Control Site Catchments</td><td>Cozens Regan Group</td><td>06/25</td><td>C03</td><td>P3</td></tr><tr><td>Phase 1A & 1B Preliminaries, Vegetation Removal & Earthworks</td><td>Cozens Regan Group</td><td>01.04.26</td><td>C04</td><td>P5</td></tr><tr><td>Phase 2 Roadworks and Services</td><td>Cozens Regan Group</td><td>01.04.26</td><td>C05</td><td>P4</td></tr><tr><td>Phase 3 Stabilisation Plan</td><td>Cozens Regan Group</td><td>01.04.26</td><td>C06</td><td>P5</td></tr><tr><td>Erosion & Sediment Control Details</td><td>Cozens Regan Group</td><td>03/24</td><td>C07</td><td>P1</td></tr><tr><td>Type 'B' Deemed to Comply Sediment Basin Details</td><td>Cozens Regan Group</td><td>03/24</td><td>C08</td><td>P1</td></tr><tr><td>Overall Earthworks Plan</td><td>Cozens Regan Group</td><td>01.04.26</td><td>C09</td><td>P7</td></tr><tr><td>Bulk Earthworks Plan – 1 of 2</td><td>Cozens Regan Group</td><td>01.04.26</td><td>C10</td><td>P6</td></tr><tr><td>Bulk Earthworks Plan – 2 of 2</td><td>Cozens Regan Group</td><td>01.04.26</td><td>C11</td><td>P7</td></tr><tr><td>Site Sections</td><td>Cozens Regan Group</td><td>01.04.26</td><td>C12</td><td>P6</td></tr></table> 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.				Operational Works					Drawing Title	Author	Date	Drawing No.	Ver	Erosion & Sediment Control Cover Sheet and Site Notes	Cozens Regan Group	01.04.26	Job No. 230094 C02	P4	Erosion & Sediment Control Site Catchments	Cozens Regan Group	06/25	C03	P3	Phase 1A & 1B Preliminaries, Vegetation Removal & Earthworks	Cozens Regan Group	01.04.26	C04	P5	Phase 2 Roadworks and Services	Cozens Regan Group	01.04.26	C05	P4	Phase 3 Stabilisation Plan	Cozens Regan Group	01.04.26	C06	P5	Erosion & Sediment Control Details	Cozens Regan Group	03/24	C07	P1	Type 'B' Deemed to Comply Sediment Basin Details	Cozens Regan Group	03/24	C08	P1	Overall Earthworks Plan	Cozens Regan Group	01.04.26	C09	P7	Bulk Earthworks Plan – 1 of 2	Cozens Regan Group	01.04.26	C10	P6	Bulk Earthworks Plan – 2 of 2	Cozens Regan Group	01.04.26	C11	P7	Site Sections	Cozens Regan Group	01.04.26	C12	P6
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3	When the approval lapses if works is not completed This approval will lapse if the works is not completed by 10 September 2032, in accordance with section 88 of the <i>Planning Act 2016</i> .																																																																				
Engineering																																																																					

4	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 an 'on maintenance' inspection, at no cost to Council. b Maintain the rectified Council infrastructure at no cost to Council at all times.
5	Earthworks a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.12 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings. b Maintain the earthworks identified above at no cost to Council at all times.
Stormwater Drainage	
6	Overland flow paths and hydraulic alterations b Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. c The development must not: - i Increase peak flow rates downstream from the site. - ii Increase flood levels external to the site. - iii Increase duration of inundation external to the site that could cause loss or damage.
7	Erosion and sediment control a Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council: b Undertake works generally in accordance with the Operational works approval and include in particular: - i Sediment controls must be maintained and amended as necessary to ensure the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 – Table A). - ii Erosion, sediment and dust control measures must be implemented in accordance with the approved plan / drawings and Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). - iii Sediment control structures e.g.: sediment fence, must be placed at the base of all materials imported on site to mitigate sediment run-off. - iv A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. - v All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site. - vi Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 - Compliance.

8	Stormwater drainage Construct and maintain the stormwater drainage system identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Planning Policy SC6.12 – Land development guidelines, sections 4 Stormwater drainage and water sensitive urban design standards, 7 Procedures, 8.5 As-constructed requirements, 9 Specifications and 10 Standard drawings.																																													
Construction Management																																														
9	Certification of works - Geotechnical Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table border="1" style="width: 100%;"> <tr> <th colspan="5">Operational Works</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>Appendix A Certification – City Plan Policy SC6.12 - Land Development Guidelines</td><td>Upon practical completion of Earthworks</td><td style="text-align: center;">-</td><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>Contributed Assets</td></tr> </table> The certification is to confirm: - i All works is undertaken generally in accordance with the Operational works approval. <table border="1" style="width: 100%;"> <tr> <th colspan="5">Geotechnical 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>Geotech certification for stability</td><td>Upon practical completion of works.</td><td style="text-align: center;">N/A</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Contributed Assets</td></tr> </table> The certification is to confirm: - i Cut/fill batters associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure. - ii Constructed cut/fill batters on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure. <table border="1" style="width: 100%;"> <tr> <th colspan="5">Geotechnical 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 style="height: 40px;"></td><td></td><td></td><td></td><td></td></tr> </table>	Operational Works					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Appendix A Certification – City Plan Policy SC6.12 - Land Development Guidelines	Upon practical completion of Earthworks	-	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets	Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets	Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section					
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	Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets						
	The certification is to confirm: - i Earthworks have been carried out in accordance with AS 3798-2007: Guidelines on earthworks for commercial and residential developments. - ii Supervision of bulk earthworks was completed to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007. - iii Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.										
10	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions: <table><tr><th colspan="2">Operational Works</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>Registered Professional Engineer of Queensland (RPEQ)</td><td>All supply, installation, construction, testing and commissioning of works</td></tr></table>					Operational Works		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	Registered Professional Engineer of Queensland (RPEQ)	All supply, installation, construction, testing and commissioning of works
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11	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.										
12	Haulage access/site management plan - a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing. - b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular. - i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers - ii Provide Loading/unloading operations. - iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. - iv Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. - v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council.										

	vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Comply with the Haulage access/site management plan during all construction works at no cost to Council.						
13	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.						
14	Earthworks and Services as-constructed data Prepare and submit for approval as-constructed data for the constructed Earthworks, footpath and services generally in accordance with City Plan Policy SC6.12 – Land development guidelines, section 8.5 prior to request for practical completion of the works/ prior to acceptance of On maintenance.						
15	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines for the following: <table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td>Review and discuss Operational works – change to ground level approval</td><td>Contributed Assets 07 5582 9034</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	Council contact	Review and discuss Operational works – change to ground level approval	Contributed Assets 07 5582 9034		
Purpose	Council contact						
Review and discuss Operational works – change to ground level approval	Contributed Assets 07 5582 9034						
16	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 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 works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines</td><td>As indicated in SC6.12 City Plan Policy – Land development guidelines</td><td>Contributed Assets 07 5582 9034</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 works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines	As indicated in SC6.12 City Plan Policy – Land development guidelines	Contributed Assets 07 5582 9034
Purpose	Hold Point	Council contact					
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines	As indicated in SC6.12 City Plan Policy – Land development guidelines	Contributed Assets 07 5582 9034					
17	Practical Completion Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines, section 7.3.1 City civil engineering inspections for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm completion of works have</td><td>Prior to receiving</td><td>Contributed Assets</td></tr></table>	Purpose	Hold Point	Council contact	Confirm completion of works have	Prior to receiving	Contributed Assets
Purpose	Hold Point	Council contact					
Confirm completion of works have	Prior to receiving	Contributed Assets					

	been undertaken in accordance with this approval	a practical completion letter	07 5582 9034
Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.			
Advice Notes			
A	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.		
B	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.		
C	Encroachment of works If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.		
D	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</i>		

	<i>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.
E	Water usage The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water and Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
F	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.

Development Conditions imposed by Council as Assessment Manager**PART D: Development permit for Operational works for Tree works****General****1 Approved drawings**

Undertake and maintain the development generally in accordance with the following drawings:

Environmental Assessment

Drawing Title	Author	Date	Drawing No.	Ver
Attachment 10: Tree Clearing Plan	S5 Environmental	9 June 2025	S523094_VMP_001	B
Attachment 10: Tree Survey Table Sheet 1 of 3	S5 Environmental	9 June 2025	S523094_VMP_006	B
Attachment 10: Tree Survey Table Sheet 2 of 3	S5 Environmental	9 June 2025	S523094_VMP_007	B
Attachment 10: Tree Survey Table Sheet 3 of 3	S5 Environmental	9 June 2025	S523094_VMP_008	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.

2 Approved Plans – Fauna Management Plan

Undertake and maintain the development generally in accordance with the following plans:

Environmental Assessment

Plan Title	Author	Date	Plan Reference No.	Ver
Vegetation Management Plan	S5 Environmental	9 June 2025	S523094_VMP_001	B
Fauna Management Plan	S5 Environmental	27 February 2025	S523094_FMP_001	A

3 Scope of works

Undertake the vegetation clearing in accordance with the following scope of works:

Vegetation ID No.	Quantity and species	Approved works	Justification of works
Trees 5 – 7, 11 – 15, 18 – 20, 22 – 27, 29 – 31, 33, 36 – 41, 44 – 55, 57, 62 – 65, 67 – 75, 83, 85 – 87, 90, 91, 96, 100, 107, 114, 117, 119, 123, 130, 135, 136, 140, 143 – 146, 148, 150, 151, 154, 156, 157, 159, 163, 164, 168 – 170, 176 – 179, 181, 182	92 x Mixed species	Total removal	To accommodate approved building footprint

	Trees 1 – 4, 8 – 10, 16, 17, 21, 28, 32, 34, 35, 43, 56, 58, 60, 61, 66, 82, 84, 88, 89, 92 – 95, 97 – 99, 101 – 106, 108 – 113, 115, 116, 118, 120 – 122, 124 – 129, 131 – 134, 137 – 139, 141, 142, 147, 149, 152, 153, 155, 158, 160 – 162, 165 – 167, 171 – 175, 180	87 x Mixed species	To be retained	Outside developable footprint										
	Trees 42, 59, 73 and 76	4 x Mixed species	To be retained subject to arborist inspection	Outside developable footprint										
Environmental and Landscaping														
4	Tree pruning and work - a Topping, lopping, spur or spike climbing of any tree must not occur. - b Pruning may only occur in a manner consistent with the <i>Australian Standard AS4373 - 2007 – Pruning of Amenity Trees</i>. - c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with <i>Australian Standard AS4373 - 2007 - Pruning of Amenity Trees</i>.													
5	Root pruning and barriers - a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers. - b Ensure root barriers are installed to a minimum depth of 900mm along the side closest to the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.													
6	No damage to retained vegetation Ensure all other existing vegetation to be retained is not disturbed, damaged or removed during implementation of the approved works.													
7	Fauna management - a Implement the fauna management measures identified in the plan listed below at no cost to Council: <table border="1" data-bbox="284 1462 1401 1601"> <thead> <tr> <th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>Fauna Management Plan</td><td>Burchills</td><td>5 November 2025</td><td>BE160303-RP-VFMP3-00</td><td>-</td></tr> </tbody> </table> - b Undertake the fauna management works generally in accordance with an operational works approval and SC6.8 City Plan policy – Environmental management plans policy of the City Plan; and include in particular: - i 8 nest boxes/hollows are to be installed prior to commencement of tree works. - ii Nest boxes/hollows must be well insulated and rainproof (although where appropriate, drainage holes provided). - iii Nest boxes/hollows are to be placed a minimum of 3m from the ground.				Plan Title	Author	Date	Plan Reference No.	Ver	Fauna Management Plan	Burchills	5 November 2025	BE160303-RP-VFMP3-00	-
Plan Title	Author	Date	Plan Reference No.	Ver										
Fauna Management Plan	Burchills	5 November 2025	BE160303-RP-VFMP3-00	-										
Construction Management														
8	Certification of works													

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
(A) Environmental Assessment				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Vegetation management plan	Post completion of Tree works and prior to commencement of use	Vegetation Clearing Plan, prepared by S5 Environmental, dated 9 June 2025, Drawing no. S523094_VMP_001 Ver B	Suitably qualified professional	Environmental Assessment 5582 8866
The certification is to identify works have been carried out in accordance with the approved vegetation management plan.				
(B) Environmental Assessment				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post clearance Arborist Report	Post completion of works		Suitable qualified professional	Environmental Assessment 5582 8866
The certification is to confirm: i. Compliance with the approved Vegetation management plan is achieved.				
(C) Environmental Assessment				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post clearance fauna spotter catcher report	Within 5 business days of completion of works		Suitable qualified professional	Environmental Assessment 5582 8866
The certification is to identify: i Any fauna impacted by works ii Any fauna relocated iii Any fauna requiring medical attention iv GPS locations of installed nest boxes				
9	Supervision of works During construction of any works the following professionals must be appointed to supervise the below described actions:			

	Environmental Assessment					
	Expertise required of the suitably qualified professional	Actions to be overseen by the professional				
	Minimum AQF Level 5 Arborist	- Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained - Ensure actions / recommendations from the pre-start meeting/Arborist report/Vegetation management plan are undertaken.				
	DESTI approved spotter catcher must be present: - Prestart meeting - Damage to / removal of vegetation	- Ensure identification of all fauna habitat trees prior to commencement of works. - Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible. - Identify replacement nest boxes or habitat creation (in retained trees) requirements, to replace lost hollow bearing habitat trees. - Ensure fauna exclusion fencing has been installed along Bailey Mountains Road and Old Coach Road				
10	Pre-clearance report Submit a pre-clearance (fauna assessment) report for review 1 week prior to the pre-start meeting, generally in accordance with the Environmental significance overlay code and City Plan Policy SC6.8 – Environmental management plans and include: - a Detailed pre-clearance survey by a DESTI approved Spotter Catcher undertaken no more than 2 weeks prior to commencement of works. - b Fauna management controls.					
11	Pre-start inspection Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following: <table><tr><td>Purpose</td><td>Council contact</td></tr><tr><td> - Undertake a meeting on site to discuss matters related to fauna assessment and tree protection fencing prior to commencement of works. - Ensure DESTI spotter catcher and supervising arborist is present. - Confirm that tree protection fencing has been implemented prior to commencement of works. - Confirm trees with habitat features have been clearly identified and marked. - Confirm trees for removal have been clearly identified and marked. - Confirm 8 nest boxes has installed in accordance with the Nest Box Management Plan in the approved Fauna Management Plan - Ensure fauna exclusion fencing has been installed along Bailey Mountains Road and Old Coach Road </td><td>Environmental Assessment 07 55828866</td></tr></table>		Purpose	Council contact	- Undertake a meeting on site to discuss matters related to fauna assessment and tree protection fencing prior to commencement of works. - Ensure DESTI spotter catcher and supervising arborist is present. - Confirm that tree protection fencing has been implemented prior to commencement of works. - Confirm trees with habitat features have been clearly identified and marked. - Confirm trees for removal have been clearly identified and marked. - Confirm 8 nest boxes has installed in accordance with the Nest Box Management Plan in the approved Fauna Management Plan - Ensure fauna exclusion fencing has been installed along Bailey Mountains Road and Old Coach Road	Environmental Assessment 07 55828866
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12	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.
Advice Notes	
A	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.
B	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/
C	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.

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

Details of proposed development

The proposed development is for a Combined application (impact assessable) for the following at 202 Baileys Mountain Road, Upper Coomera:

- PART A: Development permit for Reconfiguring a lot for boundary realignment
- PART B: Development permit for Material change of use for Multiple dwelling (72 x dwellings)
- PART C: Development permit for Operational works for Change to ground level
- PART D: Development permit for Operational works for Tree works

Assessment benchmarks

The following assessment benchmarks applied to the proposed development:

- Strategic framework
- Emerging community zone code
- Bushfire hazard overlay code
- Environmental significance overlay code
- Landslide hazard overlay code
- Road widening requirement overlay code
- Multiple accommodation code
- Fire services in developments accessed by common private title code
- General development provisions code
- Healthy waters code
- On-site sewerage facilities code
- Telecommunications and broadcasting facilities code
- Transport code
- Vegetation management code

Relevant matters

The proposed development was assessed against, or having regard to, the following relevant matters:

- Concurrently assessed development application for Reconfiguring a lot (Council reference: ROL/2024/116), and associated infrastructure requirements and development sequencing.

Matters raised in submissions

<i>Issue</i>	<i>How matter was dealt with</i>
<i>Traffic and infrastructure capacity</i>	A number of submissions were received regarding traffic and infrastructure capacity to support the proposed development. The development is located in an Emerging community zone, which has been investigated and adopted into the City Plan as an area earmarked for additional density. The external road network is proposed to be upgraded by the City for the realignment of Baileys Mountain Road to create a fourth leg of the roundabout at intersection of Reserve Road / Old Coach Road. These works are to be delivered by the

	City, with a nominal construction timeframe of 2030-31. The new public road and intersection have been designed in accordance with the Transport code. SIDRA Intersection assessment for the proposed 'interim' intersection configuration identifies that the intersection would be expected to maintain sufficient capacity across the 10-year design horizon, to 2037 (for background growth and Courtney Drive 'precinct' development traffic). Water and sewer capacity assessment have been undertaken and assessed by City officers. Conditions have been recommended requiring the extra payments made towards the existing sewer network. Conditions of approval require the delivery of both non-trunk and trunk infrastructure to suitably cater for the proposed development.
<i>Ecology</i>	Submissions were received regarding impact on ecology as a result of the proposed development. The applicant has provided an Ecological Site Assessment, Fauna Management Plan and Rehabilitation Management Plan which have been assessed by the Environmental Assessment team and have confirmed compliance with the Environmental significance overlay code. The rehabilitation of Yaun Creek and dedication as Council conservation results in an improved environmental outcome. Conditions have been recommended requiring an operational works approval for the design and implementation of wildlife signage in accordance with the Queensland Manual of Uniform Traffic Control Devices (MUTCD) 2023.
<i>Bushfire</i>	A Bushfire Management Plan has been provide demonstrating compliance with the Bushfire hazard overlay code. The development provides appropriate buffers to areas identified as being within a Bushfire hazard area and the development will not exacerbate Bushfire hazard risk to external properties.

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 development provides 72 dwellings in an Emerging community zone.
- The development utilises land and infrastructure efficiently and responds to the site constraints.
- The development appropriately transitions vacant land to new communities.
- A recreation linkage which provides a connection to the west to a future 1ha park in adjacent lot. Conditions have been recommended requiring the continuation of this linkage (non-

trunk) to the east, through the future road resumption area, and along Baileys Mountain Road to provide a link to the greater pedestrian footpath network.

- The development contributes to a safe, healthy and cohesive community through the provision of well embellished communal open space, including a swimming pool and shaded seating areas. This provides opportunities for social interaction and passive recreation.
- The development contributes to the planned interconnected transport network within the Courtney Drive precinct through delivery of a new public road connection (and interim restricted manoeuvring intersection) to Baileys Mountain Road, which will ultimately facilitate access to surrounding development sites. The interim arrangement is considered acceptable until the ultimate infrastructure intent is delivered. Once Baileys Mountain Road is realigned as part of Council's upgrade works, the interim restriction will be removed, and all-movements access will be provided.
- The external road network is to be upgraded by the City for the realignment of Baileys Mountain Road to create a fourth leg of the roundabout at the intersection of Reserve Rd / Old Coach Rd. These works are to be delivered by the City, with a nominal construction timeframe of 2030-31.
- Conditions have been recommended requiring land dedication, construction of the new intersection, public street lighting, active transport infrastructure, public footpaths and a compliant vehicle turning facility to ensure a safe and efficient road network.
- The townhouse design incorporates private open space, outdoor living areas and building articulation that supports natural light, ventilation and subtropical design principles.
- Dwellings are orientated towards public streets and internal circulation areas, providing active frontages and opportunities for passive surveillance.
- The development presents an attractive, semi low-rise residential form that is consistent with the intended character of the Emerging community zone.
- Corner and frontage treatments address the surrounding road network, while landscaping and open space areas contribute positively to the streetscape.
- Yaun Creek will be rehabilitated and dedicated to Council for conservation purposes.
- The development accommodates car parking on site in accordance with the Transport code.
- The development will manage stormwater to meet the quality and quantity objectives identified in the Healthy waters code.

Matters prescribed by a regulation

Not applicable