

Our reference: ROL/2024/116
Your reference: 11694

Decision notice — approval (with conditions)

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

Date of decision notice: 23 September 2026

Applicant details

Applicant name: Norfolk Estates Pty Ltd ATF The Solander Investments Unit Trust

Applicant contact details: C/- Saunders Havill Group
9 Thomas St
BOWEN HILLS QLD 4006

Application details

Application number: ROL/2024/116

Approval sought: Development permit (Impact assessment)

Details of proposed development: Reconfiguring a lot for a 7 into 195 lot subdivision, including 187 residential lots, 1 environmental lot, 5 drainage lots, 2 open space (park) lots, and new public roads.

Location details

Street address:

- 176 Baileys Mountain Road, Upper Coomera
- 41 Courtney Drive, Upper Coomera
- 53 Courtney Drive, Upper Coomera
- 288 Reserve Road, Upper Coomera
- Lot 57 Reserve Road, Upper Coomera
- 202 Baileys Mountain Road, Upper Coomera
- 31 Courtney Drive, Upper Coomera

Real property description: Lot 183 RP156422, Lot 185 RP173727, Lot 186 RP173728, Lot 56 RP162858, Lot 57 SP214370, Lot 58 SP191940, Lot 184 RP173727

Decision

Date of decision 16 September 2026

Decision details: Under Delegated Authority, the Manager 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 Reconfiguring a lot for a 7 into 195 lot subdivision, including 187 residential lots, 1 environmental lot, 5 drainage lots, 2 open space (park) lots, and new public road.

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 – infrastructure
- Operational works – infrastructure
- Operational works – vehicle access
- Operational works - landscape works (Public works)
- Operational works - landscape works (Private works)
- Connections / disconnections: Application to work on the City's Infrastructure
- Temporary Road Closure and Works Zone Permit Application
- Operational Works - infrastructure
- Amended management plan – Rehabilitation management plan
- Operational works - Vegetation clearing

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*)

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

Approved plans and drawings

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 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
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	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.

For further information please contact Kyra Reid, A/ Senior Planner or Alexa 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:
 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																								
General																								
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 Plan sealing of all development stages must occur in a sequential order starting with Stage 1. Then Stage 2, Stage 3, Stage 4, Stage 5, and Stage 6, unless otherwise stated elsewhere within the conditions of this Decision Notice. d Stage 5 is not permitted to be plan sealed until bulk earthworks and retaining walls necessary to accommodate the ultimate delivery of Road 9 within Stage 6 has been completed. e Road 9 road reserve must be dedicated at the same time as plan sealing of Stage 5. <i>Note: Conditions herein require Stage 7 (lots 701 and 702) to be incorporated into Stage 3 and Stage 8 (lots 801 and 802) to be incorporated into Stage 6.</i>																							
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) prior to commencement of any works on site. <table border="1"> <thead> <tr> <th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>Proposal Plan</td><td>Saunders Havill</td><td>4/02/2026</td><td>11694 P 11 – PRO 01</td><td>T</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> <tr> <td>External Roundabout Plan</td><td>Oska Consulting Group</td><td>17/03/2026</td><td>SK013</td><td>1</td></tr> </tbody> </table> The following amendments must be included: - Remove references to Stage 7 and Stage 8. - Incorporate lots 701 and 702 into the staging boundary of Stage 3. The lot numbering of lots 701 and 702 is to remain. - Incorporate lots 801 and 802 and the construction / delivery of Road 9 into the staging boundary of Stage 6. The lot numbering of lots 801 and 802 is to remain. - Incorporate 'Road 9 (land dedication and associated earthworks / retaining works)' into Stage 5. - Road 1 (fronting lots 407, 408, 409, 410 and 413) to be amended to 16.5m wide, ensuring no consequential encroachment into open space. - Show turn around easements over Lots 522 and 801 in favour of Council. - Provide an additional swept path diagram demonstrating that a CoGC side loading refuse collection vehicle (RCV) can safely perform a turnaround (3-point turn) within the turn around easements on Lots 522 and 801.				Drawing Title	Author	Date	Drawing No.	Ver	Proposal Plan	Saunders Havill	4/02/2026	11694 P 11 – PRO 01	T	Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban	Colliers	12/03/2026	23BRT0507-16	B	External Roundabout Plan	Oska Consulting Group	17/03/2026	SK013	1
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	viii. Add annotation on the proposal plan identifying (Land required from lot 58SP191940 is to be consistent with Colliers' 'Functional Layout' (Drawing No. 23BRT0507-16(B), dated 12/03/2026), to facilitate construction of Baileys Mountain Road / 'Road 1' intersection". ix. Add annotation to Colliers' 'Functional Layout' (Drawing No. 23BRT0507-16(B), dated 12/03/2026) identifying that the medians restricting right turns from Baileys Mountain Road are to be raised and concrete. x. External Roundabout Plan by Oska Consulting Group (SK013) to be amended in accordance with the attached reference drawing (as amended in red by Council). xi. Access handle (and associated bin pads) for Lot 406 to be relocated adjacent to Lot 409. xii. Show any amendments to the bin pad locations as a result of any lot layout changes as a result of these amendments. Specifically, identify bin pad locations for Lots 406, 409, 637, and 638. xiii. Show a 3m wide maintenance track within the conservation boundary adjoining the following property boundaries: • northern boundary of current Lot 1 SP205578; • western boundary of proposed Lot 701; and • northern and western boundary of proposed Lot 702. xiv. Show retaining walls in accordance with Condition 28 ('retaining structures'). Note: Amended drawings will not to be endorsed until amended plans conditions have been satisfied.																				
3	Approved Plans – Geotechnical Engineering Undertake and maintain the development generally in accordance with the following plans: <table><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Geotechnical Report Updated Broadscale Geotechnical Investigation and Landslide Risk Assessment for Proposed Residential Subdivision</td><td>Pacific Geotech</td><td>30 June 2025</td><td>PG-12268</td><td>2</td></tr></table>	Geotechnical Engineering					Plan Title	Author	Date	Plan Reference No.	Ver	Geotechnical Report Updated Broadscale Geotechnical Investigation and Landslide Risk Assessment for Proposed Residential Subdivision	Pacific Geotech	30 June 2025	PG-12268	2					
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Geotechnical Report Updated Broadscale Geotechnical Investigation and Landslide Risk Assessment for Proposed Residential Subdivision	Pacific Geotech	30 June 2025	PG-12268	2																	
4	Approved Plans – Civil Engineering Undertake and maintain the development generally in accordance with the following plans including as amended in red by the Council: <table><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><tr><td>Conceptual Stormwater Management Plan</td><td>OSKA Consulting Group</td><td>7 November 2025</td><td>OSK6521-0003-C</td><td>C</td></tr><tr><td>Hydraulic Impact Assessment</td><td>Biome Water and Environmental Consulting</td><td>25 June 2026</td><td>BC-23170</td><td>3</td></tr></table> Ensuring:	Civil Engineering					Plan Title	Author	Date	Plan Reference No.	Ver	Conceptual Stormwater Management Plan	OSKA Consulting Group	7 November 2025	OSK6521-0003-C	C	Hydraulic Impact Assessment	Biome Water and Environmental Consulting	25 June 2026	BC-23170	3
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	a. Bioretention maintenance access has been designed in accordance with SC6.12 – City Plan policy - Land development guidelines Table 4.26.															
5	Approved Plans – Bushfire Assessment Undertake and maintain the development generally in accordance with the following plans including as amended in red by the Council: <table><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><tr><td>Bushfire Mitigation Report at 31-53 Courtney Drive, 176 Baileys Mt Rd, 288 Reserve Rd Upper Coomera</td><td>Eldon Bottcher Architect Pty Ltd</td><td>11/11/2025</td><td>FM6789</td><td>4</td></tr></table> Ensuring: a. 3m wide maintenance track within the conservation boundary adjoining the following property boundaries i northern boundary of current Lot 1 SP205578 ii western boundary of proposed Lot 701 iii northern and western boundary of proposed Lot 702	Bushfire Management					Plan Title	Author	Date	Plan Reference No.	Ver	Bushfire Mitigation Report at 31-53 Courtney Drive, 176 Baileys Mt Rd, 288 Reserve Rd Upper Coomera	Eldon Bottcher Architect Pty Ltd	11/11/2025	FM6789	4
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Bushfire Mitigation Report at 31-53 Courtney Drive, 176 Baileys Mt Rd, 288 Reserve Rd Upper Coomera	Eldon Bottcher Architect Pty Ltd	11/11/2025	FM6789	4												
6	Approved Plans – Environmental Assessment Undertake and maintain the development generally in accordance with the following plans <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Eden Estate Geomorphology Assessment</td><td>Hydrobiology Pty Ltd</td><td>17/11/2025</td><td>B25311</td><td>1.0</td></tr></table> <i>Note: This plan is endorsed in its capacity to address Performance outcome PO5 of the Environmental significance overlay code only.</i>	Environmental Assessment					Plan Title	Author	Date	Plan Reference No.	Ver	Eden Estate Geomorphology Assessment	Hydrobiology Pty Ltd	17/11/2025	B25311	1.0
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Eden Estate Geomorphology Assessment	Hydrobiology Pty Ltd	17/11/2025	B25311	1.0												
7	Amended Plans – Civil Engineering a Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site: <table><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><tr><td>Swept Path Assessment</td><td>Colliers International Engineering & Design (TTMC) Pty Ltd</td><td>10 Nov 2025</td><td>24BRT0559-18</td><td>B</td></tr></table> The following amendments must be included: i. Provide an additional swept path diagram demonstrating that a CoGC side loading refuse collection vehicle (RCV) can safely perform a turnaround (3-point turn) within Lots 522 and 801. b Undertake and maintain the development generally in accordance with the approved plans.	Civil Engineering					Plan Title	Author	Date	Plan Reference No.	Ver	Swept Path Assessment	Colliers International Engineering & Design (TTMC) Pty Ltd	10 Nov 2025	24BRT0559-18	B
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8	Amended Plans – Environmental Assessment															

a	Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:				
Environmental Assessment					
Plan Title		Author	Date	Plan Reference No.	Ver
Rehabilitation management plan - Norfolk Estates 41-53 Courtney Drive Upper Coomera (Drawings 01-13)		Saunders Havill	5 November 2025	-	B
Landscape Concept Design, 41-53 Courtney Drive Upper Coomera		Saunders Havill	November 2025	-	D
The following amendments must be included:					
i. Plantings for Regional Ecosystem (RE)12.3.1(a) Gallery rainforest - must:					
a. be endemic to the Gold Coast,					
b. not include native cultivars; and					
c. not include exotic species					
ii. Plantings for <i>Eucalyptus tereticornis</i> to consist of 3 plants at 2.0m centres (triangular copse) with a total site planting density of 1 per 250m ² .					
a. Couch grass buffer to <i>Eucalyptus tereticornis</i> copse plantings as recommended for bushfire mitigation					
iii. 3m wide maintenance track within the conservation reserve adjoining the northern boundary of current Lot 1SP205578, northern boundary of proposed Lot 702 and the western boundary of Lot 701 and Lot 702.					
9	Staging (specific condition)				
a	Stages are to be delivered in sequential order, starting from Stage 1, then Stage 2, Stage 3, Stage 4, Stage 5 and Stage 6, in accordance with Proposal Plan by Saunders Havill (as required to be amended by “Amended drawings” condition of this decision notice). Specifically, Stages 7 and 8 are not endorsed. To be clear:				
i. Lots 701 and 702 are to occur in Stage 3;					
ii. Lots 801 and 802 are to occur in Stage 6;					
iii. Bulk earthworks and retaining works as necessary to accommodate the ultimate delivery of Road 9 must be completed prior to plan sealing of Stage 5;					
iv. Road reserve for Road 9 must be provided prior to or at the same time as plan sealing of Stage 5; and					
v. The full construction and delivery of Road 9 is to occur within Stage 6.					
<i>Note: This condition requires Stage 7 (lots 701 and 702) to be incorporated into Stage 3 and Stage 8 (lots 801 and 802) to be incorporated into Stage 6. There is therefore no Stage 7 or Stage 8 within this development.</i>					
Trunk Development Infrastructure					
10	Necessary trunk infrastructure (LGIP identified) – Recreation				
a	Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision for Stage 3.				

LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver
REC_LR_0022 – Local recreation park	City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility	Statement of landscape intent - Local Park Concept Plan, drawing 09	Saunders Havill	November 2025	D
REC_LR_0021 – Local recreation linkage	City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility	Statement of landscape intent - Local Park Concept Plan, drawing 09	Saunders Havill	November 2025	D

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 – [“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.

Should a boardwalk be required to facilitate the weir (subject to detailed design), offsets are not applicable for the additional expense. Offsets are only applicable for a standard 2.5 metre wide footpath.

Offsets for the land value of the recreational linkage are not applicable as the linkage does not provide the full width identified within the desired standard of service within the Local Government Infrastructure Plan.

11

Necessary water trunk infrastructure (LGIP identified)

a Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision for Stage 6:

LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver
150mm water main (153m) – PI_P1_PIPE_WSSIP_025	City Plan 4.4.1	Pimpama Water Supply Catchment Map Sheet D1-3– Drawing #12.001	Water and Waste (City of Gold Coast)	11 Nov 2019	1
150mm water main (591m) - PI_P1_PIPE_WSSIP_026	City Plan 4.4.1	Pimpama Water Supply Catchment Map Sheet D1-3– Drawing #12.001	Water and Waste (City of Gold Coast)	11 Nov 2019	1

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 – “Schedule 1 –

	<u>Process if the Council requires the cost of works to be determined through a tender process.”</u> <i>Note:</i> <i>All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.</i> <i>Further note: Conditions 38 (existing roads – Courtney Drive (non-trunk)) and 36 (new intersection – Baileys Mountain Road / ‘Road 1’ intersection) require upgrades to Baileys Mountain Road within Stage 1 and Courtney Drive within Stage 3. The applicant can provide the conditioned water main earlier than Stage 6 to ensure efficient infrastructure delivery.</i>												
12	Necessary sewer trunk infrastructure (LGIP identified) a Provide the following necessary trunk infrastructure (LGIP identified), in accordance with the specified standard of service, prior to a request is made to Council to approve the plan of subdivision for the first stage of the development to proceed, irrespective of the stage number. <table><tr><th>LGIP infrastructure item identified</th><th>Desired Standard of Service</th><th>Drawing Title & Drawing No</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>150mm gravity sewer infrastructure (400m) – GPI08A</td><td>City Plan 4.4.2</td><td>Pimpama sewerage catchment- Drawing #12.001</td><td>Water & Waste (City of Gold Coast)</td><td>15 Nov 2019</td><td>1</td></tr></table> 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 – <u>“Schedule 1 – Process if the Council requires the cost of works to be determined through a tender process.”</u> <i>Note: All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.</i>	LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver	150mm gravity sewer infrastructure (400m) – GPI08A	City Plan 4.4.2	Pimpama sewerage catchment- Drawing #12.001	Water & Waste (City of Gold Coast)	15 Nov 2019	1
LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver								
150mm gravity sewer infrastructure (400m) – GPI08A	City Plan 4.4.2	Pimpama sewerage catchment- Drawing #12.001	Water & Waste (City of Gold Coast)	15 Nov 2019	1								
13	Necessary trunk infrastructure (LGIP identified) – 315m² a Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision for stage 1: Dedicate as road 315m² of land for TRN_INT_30 - Old Coach Road / Reserve Road. <table><tr><th>LGIP infrastructure item identified</th><th>Desired Standard of Service</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Issue</th></tr><tr><td>Land</td><td>TRN_INT_30</td><td>Arterial Road – Baileys Mountain Road, Upper Coomera, Preliminary Design, Land Acquisition Plan, Lot 183 RP156422 drawing number: 27144.P305</td><td>City of Gold Coast</td><td>11/06/2020</td><td>A</td></tr></table> b Comply with the requirements contained within 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>	LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No.	Author	Date	Issue	Land	TRN_INT_30	Arterial Road – Baileys Mountain Road, Upper Coomera, Preliminary Design, Land Acquisition Plan, Lot 183 RP156422 drawing number: 27144.P305	City of Gold Coast	11/06/2020	A
LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No.	Author	Date	Issue								
Land	TRN_INT_30	Arterial Road – Baileys Mountain Road, Upper Coomera, Preliminary Design, Land Acquisition Plan, Lot 183 RP156422 drawing number: 27144.P305	City of Gold Coast	11/06/2020	A								
14	Necessary trunk infrastructure (LGIP identified) – 4,998m² a Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision for stage 1:												

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
Land	Intersection Upgrade	Arterial Road - Baileys Mountain Road Upper Coomera Preliminary Design Land Acquisition Plan Lot 58	27144.P304	Burchills	11/06/2020	A
b Dedicate as road the land identified above prior to sealing of the survey plans (unless otherwise already dedicated). c 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.						
15	Extra payment condition – Sewer a Pay to Council extra trunk infrastructure costs in the amount of \$101,276.52, prior to a request is made for Council to approve the plan of subdivision for Stage 5. b This condition has been imposed as the development will require 7.8kL of additional emergency storage at sewer pump station SPS PA01 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 rate cost x adjustment factor x ((1+i)ⁿ), where: Base unit rate cost = 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 = 3.25% - indexation (10 year average of ABS 6247 roads and bridges index 3101 Queensland Table 17) n = 14, i.e. the number of years the cost is being brought forward, from the beginning of the planning horizon year in which the additional storage is needed 2032, 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 7.8 kL at SPS PA01 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 PA01.

e 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.

16 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 plan sealing of the first stage 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

Ensuring 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 *Austrroads 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.” <i>Note: All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.</i>																		
Property																			
17	Land dedication – Baileys Mountain Road / Courtney Drive a Dedicate, at no cost to Council, the land identified on the drawings listed below (as ‘amended in red’ in accordance with ‘Condition 1’ 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 183 RP156422 and lot 58 SP191940, to facilitate construction of a channelised intersection at Baileys Mountain Road / ‘Road 1’</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><tr><td>Land, from lot 186 RP173728, to facilitate construction of a roundabout in Courtney Drive, for site access</td><td>Road</td><td>External Roundabout Plan, Drawing No. SK013</td><td>Oska Consulting Group</td><td>17/03/2026</td><td>1</td></tr></table> b Dedicate the land identified above at the same time as registering the plan of subdivision for Stage 1 of the development. 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 183 RP156422 and lot 58 SP191940, to facilitate construction of a channelised intersection at Baileys Mountain Road / ‘Road 1’	Road	Functional Layout – Proposed Left Turn (BAL) and (AUL), Right Turn ban, Drawing No. 23BRT0507-16	Colliers	12/03/2026	B	Land, from lot 186 RP173728, to facilitate construction of a roundabout in Courtney Drive, for site access	Road	External Roundabout Plan, Drawing No. SK013	Oska Consulting Group	17/03/2026	1
Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver														
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Land, from lot 186 RP173728, to facilitate construction of a roundabout in Courtney Drive, for site access	Road	External Roundabout Plan, Drawing No. SK013	Oska Consulting Group	17/03/2026	1														
18	Land dedication – Wrights Court 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></table>	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver												
Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver														

	<table><tr><td>A land adjacent to the road frontages of proposed Lot 701 and 702 to achieve 4.5m wide verge of Wright Court</td><td>Road widening</td><td>Proposal Plan & 11694 P 11 – PRO01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr></table>	A land adjacent to the road frontages of proposed Lot 701 and 702 to achieve 4.5m wide verge of Wright Court	Road widening	Proposal Plan & 11694 P 11 – PRO01	Saunders Havill	28/10/2025	R
A land adjacent to the road frontages of proposed Lot 701 and 702 to achieve 4.5m wide verge of Wright Court	Road widening	Proposal Plan & 11694 P 11 – PRO01	Saunders Havill	28/10/2025	R		
b	Dedicate the land identified above at the same time as registering the plan of subdivision for Stage 1 of the development.						
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.						

19	Land transfer																																																						
a	Transfer 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>Lot 905 - Local recreation park - 11,027m² (Stage 3)</td><td>Local Recreation Park</td><td>Proposal Plan. Drawing no. P 11. PRO 01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr><tr><td>Lot 907 – Local recreation linkage – 963m² (Stage 3)</td><td>Open space linkage</td><td>Proposal Plan. Drawing no. P 11. PRO 01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr><tr><td>Lot 900 – Detention/ Drainage – 2,085m² (Stage 1)</td><td>Drainage Reserve</td><td>Proposal Plan. Drawing no. P 11. PRO 01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr><tr><td>Lot 901 – Detention/ Drainage – 1,370m² (Stage 1)</td><td>Drainage Reserve</td><td>Proposal Plan. Drawing no. P 11. PRO 01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr><tr><td>Lot 902 – Detention/ Drainage – 2,162m² (Stage 2)</td><td>Drainage Reserve</td><td>Proposal Plan. Drawing no. P 11. PRO 01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr><tr><td>Lot 903 – Detention/ Drainage – 1,267m² (Stage 5)</td><td>Drainage Reserve</td><td>Proposal Plan. Drawing no. P 11. PRO 01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr><tr><td>Lot 904 – Detention/ Drainage – 1,924m² (Stage 6)</td><td>Drainage Reserve</td><td>Proposal Plan. Drawing no. P 11. PRO 01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr><tr><td>Lot 906 – Environmental Open Space – 52,888m² (Stage 3 and 5)</td><td>Conservation</td><td>Proposal Plan. Drawing no. P 11. PRO 01</td><td>Saunders Havill</td><td>28/10/2025</td><td>R</td></tr></table>	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver	Lot 905 - Local recreation park - 11,027m ² (Stage 3)	Local Recreation Park	Proposal Plan. Drawing no. P 11. PRO 01	Saunders Havill	28/10/2025	R	Lot 907 – Local recreation linkage – 963m ² (Stage 3)	Open space linkage	Proposal Plan. Drawing no. P 11. PRO 01	Saunders Havill	28/10/2025	R	Lot 900 – Detention/ Drainage – 2,085m ² (Stage 1)	Drainage Reserve	Proposal Plan. Drawing no. P 11. PRO 01	Saunders Havill	28/10/2025	R	Lot 901 – Detention/ Drainage – 1,370m ² (Stage 1)	Drainage Reserve	Proposal Plan. Drawing no. P 11. PRO 01	Saunders Havill	28/10/2025	R	Lot 902 – Detention/ Drainage – 2,162m ² (Stage 2)	Drainage Reserve	Proposal Plan. Drawing no. P 11. PRO 01	Saunders Havill	28/10/2025	R	Lot 903 – Detention/ Drainage – 1,267m ² (Stage 5)	Drainage Reserve	Proposal Plan. Drawing no. P 11. PRO 01	Saunders Havill	28/10/2025	R	Lot 904 – Detention/ Drainage – 1,924m ² (Stage 6)	Drainage Reserve	Proposal Plan. Drawing no. P 11. PRO 01	Saunders Havill	28/10/2025	R	Lot 906 – Environmental Open Space – 52,888m ² (Stage 3 and 5)	Conservation	Proposal Plan. Drawing no. P 11. PRO 01	Saunders Havill	28/10/2025	R
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	b Transfer the land identified above at the same time as registering the plan of subdivision for the relevant 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.										
20	Requirement to register Council easement/s – “Sewerage” a Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. i “Sewerage” easement minimum 3m wide over all proposed gravity sewerage infrastructure located within private property (i.e. Lot 519 of Stage 6) of the development site. b The terms of the easement must include: i Standard terms document 707918364 must be referenced on Form 9 – easement document. ii 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 mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. c Registration of the easement must occur at the same time as registering the survey plan of the relevant stage. d Ensure sewer infrastructure is positioned in the centre of the easement. e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners’ successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.										
21	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 No private infrastructure is permitted over or within any Council public easement. (Note: Private infrastructure may cross easement perpendicularly but not be laid parallel within the easement). c Ensure all proposed buildings, structures and footings are a minimum distance of 1.2m horizontal metres from Council’s sewer infrastructure. d Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. e 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.										
22	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 locations marked on the drawings listed below:<table><tr><td>Drawing Title</td><td>Author</td><td>Date</td><td>Drawing No.</td><td>Ver</td></tr><tr><td>Preliminary Services Layout</td><td>OSKA Consulting</td><td>16-02-26</td><td>P041</td><td>E</td></tr></table>	Drawing Title	Author	Date	Drawing No.	Ver	Preliminary Services Layout	OSKA Consulting	16-02-26	P041	E
Drawing Title	Author	Date	Drawing No.	Ver							
Preliminary Services Layout	OSKA Consulting	16-02-26	P041	E							

	Plan – Sheet 2 of 2	Group													
	b The “Drainage” easement may be shared with Council gravity sewer infrastructure, provided the minimum easement width is 4.0m. c The Form 9 must state the purpose as “drainage”. d Standard terms document 707918364 must be referenced on Form 9 – easement document. e 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. f Registration of the easement must occur at the same time as registering the plan of subdivision of the relevant Stage of the development. g Ensure stormwater infrastructure is positioned within the easement. h This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners’ successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.														
23	Restrictions regarding Council easements and stormwater 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 No private infrastructure is permitted over or within any Council public easement. (Note: Private infrastructure may cross easement perpendicularly but not be laid parallel within the easement). c Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council’s stormwater infrastructure. d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure, with the exception of maintenance structures which must have unobstructed vertical clearance.														
24	Private infrastructure a The installation, ownership, operation and maintenance of all private infrastructure within the subject premises is to vest at all times with the legal authority ensuring it is functional for its intended purpose. b Construct and maintain the privately owner stormwater drainage system at no cost to Council at all times, prior to a request is made to Council to approve the plan of subdivision at no cost to Council.														
Environmental and Landscaping															
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 a request is made to Council to approve the plan of subdivision, for each relevant 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>Landscape Concept Design 41-53 Courtney Drive Upper Coomera</td><td>Saunders Havill</td><td>November 2025</td><td>11694</td><td>D</td></tr></table> and include in particular:					Drawing Title	Author	Date	Drawing No.	Ver	Landscape Concept Design 41-53 Courtney Drive Upper Coomera	Saunders Havill	November 2025	11694	D
Drawing Title	Author	Date	Drawing No.	Ver											
Landscape Concept Design 41-53 Courtney Drive Upper Coomera	Saunders Havill	November 2025	11694	D											

	interface within proposed Lot 900 and Lot 901. ix Identify retaining structures within proposed Lot 903 and Lot 904. All Public Open Space (general) x 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. xi All street trees planted must be a minimum 100L bag size. xii Access infrastructure i.e.: gates, bollards and fencing to be in accordance with SC6.12.10 – Land development guidelines Standard drawings xiii Where trees are located near side boundaries or underground services, root containment systems must be utilised. xiv Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity. v Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical i.e., acoustic fencing. vi Cross sectional elevations of the public/private interface at a minimum of 4 different locations. vii Retention of existing vegetation. 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 Include individual staging works on the detailed landscape plan. 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 plan sealing of the relevant stage in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 7 – Procedures.															
27	Scope of Approval – Split lot / slope sensitive design <i>(specific condition)</i> Future development over lots 516 to 519, 648, and 649 must be split level or slope sensitive design consistent with the ‘Preliminary Bulk Earthworks Plan Sheet 2 of 2’ (prepared by OSKA, dated 07/11/2025, version D).															
28	Retaining structures <i>(specific condition)</i> a Obtain an operational works / building approval as necessary for the design and construction of the retaining walls shown in the following drawings, prior to a request is made to Council to approve the plan of subdivision of the relevant stage, at no cost to Council: <table border="1"><thead><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr></thead><tbody><tr><td>Preliminary Bulk Earthworks Plan Sheet 1 of 2 (amended in red by Council)</td><td>OSKA</td><td>07/11/2025</td><td>P010</td><td>D</td></tr><tr><td>Preliminary Bulk Earthworks Plan Sheet 2 of 2 (amended in red by Council)</td><td>OSKA</td><td>07/11/2025</td><td>P011</td><td>D</td></tr></tbody></table> b Any retaining walls associated with a private lot must be constructed of concrete sleepers, must be a charcoal colour (coloured during the sleeper manufacturing process instead of colouring through the use of paint) and must have a split face, stone or wood pattern finish	Drawing Title	Author	Date	Drawing No.	Ver	Preliminary Bulk Earthworks Plan Sheet 1 of 2 (amended in red by Council)	OSKA	07/11/2025	P010	D	Preliminary Bulk Earthworks Plan Sheet 2 of 2 (amended in red by Council)	OSKA	07/11/2025	P011	D
Drawing Title	Author	Date	Drawing No.	Ver												
Preliminary Bulk Earthworks Plan Sheet 1 of 2 (amended in red by Council)	OSKA	07/11/2025	P010	D												
Preliminary Bulk Earthworks Plan Sheet 2 of 2 (amended in red by Council)	OSKA	07/11/2025	P011	D												

	where adjoining and facing a public road reserve. c Any retaining walls (and associated footings) within private land must be setback a minimum 600mm from the boundary with a future public road reserve where the height of the retaining wall exceeds 1.6m and the wall faces the road reserve. The 600mm width setback area must be at the same grade level as the adjoining future road reserve. d Any retaining walls (and associated footings) within private land exceeding a height of 2m must incorporate benching with a minimum 1m bench width to allow for screening shrub plantings. e Any retaining wall (and associated footings) within private land adjacent the future conservation lot (Lot 906) or a future drainage reserve must be setback a minimum 200mm from the boundary.
29	Public retaining walls (<i>specific condition</i>) a Public retaining walls (including those that support the road verge) must be designed by a Registered Professional Engineer of Queensland giving regard to: - i The expected effects of scouring caused by flooding and stormwater. <i>Note: Historically, boulder walls have performed poorly when considering retention of material behind and surrounding the wall footings.</i> - ii Additional surcharge loading caused by flood, surface, and groundwater. - iii Likely verge loading from service vehicles, maintenance vehicles and any reasonably foreseeable construction loading to facilitate trenching for services or road construction works. - iv The effects of vibration, compaction and temporary loading during future road works. - v Ability to permit verge trenching activities for services without being undermined. - vi Potential impacts from any surrounding features (such as guard rails/crash barriers, etc.). b The retaining wall must be designed for a minimum service life of 120 years in accordance with Table 3.1, section 3.4.2 of AS4678, and constructed of durable materials suitable for the site conditions.
30	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 a maximum of 1.8 metres in height and 50% transparent construction.
31	Playground and playground equipment a Design and construct the playground and playground equipment generally in accordance with Section 4.4.4 of the Local Government Infrastructure Plan and Section 5 of Schedule 6.12. b Construct and maintain the playground and playground equipment 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 Public open space standards.
32	Boundary markers a Install galvanised steel boundary marker post at any boundary change of direction, along the boundary between proposed public open space and private land to ensure sufficient line of site of common boundaries is observed at all times, prior to the commencement of the use. b The boundary markers must be designed and constructed in accordance with City Plan Policy SC6.12 – Land development guidelines – Natural Areas Fencing Drawing No. 13-05-617; Bollards – Metal “Pedestrian Bollard Type 4”.

	c	No marker points are required along boundaries where fences or bollards exist or are to be installed.					
33	Works/access within public open space land a Obtain a permit from Council, prior to the commencement of any works, to access, occupy or traverse the land being Courtney Park (Lot 900 on SP205578) in accordance with the following: <i>Park Usage Policy – Temporary Park Occupation and Traverse for Construction Purposes pursuant to Local Law No. 9 (Parks and Reserves) 2008.</i> <i>Note: Refer to Temporary access to a park / Permit for the Placement of Infrastructure within a Council Controlled Park/reserve on Council's website for further information</i> https://www.goldcoast.qld.gov.au or contact Licences & Permits - City Standards Planning & Regulation on OpenSpaceAssets@goldcoast.qld.gov.au for more information on the required permit.						
34	Vegetation clearing a Obtain an operational works approval for vegetation clearing in accordance with the City Plan Policy SC6.8 Environmental management plans and Vegetation management code of the City Plan, prior to commencement of any works at no cost to Council, and include in particular: i The approved ROL drawing. ii The approved building layout. iii The approved bushfire management plan – including amendments in red for a maintenance track adjoining proposed Lots 701 & 702 and current Lot 1SP205578 iv A fauna management plan. a. Include interim fencing layout and dimensions to address Macropod management issues (during clearing phase) associated with site road frontage. v A vegetation management plan. vi A sediment and erosion control and construction management plan. vii A letter from a Department of Environment and Science (DES) approved spotter catcher and any necessary fauna management plan or a DES endorsed fauna translocation management plan.						
35	Koala safe road design (specific condition) a 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: i Install appropriate wildlife signage in accordance with the DTMR Queensland Manual of Uniform Traffic Control Devices (MUTCD) 2023. ii Locations of the signs are to be determined during the operational works assessment process having regard to the Fauna Management Plan.						
Engineering							
36	New intersection – Baileys Mountain Road / ‘Road 1’ intersection a Obtain an operational works approval for the design and construction of a channelised intersection in Baileys Mountain Road, at the location of ‘Road 1’, as marked on the drawings listed below (as required to be amended by “Amended drawings” condition of this approval), prior to a request is made to Council to approve the plan of subdivision for Stage 1, at no cost to Council:						
<table><tr><td>Drawing Title</td><td>Author</td><td>Date</td><td>Drawing No.</td><td>Ver</td></tr></table>			Drawing Title	Author	Date	Drawing No.	Ver
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

and include in particular:

- i Auxiliary Left Turn AUL treatment in Baileys Mountain Road.
- ii Basic Left Turn BAL treatment in 'Road 1'.
- iii Raised, concrete islands on all approaches of the intersection (Baileys Mountain Road and 'Road 1'), supplemented by regulatory signage, to prevent right-turn movements into 'Road 1' (from Baileys Mountain Road).
- iv 'Give Way' line, on the 'Road 1' 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 Kerb and channel for the full length of the upgrade area.
- 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.

37	New intersection – Courtney Drive / 'Road 6' intersection (roundabout)														
a	Obtain an operational works approval for the design and construction of a roundabout in Courtney Drive, at the location of 'Road 6', as marked on the drawing listed below (as required to be amended by "Amended drawings" condition of this approval), prior to a request is made to Council to approve the plan of subdivision for Stage 6, 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>External Roundabout Plan</td><td>Oska Consulting Group</td><td>17/03/2026</td><td>SK013</td><td>1</td></tr></table>						Drawing Title	Author	Date	Drawing No.	Ver	External Roundabout Plan	Oska Consulting Group	17/03/2026	SK013	1
Drawing Title	Author	Date	Drawing No.	Ver											
External Roundabout Plan	Oska Consulting Group	17/03/2026	SK013	1											

and include in particular:

- i Construction of the full roundabout, including a 'road stub' for the north-western approach.
- ii Ensure the central island has a minimum radius of 8 metres.
- iii Ensure the circulating carriageway width is 6.7 metres.
- iv Ensure the central island is landscaped in accordance with the City Planning Policy SC6.13 – Landscape work.
- v Designed in accordance with Austroads Guide to Road design Part 4B: Roundabouts.
- vi Pavement depth and composition must comply with the Land development guidelines.
- vii Any land required to achieve the roadworks must be dedicated to Council.
- viii Kerb and channel for the full length of the upgrade area.
- ix Kerb ramps must be constructed on both Courtney Drive approaches to the roundabout (and on both sides of Courtney Drive). Kerb ramps shall be setback from yield lines (on roundabout approaches) an appropriate distance for pedestrian safety.
- x The works shall include all necessary line-marking and signage.
- xi 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. Advice Note - Construction of the roundabout, in full (including all circulating carriageways and a ‘road stub’ for the NW approach), will require land to be dedicated to Council from Lot 11 SP341124. The applicant shall ensure that this land has been dedicated to Council, in order to facilitate construction of the roundabout, commensurate with Stage 6 of this approval.															
38	Existing roads – Courtney Drive (non-trunk) a Obtain an operational works approval for the design and upgrade of Courtney Drive, prior a request is made to Council to approve the plan of subdivision for Stage 3, at no cost to Council, and include in particular: - i Upgrade of Courtney Drive to a ‘Residential Collector Street’ classification for the full length of Courtney Drive – being from the current termination point of the ‘upgraded’ Courtney Drive profile (i.e. just east of the boundary between lots 1011SP351084 and 187RP173728) to Baileys Mountain Road. The upgrade shall include a 1m wide shoulder on the opposite (non-development) side of Courtney Drive. - ii Realignment of Courtney Drive (east of the subject site) such that the carriageway is positioned centrally within the road reserve corridor for its entire length, and relocation of the intersection of Courtney Drive with Baileys Mountain Road (as a result), providing separation to the Jenkins Court intersection. - iii Vegetation clearing must be undertaken (within the road reserve), at the intersection of Baileys Mountain Road / Courtney Drive, to achieve compliant Safe Intersection Sight Distance (per Austroads requirements). - iv Pavement depth and composition must comply with Council’s Land development guidelines (‘Residential Collector Street’ classification). - v Kerb and channel for the full length of the upgrade area. <i>Note - where roadways are adjacent to a waterway, ‘Edge Restraint (Type ER2)’ shall be installed, instead.</i> - vi The works shall include all necessary line-marking and signage. - vii Street lighting must be provided in accordance with the Land development guidelines. b Construct and maintain the road(s) / intersection(s) 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.															
39	New roads (non-trunk) a Obtain an operational works approval for the design and construction of new roads within the subject site marked on the drawing listed below prior to a request is made to Council to approve the plan of subdivision for each relevant 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>Preliminary Bulk Earthworks Plan Sheet 1 of 2</td><td>OSKA</td><td>07/11/2025</td><td>P010</td><td>D</td></tr><tr><td>Preliminary Bulk Earthworks Plan Sheet 2 of 2</td><td>OSKA</td><td>07/11/2025</td><td>P011</td><td>D</td></tr></table> and include in particular: - i Retaining walls within public roads are not permitted. - ii Road geometry (cross-section profile) for the following Roads to a Residential Collector Street classification:	Drawing Title	Author	Date	Drawing No.	Ver	Preliminary Bulk Earthworks Plan Sheet 1 of 2	OSKA	07/11/2025	P010	D	Preliminary Bulk Earthworks Plan Sheet 2 of 2	OSKA	07/11/2025	P011	D
Drawing Title	Author	Date	Drawing No.	Ver												
Preliminary Bulk Earthworks Plan Sheet 1 of 2	OSKA	07/11/2025	P010	D												
Preliminary Bulk Earthworks Plan Sheet 2 of 2	OSKA	07/11/2025	P011	D												

	plan of subdivision for each relevant 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>Preliminary Bulk Earthworks Plan Sheet 1 of 2</td><td>OSKA</td><td>07/11/2025</td><td>P010</td><td>D</td></tr><tr><td>Preliminary Bulk Earthworks Plan Sheet 2 of 2</td><td>OSKA</td><td>07/11/2025</td><td>P011</td><td>D</td></tr></table> and include in particular: - i Where public roads are identified as a Residential Collector Street in the “New Road” condition, provide a 2m wide footpath on both sides. - ii Where public roads are identified as a Residential Access Steet in the “New Road” condition provide a 2m wide footpath on one side. - iii A 1.5m wide footpath must be designed and installed within the 4.5m wide verge of Road 5 (Short Access Lane). - iv Provide a 2m wide footpath along Baileys Mountain Road (from the Courtney Drive intersection) to Reserve Road, ensuring connection is provided to the external footpath network in Stage 1. - v Provide a 2m wide footpath connection from either Baileys Mountain Road or Reserve Road to the recreational linkage (REC_LR_0021) in Stage 1. 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” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines.	Drawing Title	Author	Date	Drawing No.	Ver	Preliminary Bulk Earthworks Plan Sheet 1 of 2	OSKA	07/11/2025	P010	D	Preliminary Bulk Earthworks Plan Sheet 2 of 2	OSKA	07/11/2025	P011	D
Drawing Title	Author	Date	Drawing No.	Ver												
Preliminary Bulk Earthworks Plan Sheet 1 of 2	OSKA	07/11/2025	P010	D												
Preliminary Bulk Earthworks Plan Sheet 2 of 2	OSKA	07/11/2025	P011	D												
42	Street lighting a Install a street lighting system, including connections and energising to all proposed new roads, the frontage of the site to Courtney Drive, intersection of Courtney Drive and new public road and intersection of Baileys Mountain Road and new public road, marked on the drawing listed below prior to a request is made to Council to approve the plan of subdivision for each relevant 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>Proposal Plan</td><td>Saunders Havill</td><td>4/02/2026</td><td>11694 P 11 – PRO 01</td><td>T</td></tr></table> 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 The minimum level of lighting along Baileys Mountain Road must be ‘P3’. - iii Associated wiring must be installed underground. - iv Be acceptable to the electricity supplier (e.g. Energex) as ‘Rate 2 Public Lighting’. - v 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.	Drawing Title	Author	Date	Drawing No.	Ver	Proposal Plan	Saunders Havill	4/02/2026	11694 P 11 – PRO 01	T					
Drawing Title	Author	Date	Drawing No.	Ver												
Proposal Plan	Saunders Havill	4/02/2026	11694 P 11 – PRO 01	T												
43	Electrical reticulation a Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - i Provide underground electricity to all proposed lots. - ii No additional poles and pole-mounted transformers are to be erected within public roads.															

	- iii Remove and place underground existing overhead electricity lines (up to and including 11kv lines) along the frontage of the site to Courtney Drive. - iv Meet the requirements of the electricity supplier (e.g. Energex).
44	Telecommunications network - a Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: - i Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. - ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. - iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
45	Connection to Permanent survey marks - a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.12 – Land Development Guidelines, and Guidelines for Creation and Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register. - b New permanent survey marks must comply with the requirements of City Plan Policy SC6.12 - Land Development Guidelines, and include in particular: - i Be placed in locations to provide good coverage over the extent of the survey. - ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines. - iii Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.
46	Vehicle access - a Obtain an operational works approval for the design and construction of vehicle crossings for proposed Lots 102, 103, 110, 111, 113, 114, 133, 134, 206, 207, 311, 312, 406, 409, 517, 518, 519, 520, 602, 603, 609, 610, 617, 618, 637, 638, 639, 640, prior to a request is made to Council to approve the plan of subdivision for each relevant stage, at no cost to Council, and include in particular: - i The width of the vehicular crossing at the kerb line must not exceed 4m. - ii The width of the vehicular crossing at the property boundary must not exceed 4m. - iii 7m (minimum) separation between 2 neighbouring vehicle crossings at the kerb line must be provided. - iv Be in accordance with the Driveways and vehicular crossing code of the City Plan and the latest version of relevant IPWEA Standard drawings for vehicle crossovers (Residential Driveways), with the above variations. - b Construct the vehicular crossing identified above prior to a request is made to Council to approve the plan of subdivision at no cost to Council. <i>Advice Note: in lieu of delivery of full vehicle crossings, consideration of 'curb cutouts' at the locations nominated on plans may be accepted on a case-by-case basis through subsequent development applications for operational works, to the discretion of Council.</i>
47	Vehicle access – Lot 519 and 520 - a Vehicle access to proposed lots 519 and 520 must be from a shared (single) vehicular crossing. Separate access is not permitted. - b Obtain an operational works approval for the design and construction of a shared (single)

	vehicle crossing for proposed Lots 519 and 520, prior to a request is made to Council to approve the plan of subdivision at no cost to Council, and include in particular: - i The width of the vehicular crossing at the kerb line must not exceed 5m. - ii The width of the vehicular crossing at the property boundary must not exceed 6m (i.e. 3m width for each proposed lot and 0.3m clearance to the common boundary line of proposed Lot 519 and 520). - iii Include centre longitudinal break via key joint or expansion joint to delineate the two halves of the shared (single) vehicle crossover. - iv Be in accordance with the Driveways and vehicular crossing code of the City Plan and the latest version of relevant IPWEA Standard drawings for vehicle crossovers (Residential Driveways), with the above variations. c Construct the vehicular crossing identified above prior to a request is made to Council to approve the plan of subdivision at no cost to Council.
48	Maintenance and finishing of shared vehicle crossing – Lot 519 and 520 (<i>specific condition</i>) - a The shared (single) vehicle crossing must be maintained in a sound and safe state of repair by the owners of proposed Lots 519 and 520, at all times and pursuant to the requirements of Local Law No. 11 (Roads and Malls) 2008 (s10 Vehicle crossing maintenance obligations for landowners). - b The shared (single) vehicle crossing must be finished in matching materials, textures and colours. The use of bright and obtrusive colours must be avoided. - c This must occur at establishment and for repairs works, for the life of the vehicle crossover.
49	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.
Stormwater Drainage	
50	Stormwater infrastructure construction - a Obtain an Operational Works approval for the design, construction of City owned stormwater assets and for the connection of a stormwater drainage system to a lawful point of discharge for the site and connect the development, prior to a request is made to Council to approve the plan of subdivision for the relevant Stage of development, at no cost to Council and include in particular: - i Connection must be to an approved City structure and not consist of saddle style connections. - b Construct and maintain the City owned stormwater drainage 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 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 – Specifications and Section 10 – Standard drawings.

51

Overland flow paths and hydraulic alterations

a

The development must not cause loss or damage as a result of:

i

Increase peak flow rates downstream from the site;

ii

Increase flood levels external to the site; and

iii

Increase duration of inundation external to the site.

Sewer and Water Works

52

Sewer reticulation

a

Obtain an Operational Works approval for the design and construction of sewer reticulation system in order to connect each lot of the proposal to Council’s sewer networks and connect each lot, generally as per the drawings listed below and prior to a request is made to Council to approve the plan of subdivision of the relevant stage, at no cost to Council and include in particular:

b

The sewer servicing strategy for the proposed development is as follows:

•

Stages 1, 2, 3 & 4 – Sewer to gravitate to the existing DN225 sewer infrastructure located within Baileys Mountain Road.

•

Stage 5 & 6 – Sewer to gravitate to the proposed trunk sewer main to the existing DN225 sewer infrastructure at Richardson Crescent (SAP ID: 9000390726) – *refer to the Necessary sewer trunk infrastructure (LGIP identified) condition within this development permit and provide the infrastructure nominated within that condition as part of the first stage of works, irrespective of which stage proceeds first.*

•

Lots 701 and 702 – Sewer to gravitate to the existing DN300 trunk sewer infrastructure within the site (SAP ID: 9000031633).

•

Lots 801 and 802 – Sewer to gravitate to the existing DN150 sewer infrastructure at Richardson Crescent (SAP ID: 9000149364).

Drawing Title	Author	Date	Drawing No.	Issue
Preliminary Services Layout Plan - Sheet 1 of 2	Oska Consulting group	16-02-26	P040	E
Preliminary Services Layout Plan - Sheet 2 of 2	Oska Consulting group	16-02-26	P041	E

And ensure that:

i

Works are to be designed and constructed in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy.

ii

Provide a suitable end of line arrangement at the end of every stage to ensure the next stage can connect without requiring substantial reworks (i.e. end of line structure with a stub for future connection).

iii

Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid.

iv

Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

v

Remove / seal / cap redundant sewer property services.

Notes:

i

An “Application Work on the City’s infrastructure” form is required for the above works.

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.

53Water reticulation

a Obtain an Operational Works approval for the design and construction of water reticulation system in order to connect each proposed lot to Council’s potable water supply network and connect each lot, generally as per the drawing listed below and prior to a request is made to Council to approve the plan of subdivision of the relevant stage, at no cost to Council and include in particular

b The water servicing strategy for the proposed development is as follows:

- Stages 1, 2, 3, 4 & 5 – Connect to the existing DN200 water main located within Baileys Mountain Road.
- Stage 6 – Connect to the proposed DN200 water main within Courtney Drive. *Refer to the Necessary water trunk infrastructure (LGIP identified) condition within this development permit and provide the infrastructure nominated within that condition as part of the Stage 6 works*
- Lots 701 and 702 – Connect to the existing DN100 water main located within Wright Court.
- Lots 801 and 802 – Connect to the existing DN150 water main located within Richardson Crescent.

Drawing Title	Author	Date	Drawing No.	Issue
Preliminary Services Layout Plan-Sheet 1 of 2	Oska Consulting group	16-02-26	P040	E
Preliminary Services Layout Plan-Sheet 2 of 2	Oska Consulting group	16-02-26	P041	E

i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.

ii Provide a suitable end of line arrangement at the end of every stage to ensure the next stage can connect without requiring substantial reworks (i.e. end of line arrangement including nominating if the end of line valves/hydrants are temporary or permanent).

iii Isolation valves are to be constructed at the Stage 1, 2, and 4 staging boundaries, generally in accordance with the locations nominated in *Figure 2 of the Water Network Assessment, Report ‘OSK6521-0006’, Revision G dated 12 August 2026 by OSKA Civil Consultants*. Upon the completion of future booster pump station works in the area, the valves are to be closed and shall delineate between the standard and boosted network supply zones.

iv For a staged development, a property service water meter box and water meter (for construction purposes) must be provided for the subsequent stage prior to submitting to Council a request to approve plan sealing for the current stage.

v Conduits are required to be installed to service the proposed development via trenchless technology (open cutting of the road is not permitted) to connect to Councils potable water supply network.

vi Water meters must be in accordance with the Metering Technical Specifications, Council’s standard water meter drawings.

vii Remove redundant water meters / connections.

Notes:

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Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for driveways	Prior to a request is made to Council to approve the plan of subdivision for each relevant stage.	-	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets
The certification is to confirm: i. All works comply with the requirements of the driveways condition.				
b. Subdivision Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision for each relevant stage.	-	An authorised supplier (e.g. Energex)	Contributed Assets
The certification is to confirm: i. Underground electricity supply is available to all proposed lots.				
c. Subdivision Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision for each relevant stage.	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets
The certification is to confirm: i. Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				

d. Subdivision Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Written confirmation for Permanent Survey Marks works	Prior to a request is made to Council to approve the plan of subdivision for each relevant stage.	-	Registered Cadastral Surveyor	Contributed Assets
The certification is to confirm: i. That all lots are connected to permanent survey marks in accordance with the requirements contained within the permanent survey marks condition.				
e. Subdivision Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Copy of Council's final inspection notice for VXO (i.e. the Inspection results for vehicle crossing)	Prior to a request is made to Council to approve the plan of subdivision for each relevant stage.	-		Contributed Assets
The Inspection results for vehicle crossing is to confirm: i. The vehicle crossings have been constructed consistent with the requirements of the vehicle crossing OPW approval.				
58	58 Certification of works - Geotechnical 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 earthworks certification	Prior to request to approve plan of subdivision for each relevant stage.	Geotechnical Report, prepared by Pacific Geotech, dated 30 June 2025, Reference no. PG-12268, Version 2	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Civil Engineering
The certification is to confirm: i All advice, landslide risk mitigation measures and recommendations of the				

	geotechnical report titled "Geotechnical Report Updated Broadscale Geotechnical Investigation and Landslide Risk Assessment for Proposed Residential Subdivision" have been complied with and implemented on site; and ii All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments; and iii The development achieves a landslide risk rating of 'low' or better and each lot is suitable for its intended purpose; and iv The stability of the earthworks cut and/or fill batters, and any earth retaining structures have been constructed to achieve a long term factor of safety of at least 1.5 against geotechnical standards.															
59	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">Geotechnical Engineering</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 Engineer of Queensland (RPEQ), specialising in geotechnical engineering</td><td>Supervise all geotechnical engineering works to ensure both short and long term stability of the works during the entire construction period of all bulk earthworks, including cutting, filling and retaining walls.</td></tr></table>	Geotechnical Engineering		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	Registered Engineer of Queensland (RPEQ), specialising in geotechnical engineering	Supervise all geotechnical engineering works to ensure both short and long term stability of the works during the entire construction period of all bulk earthworks, including cutting, filling and retaining walls.									
Geotechnical Engineering																
Expertise required of the suitably qualified professional	Actions to be overseen by the professional															
Registered Engineer of Queensland (RPEQ), specialising in geotechnical engineering	Supervise all geotechnical engineering works to ensure both short and long term stability of the works during the entire construction period of all bulk earthworks, including cutting, filling and retaining walls.															
60	Pre-start inspection Arrange a pre-pour inspection prior to the commencement of building works for the bin pad <table><tr><th>Purpose</th><th>Council contact</th></tr><tr><td>Discuss Council's Civil Engineering team and Council approval requirements and expectations through the construction phase</td><td>inspections@goldcoast.qld.gov.au</td></tr></table>	Purpose	Council contact	Discuss Council's Civil Engineering team and Council approval requirements and expectations through the construction phase	inspections@goldcoast.qld.gov.au											
Purpose	Council contact															
Discuss Council's Civil Engineering team and Council approval requirements and expectations through the construction phase	inspections@goldcoast.qld.gov.au															
61	Certification of works - Civil Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Civil 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>Post construction certification</td><td>Prior to a request is made to Council to approve the plan of subdivision of the relevant stage of development</td><td>Conceptual Stormwater Management Plan, Reference: OSK6521-0003-C, Revision: C dated 7 November 2025 prepared by Oska Consulting Group</td><td>Registered Professional Engineer Queensland (RPEQ)</td><td>Civil Engineering</td></tr></table> The certification is to confirm: i All stormwater devices (quantity and quality) have been installed on-site in accordance with Council's approved stormwater management plan and drawings	Civil Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Post construction certification	Prior to a request is made to Council to approve the plan of subdivision of the relevant stage of development	Conceptual Stormwater Management Plan, Reference: OSK6521-0003-C, Revision: C dated 7 November 2025 prepared by Oska Consulting Group	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering
Civil Engineering																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision of the relevant stage of development	Conceptual Stormwater Management Plan, Reference: OSK6521-0003-C, Revision: C dated 7 November 2025 prepared by Oska Consulting Group	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering												

	and are functioning as designed. - ii Ensure the bioretention maintenance access has been designed and constructed in accordance with <i>SC6.12 – City Plan policy - Land development guidelines Table 4.26</i>. - iii 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.
62	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.
63	Road names to be submitted Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy, prior to a request is made to Council for any operational works at no cost to Council.

64	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.
65	Dust management plan - a Obtain a Management Plan approval from Council for a Dust management plan generally in accordance with the policy of the City Plan prior to any works commencing. - b The Dust management plan must be prepared by a suitably qualified professional and include in particular. - i Provide details of sources of dust and particulate emissions. - ii Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019. - iii Identify the procedures to be adopted for monitoring and reporting air emissions. - iv Provide details of complaint response procedures that will be adopted. - v Identify the procedures to be adopted for revision and review of the dust management plan. - c Implement the Dust management plan during all construction works at no cost to Council. <i>Advice Note:</i> The management plan required by this condition is to be submitted to Council via the City website link 'Apply for an Environmental Management Plan' at https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/DA-types/Management-plans.
66	Noise management plan - a Obtain a Management Plan approval from Council a Noise management plan addressing construction activities prior to any works commencing. - b The Noise management plan must be prepared by a suitably qualified professional and include in particular. - i Provide details of expected noise sources. - ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2019. - iii Identify the measures and work procedures to monitor noise emissions. - iv Provide details of complaint response procedures. - v Identify procedures to monitor and review the noise management plan. - c Implement the Noise management plan prior to any works commencing at no cost to Council. <i>Advice Note:</i> The management plan required by this condition is to be submitted to Council via the City website link 'Apply for an Environmental Management Plan' at https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/DA-types/Management-plans.

67	Construction Management - a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing for each relevant stage. - b The Construction management plan must be prepared by a suitably qualified professional and include in particular: - i Provide hours of construction. - ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours. - iii Provide details on traffic management (including loading, unloading and cartage routes). - iv Parking of vehicles (including on site employees and delivery vehicles). - v Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities). - vi Provide details for the collection and control of Building waste and refuse disposal. - vii Details on the presentation of hoarding to the street. - viii Provide details for tree management. - ix Demonstrate how the general public will be protected from construction activities. - x Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity. - c Implement the Construction management plan during all construction works at no cost to Council.
68	Transport of soil/fill/excavated material - a During the transportation of soil and other fill/excavated material: - i All trucks hauling soil, or fill/excavated material must have their loads secure and covered. - ii 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. - iii 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.
69	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 <u>Notice of works timetable</u> is available on Council website.
Advice Notes	
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:

	Transport Assessment
	Operational works – infrastructure
	Subdivision Engineering
	Operational works – infrastructure
	Operational works – vehicle access
	Landscape Assessment
	Operational works - landscape works (Public works)
	Operational works - landscape works (Private works)
	Contributed Assets
	Connections / disconnections: Application to work on the City's Infrastructure
	Temporary Road Closure and Works Zone Permit Application
	Development Assessment
	Operational Works - infrastructure
	Environmental Assessment
	Amended management plan – Rehabilitation management plan
	Operational works - Vegetation clearing
	A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	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	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, sewerage 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 water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to

	complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party. <i>Note: If works associated with the development result in reduced cover over an existing Council water, sewer or stormwater pipe, the pipe may require replacement / upgrading to a different material, subject to an Operational Works application assessment.</i>
E	Future freehold lot subdivision Should a future freehold reconfiguration of a lot (ROL) subdivision be pursued, separate water and sewer property connections will need to be designed and constructed to each of the lots, ensuring separate and direct connections to Council's water and sewer networks. This may require provisions for easement(s) which could impact the layout of the proposal. This may also require realignment of internal services in order to connect each lot to the property connections required for each lot. Further approval from Council's Plumbing and Drainage department may be required for these internal works.
F	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 Council's Civil Engineering team. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
G	No open trenching of the road pavement for water connections across / in roadways Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
H	Sewer connection The private internal sanitary drainage system must be designed and installed in accordance with <i>Plumbing and Drainage Act 2018</i>. Pipe sizing is to align with the size of the connection point provided by the infrastructure provider. A performance solution prepared under NCC Volume 3, may be appropriate to manage the internal pipe sizing.
I	Connections to, alteration or realignment of Council infrastructure Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity 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.
J	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

K	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.
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	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
N	Riverine Protection Permit A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing / adjoining the site.
O	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/
P	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.
Q	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.

R	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
S	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.
T	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.
U	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.
V	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.
W	Fire ant control Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The Biosecurity Regulation 2016 specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: • reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; • cleaning machinery, vehicles, and equipment before arriving at or leaving sites; • complying with treatment requirements where a site falls within a suppression treatment area; • ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and • reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au
X	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.
Y	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.
Z	Bushfire management 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	Vehicle crossing location Vehicle access to the development site (proposed lots 519 and 520) must be from a shared (single) vehicle crossing. Separate accesses are not permitted. The shared (single) vehicle crossing to proposed lots 519 and 520 must be in the location identified in the conditions of the ROL Development Permit (ROL/2024/116). A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
B	Vehicle crossing maintenance Owners and intended purchasers are advised the property uses a shared (single) vehicle crossing with the neighbouring property for vehicle access.

	Under the obligations of <i>Local Law No. 11 (Roads and Malls) 2008</i>, the owners of each property are, at all times, responsible for the maintenance of the shared (single) vehicle crossing ensuring it is in a sound and safe state of repair. Refer to Council of the City of Gold Coast's Decision Notice ROL/2024/116. for conditions relating to the shared (single) vehicle crossing. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
C	Fire loading There are development approval conditions applicable in relation to fire loading on this lot / subsequent lots. Fire loading for this lot / subsequent lots must not exceed 15L/s for 4 hours. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice (ROL/2024/116). A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline.
D	Stormwater There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice ROL/2024/116. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
E	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 ROL/2024/116. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

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

Details of proposed development	The proposed development is for a development permit for Reconfiguring a lot for a 7 into 195 lot subdivision, including 187 residential lots, 1 environmental lot, 5 drainage lots, 2 open space (park) lots, and new public roads.	
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • Strategic framework • Bushfire hazard overlay code • Environmental significance overlay code • Landslide hazard overlay code • Road widening overlay code • Reconfiguring a lot 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: • None	
Matters raised in submissions	<i>Issue</i> Traffic and infrastructure delivery – The current road network is inadequate to accommodate the proposal without substantial upgrades. The development will result in increased traffic impacts which will result in additional congestion and road safety concerns. The development will place pressure on public utilities and community services. The proposed new road(s) may not achieve the necessary safety standards.	<i>How matter was dealt with</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 Rd to create a fourth leg of the roundabout at intersection of Reserve Rd / Old Coach Rd. 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).

The City is also conditioning non-trunk (developer funded) road upgrades to ensure that the development is adequately serviced by the surrounding road network. This includes the upgrade and realignment of Courtney Drive in accordance with the Overall outcomes of the Emerging communities zone. Additional conditions requiring the dedication of land for the purpose of future road upgrades have been imposed. The development application has been supported by a Traffic Engineering Report prepared by Colliers which concludes that the development, subject to conditions, will not result in an unacceptable impact to the surrounding road network. A review of the development's impacts on the surrounding infrastructure networks concluded that the additional demand anticipated from the development can be accommodated, subject to delivery of both non-trunk and trunk infrastructure.

A new local park is proposed to accommodate the open space recreational needs of the locality. All new roads must be constructed to meet the necessary design and safety standards.

Delivery of trunk sewer infrastructure through the premises, necessary to service the greater Courtney Drive catchment, is required to be delivered in the first stage of the development

The development delivers recognised key trunk infrastructure which services the greater Courtney Drive catchment in a manner which does not fetter the continued development on third party allotments in the same Emerging Community catchment. The development must be carried out in accordance with the approved Conceptual Stormwater Management Plan prepared by OSKA Consulting Group and the Hydraulic Impact Assessment prepared by Biome Water and Environmental Consulting which has been assessed and endorsed by officers.

Submissions were received regarding impact on ecology as a result of the

Stormwater and flooding – Stormwater management is a critical concern, but the development does not provide adequate technical reporting.

Ecology – Protection of native species.

	There is remnant vegetation and Koala habitat which should be protected, or impacts addressed.	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. The 5.3 hectare 'environmental open space' lot will be rehabilitated to increase the number of koala feed trees across the site 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.
	Bushfire – The development is located in a bushfire-prone area but does not provide adequate technical reporting.	Consideration of bushfire impacts has been included in assessment and endorsement of the necessary rehabilitation requirements. Bushfire Mitigation Report prepared by Eldon Bottcher Architect Pty Ltd.
	Planning scheme compliance – The development must provide adequate technical reporting to support the development. The 'draft plan for future development of 'Courtney Drive West Precinct' covers land not part of this application.	The development provides appropriate buffers/separations to areas identified as being within a Bushfire hazard area and the development will not exacerbate Bushfire hazard risk to external properties. The development application has been supported by a number of technical reports. Additional reporting and detailed design will be undertaken within the operational works phases of the development. City officers understand the reference to 'draft plan for future development of 'Courtney Drive West Precinct' as identified in the submission to refer to the proposed 'Structure Plan' provided by the Applicant. The Structure Plan assists conceptualising the intended development of the locality and assists in determining a development layout and infrastructure planning. The Structure Plan has not been included within the conditioned drawings / plans for this development.
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 supports the strategic intent of the Upper Coomera (Courtney Drive) new community by facilitating the transition of vacant land to a serviced urban residential neighbourhood.
- The development delivers 187 residential lots, contributing towards the City's housing supply targets and the planned residential yield for the Courtney Drive precinct.
- Although the proposed density marginally exceeds the nominated density range for the Courtney North-East precinct, it remains consistent with the broader intent of achieving efficient land utilisation within a designated growth area.
- Essential infrastructure, including water, sewer, drainage, roads, footpath connections, and public open space for conservation and recreation purposes is provided to support the development and future residents.
- The road network establishes a connected and legible subdivision pattern that integrates with the surrounding transport network and accommodates future connections to adjoining land.
- The subdivision responds appropriately to site constraints, including waterways, topography, bushfire risk, landslide hazards and stormwater management requirements.
- A 1-hectare local park, recreation linkage and extensive pedestrian network are provided. All residential lots are located within walking distance of publicly accessible open space.
- Significant trunk and non-trunk infrastructure upgrades are delivered as part of the development, ensuring growth occurs in an orderly and efficient manner without shifting unreasonable infrastructure costs to adjoining landowners.
- Specific staging requirements have been imposed for certain trunk and non-trunk works to ensure the delivery of key infrastructure upfront and accommodate the delivery of the precinct in an efficient and timely manner.
- The development delivers a range of lot sizes and lot configurations that will support a mix of housing forms in an efficient and legible allotment configuration.
- Specific requirements for retaining walls have been included within the recommended to ensure a high-quality finish which positively contributes to the public realm.
- A specific condition has been included over lots 516 to 519, 648, and 649 requiring those lots to be split level, in accordance with the bulk earthworks drawings.
- The development delivers an extensive footpath network within new road and along existing public roads, including connections between the 1-hectare local park and the external road network.
- Schedule 12A of the *Planning Regulation 2017* - Walkable Neighbourhoods – Assessment benchmarks for particular Reconfiguring a lot

Matters prescribed by a regulation