Our reference: COM/2026/92

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

Date of decision notice:	29 September 2026

Applicant details

Applicant name:	Bosform Pty Ltd
Applicant contact details:	C/- Michel Group Services Pty Ltd PO BOX 2695 NERANG BC QLD 4211

Application details

Application number:	COM/2026/92
Approval sought:	Combined develeopment permit for material change of use, reconfiguig a lot and operational works.
Details of proposed development:	Combined application for: • Development permit for Reconfiguring a lot for 1 into 3 lot subdivision • Development permit for Material change of use to establish Multiple dwelling (57 dwellings) • Development permit for Operational works for vegetation removal

Location details

Street address:	2 Karingal Drive, PIMPAMA QLD 4209
Real property description:	Lot 19 RP152380

Decision

Date of decision	21 September 2026
Decision details:	Under Delegated Authority, the Manager of Planning Assessment has resolved to approve the development application in full, with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Assessable development— development interfering with koala habitat in koala habitat areas outside koala priority	Department of State Development, Infrastructure and Planning	Concurrence agency	PO Box 3290, Australia Fair SOUTHPORT QLD 4215

areas – Schedule 10, Part 10, Division 3			
Reconfiguring a lot near a State transport corridor- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1	Department of State Development, Infrastructure and Planning	Concurrence agency	PO Box 3290, Australia Fair SOUTHPORT QLD 4215
Material change of use of premises near a State transport corridor or that is a future State transport corridor – Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1	Department of State Development, Infrastructure and Planning	Concurrence agency	PO Box 3290, Australia Fair SOUTHPORT QLD 4215

Details of the approval

Development approval	Combined application for: • Development permit for Reconfiguring a lot for 1 into 3 lot subdivision • Development permit for Material change of use to establish Multiple dwelling (57 dwellings) • Development permit for operational works for vegetation removal

Conditions

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

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

Further development permits

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

- Connections / disconnections: Application to work on the City's Infrastructure
- Referral Agency Assessment
- Operational Works - infrastructure
- Environmental Management Plan
- Operational works – infrastructure
- Plumbing and Drainage
- Permit for plumbing and drainage work

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

Properly made submissions

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

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

In accordance with section 85 of the *Planning Act 2016,* the following currency periods apply:

- The Material change of use component has a currency period of 6 years.
- The Reconfiguring a lot component has a currency period of 4 years.
- The Operational works component has a currency period of 2 years.

Approved plans and drawings

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

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, 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 *Planning Act 2016.* 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 *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.
Referral Agency	You do not have appeal rights in relation to this decision

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

AUTHORISED BY



Simon Morrison
A/Coordinator Planning Assessment North
For the Chief Executive Officer
Council of the City of Gold Coast

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

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

PART A: DEVELOPMENT PERMIT FOR RECONFIGURING A LOT TO SUBDIVIDE 1 INTO 3 LOTS

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 The reconfiguring of a lot component (Part A) of this development approval must be undertaken and plan sealed prior to the commencement of any building works the subject of the material change of use component (Part B) of this development approval.

2 **Approved drawings**

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

Drawing Title	Author	Date	Drawing No.	Ver
SUBDIVISION DRAWING LOT 19 ON RP152380 2 KARINGAL DRIVE PIMPAMA	MICHEL Group Services	16.3.26	25218-3 SHEET NUMBER 1 OF 3	B

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans – Civil Engineering**

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

Civil Engineering				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Conceptual Stormwater Management Plan - 2 Karingal Drive, Pimpama	Burchills Engineering Solutions	10/07/2026	BE200223-RP-CSMP-02	02
Hydraulic Impact Assessment - 2 Karingal Drive, Pimpama	Burchills Engineering Solutions	14/07/2026	BE200223-RP-HIA-02	02

a

4 **Amended Plans**

a Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval.

Environmental Assessment

Plan Title	Author	Date	Plan Reference No.	Ver
Rehabilitation Management Plan	Burchills Science and Engineering	7 July 2026	BE200223-RP-RMP-01	01

The following amendments must be included:

Infill planting:

i. Any failed reconstruction areas, or bare areas created through weed control, must undergo reconstruction using native plant tubestock at 1 plant per square metre in accordance with the relevant regional ecosystem. Plant species are to be in a ratio of 60%Trees: 20%Shrub: 20% Groundcover and have a minimum 3-month Establishment period.

ii. The amended Rehabilitation Management Plan must be included with an Operational Works Public Landscape application.

b Undertake and maintain the development generally in accordance the approved plan

5 **Land transfer**

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 901 7439m^2 Conservation Lot	Conservation	Subdivision Drawing Lot 19 on RP152380 2 Karingal Drive Pimpama, 25218-3	Michel Group Services	04/03/2026	B

b Transfer the land identified above at the same time as registering the plan of subdivision.

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.

6 **Landscaping works within public open spaces**

a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Townhouse Development 2 Karingal Drive & 60 Imelda Way, Pimpama Landscape Statement of Intent Response to Information Request	Byrns Lardner Landscape Architects	July 2026	202551	C

and include in particular:

	i Ensure street trees are planted within the road reserve directly fronting the site along Karingal Drive. ii Street trees located in accordance with City Plan Policy SC6.12.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.13.16 – Landscape works – Road Reserves iii All street trees planted must be a minimum 100L bag size. iv All vegetation species associated with the rehabilitation of the site to be in accordance with the amended rehabilitation plan (refer amended plans condition). v Vehicle exclusion bollards to be located on the boundary line between the road reserve and public open space (conservation). vi Access infrastructure ie: gates, bollards and fencing to be in accordance with SC6.12.10 – Land development guidelines Standard drawings vii Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical i.e., acoustic fencing. viii Cross sectional elevations of the public/private interface at a minimum of 4 different locations. ix Retention of existing vegetation. x Where trees are located near side boundaries or underground services, root containment systems must be utilised. xi Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity. xii Trees must be a minimum 2 metre distance laterally from the inlet gullies. xiii All built structures and planting associated with an entry statement must be located within private property. xiv 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. xv All batters treated in accordance with the Change to ground level and creation of new waterways code of the City 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 commencement of the use/ plan sealing in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 7 – Procedures.
7	**Boundary fences** a Construct a boundary fence between open space/private land generally in accordance with Koala Fencing Plan, prepared by Burchills Science and Engineering, dated 12-06-2026, Drawing No. BE2023-E001-A. b For all other locations not identified on this plan, boundary fences must be constructed generally in accordance with City Plan Policy SC6.12.5 – Land development guidelines – Public open space standards table 5.8. c The boundary fence must be: i A maximum of 1.2 metres in height if solid/non transparent construction; or ii A maximum of 1.8 metres in height if 50% transparent construction iii The boundary fence must be constructed prior to a request is made to Council to approve the plan of subdivision/prior to commencement of use.
8	**Impacts to proposed public open space Lot 901** *(specific condition)* a Encroachment of stormwater infrastructure within Lot 901 must be located as close as possible to the development footprint to minimise any potential impacts to proposed public open space.

	b All retaining walls must be wholly located outside of Lot 901 to be dedicated to Council as public open space for conservation purposes.
Property	
9	**Restrictions regarding Council 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 future buildings, structures and footings are a minimum distance of 1.8 horizontal metres from Council's sewer infrastructure. d Ensure all future buildings, deep rooted tree species, or landscaping with invasive root systems, 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.
Engineering	
10	**Electrical reticulation** Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: i Provide electricity to all proposed lots. ii No additional poles and pole-mounted transformers are to be erected within public roads. iii Meet the requirements of the electricity supplier (e.g. Energex).
11	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: i Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. i 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. ii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
12	**Existing roads – Karingal Drive** a Obtain an operational works approval for the design and upgrade of Karingal Drive, generally in accordance with the drawing listed below, prior to a request is made to Council to approve the plan of subdivision, at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Roadworks and Drainage Layout Plan – sheet 1 of 2	Burchills Engineering Solutions	8/07/2026	C3001	B

and include in particular:

i Karingal Drive shall be upgraded to a 'Residential Access Street' classification, for the full frontage of the subject site, in accordance with City Plan Policy SC6.12 – Land development guidelines. The works shall tie into the existing formation of Karingal Drive (located immediately east of the subject site).

	ii Pavement depth and composition must comply with City Plan Policy SC6.12 – Land development guidelines. iii Kerb and channel for the extent of the works. iv The works shall include all necessary line-marking and signage. v Street lighting must be provided in accordance with City Plan Policy SC6.12 – Land development guidelines. b Construct and maintain the road 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.
13	**Existing roads – Karingal Drive cul-de-sac head** a Obtain an operational works approval for the design and construction of a cul-de-sac head in Karingal Drive, at no cost to Council, prior to a request is made to Council to approve the plan of subdivision, and include in particular: i Design and construct a cul-de-sac head, at the western termination of Karingal Drive, with a minimum diameter of 18m. ii The cul-de-sac head must be constructed to a 'Residential Access Street' classification for pavement depth purposes. iii Kerb and channel for the extent of the works. iv The works shall include all necessary line-marking and signage. v Street lighting must be provided in accordance with City Plan Policy SC6.12 – Land development guidelines. b Construct and maintain the road 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.
14	**Footpaths** a Obtain an operational works approval for the design and construction of the footpath listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council: i A new 2 metre wide footpath on Karingal Drive, for the full frontage of the site (terminating at the eastern side of the vehicle crossing). ii Provision of equitable access and achieve compliance with AS1428.1. b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
Stormwater Drainage	
15	**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.
16	**Maintenance of stormwater quantity and proprietary treatment devices** *(specific condition)* **– LOT 191** Prepare and implement a site-specific stormwater quantity (detention tank) and

	stormwater quality improvement devices (SQID) maintenance management plan (MMP) in accordance with approved stormwater management plan prior to the commencement of use. The MMP must be prepared by a suitably qualified professional consistent with the maintenance requirements of the proposed devices. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan. The MMP must address the following: i The MMP must require the legal entity to maintain a record of all maintenance undertaken on the devices and make available to Council upon request. ii The MMP must include an estimate of all ongoing associated lifecycle costs related to the device (e.g. cleaning, inspection, maintenance, replacement, access, certifications, reporting, health and safety plans, training, etc.).
Sewer and Water Works	
17	**Sewer connection – Lot 191** Obtain an Operational Works approval for the design and construction of a sewer connection for proposed Lot 191 and connect to Council's sewer network at the existing 375 mm main on-lot, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The size of the sewer property service connection must be in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. iv Ensure all proposed buildings, deep rooted tree species, or landscaping with invasive root systems, 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.* *ii 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.*
18	**Water connection – Lot 191** Obtain an Operational Works approval for the design and construction of a water connection for proposed Lot 191 and connect to Council's water network at the existing 150mm main in Karingal Drive, 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 proposed development is permitted to connect to Council's water network through a singular connection as outlined below: A This connection will supply a single master meter for potable water; and B If required, a single fire meter. ii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. iii Conduits are required to be installed to service the proposed development via trenchless technology (open cutting of the road is not permitted) to connect to Councils potable water supply network.

	iv Water meters must be in accordance with the Metering Technical Specifications, Council's standard water meter drawings, and SEQ's large meter arrangement drawings. v The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. vi Remove redundant water meters / connections. *Notes:* i *Refer to the 'Fire Loading' condition of this development permit.* ii *An "Application Work on the City's infrastructure" form is required for the above works.* iii *Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.* iv *Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay watermain, the applicant will be required to replace the vulnerable section of exposed watermain in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.*
19	**Sewer connection – Lot 192** Obtain an Operational Works approval for the design and construction of a sewer connection for proposed Lot 191 and connect to Council's sewer network at the existing 375 mm main on-lot, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The size of the sewer property service connection must be in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. iv Ensure all proposed buildings, deep rooted tree species, or landscaping with invasive root systems, 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.* *ii 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.*
20	**Water connection – Lot 192** Obtain an Operational Works approval for the design and construction of a water connection for the proposed Lot 192 and connect to Council's water network at the existing 150mm main in Imelda Way, 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 proposed development is permitted to connect to Council's water network through a singular connection as outlined below:

A This connection will supply a single master meter for potable water; and
B If required, a single fire meter.

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

iii Water meters must be in accordance with the Metering Technical Specifications, Council's standard water meter drawings, and SEQ's large meter arrangement drawings.

iv The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly.

v Remove redundant water meters / connections.

Notes:

i *Refer to the 'Fire Loading' condition of this development permit.*

ii *An "Application Work on the City's infrastructure" form is required for the above works.*

iii *Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.*

iv *Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay watermain, the applicant will be required to replace the vulnerable section of exposed watermain in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.*

21 **Fire loading**

Ensure the fire loading does not exceed 15L/s for 2 hours duration

Refer to the Property Notification titled "Fire Loading" contained in this development permit.

Solid Waste Management

22 **Cul-de-sac Head – LOT 192**

Provide a minimum 18m diameter cul-de-sac head (kerb to kerb) to ensure a waste collection vehicle can manoeuvre around the cul-de-sac head for wheelie bin collection.

Construction Management

23 **Certification of works - Civil Engineering**

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

(A) 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	Conceptual Stormwater Management Plan - 2 Karingal	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering

		plan of subdivision	Drive, Pimpama, BE200223-RP-CSMP-02, Revision 02," dated 10/07/2026, prepared by Burchills Engineering Solutions.		
	The certification is to confirm: i All stormwater devices (quantity and quality (SQIDEP approved)) have been installed on-site generally in accordance with Council's approved stormwater management plan and drawings and are functioning as designed.				

24 **Certification of works - Civil Engineering**

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

(A) Civil 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	-	An authorised supplier (e.g. Energex)	Contributed Assets
The certification is to confirm: Electricity supply is available to the proposed lots in accordance with the electrical reticulation condition.				

(B) Civil 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	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets

	Small Development Agreement from NBN Co).				
	The certification is to confirm: Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				

25 **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.

26 **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.

27	**Notice of works timetable** Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.
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: **Civil Engineering** - Connections / disconnections: Application to work on the City's Infrastructure - Referral Agency Assessment - Operational Works - infrastructure **Environmental Assessment** - Environmental Management Plan – Acid sulfate soils management plan. Can be submitted with any future operational works applications. - Environmental Management Plan – Dewatering Management Plan. Can be submitted with any future operational works applications. **Transport Assessment** - Operational works – infrastructure **Plumbing and Drainage** - Permit for plumbing and drainage work A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
D	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage.

	This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
E	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming 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 commended 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 *Environment Protection Act 1994* 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 *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the

	development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
G	**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.
H	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
I	**Fire ant control** Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the 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.
J	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
K	**Land subject to registered easement or statutory covenant (Building Act 1975)** The applicant is advised that Section 65 of the Building Act 1975 (Qld) requires the consent of any registered easement or statutory covenant holder prior to approval of a building development application.

L	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
M	**Bushfire management** A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times. Queensland Fire and Emergency Services (QFES) provides further information regarding bushfire management and is available on https://www.qfes.qld.gov.au/
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 current approvals** It is the applicant's responsibility to ensure that this decision notice is in accordance with any other decision notices relating to the site.
Q	**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/
R	**Vegetation maintenance** Regular inspections conducted by a qualified Arborist are essential to monitor tree health. Vegetation maintenance must be regularly undertaken to monitor any adverse effects from pests, extreme weather conditions, or human activity. Trees are dynamic organisms that undergo continuous growth and development throughout their lifetime. They increase in size, complexity, and ecological significance as they age. This natural progression emphasises the importance of regular inspections and maintenance to support their health and vitality, ensuring they continue to contribute positively to the urban environment. Any changes to trees over time may warrant a new application.
S	**Effects of development on trees** As specified within *Australian Standard AS4970 - 2025 – Protection of trees on development sites,* all parts of the tree may be damaged by development. Damage to any one part of the tree will affect its functioning as a whole. **Crown damage**

	The canopy of trees can be directly damaged in the following ways; Foliage may be lost or damage on development sites by pruning or mechanical injury by trucks, cranes, excavators, and so on. The removal of leaves reduces the level of photosynthesis and thus the production of sugars. This in turn reduces the tree's capacity to function normally and to withstand stresses imposed by a change in its environment. Incorrect pruning techniques such as lopping or flush cutting may produce wounds that are susceptible to infection by wood decay organisms. Similarly, mechanical damage to branches by machinery, etc will create wounds. Trees automatically respond to wounding and in doing so use stored sugars. Any wound places an additional load on trees that will inevitably be stressed during construction. Trees can be indirectly damaged as a result of trunk or root damage. **Trunk damage** Trunks of trees may be wounded mechanically during demolition and construction work. This not only predisposes a tree to potential decay, but it also interferes with the transport of water, nutrients, and sugars throughout the tree. Serious impacts may structurally weaken the tree. **Root damage** Root damage is the most common cause of damage to trees on development sites and can be caused in various ways; a Removed during grading, excavation and trenching for foundations services, etc; b Mechanically wounded, crushed, or torn; c Compaction by machinery, storage of materials, and installation of work sheds; d Soil build-up; e Laying of pavements; f Chemical contamination of the soil by solvents, fuel, oil, diesel, herbicides, cement waste, etc; g Changes in air levels through changes in drainage patterns; h Changes in available water Soil compaction is one of the major causes of root damage on development sites. Compaction is defined as the loss of large pore spaces (macropores) within the soil with a net loss of total pore space. Macropores are essential for the exchange of gases between the soil air and the atmosphere (aeration) and the removal of excess water from the soil (drainage). The effects of compaction include; a Reduced aeration; b Low oxygen levels discourage root growth and thus the uptake of water and nutrients; c Reduced infiltration of water into the soil and more run-off; d Increased run-off increases soil losses by erosion; e Low oxygen levels also lead to chemical changes in the soil which can reduce the availability of some plant nutrients; f The reduction in the number and diversity of beneficial soil organisms (including mycorrhizal fungi). It is commonly observed that trees may take many years to decline and eventually die from root damage.
T	**Protected plants framework** The Protected Plants Regulatory Framework establishes the triggers and process for clearing of protected plants in Queensland. Only if your site is identified as part of a ' High Risk Area' on the Protected Plants Flora Survey Trigger Map. The Protected Plants Flora Survey Trigger Map shows areas where particular provisions of the Nature

	Conservation Act 1992 apply to the clearing of protected plants and is used to determine flora survey and clearing permit requirements. Areas shown as high risk are subject to particular requirements under legislation. For further information about clearing of protected plants please email palm@des.qld.gov.au.
U	**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.
V	**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
W	**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. *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.*
X	**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 approval from Council: • For standard connections / disconnections, an 'Application to Work on the City's Infrastructure' is required. For non-standard connections / disconnections, an Operational Works approval is required.
Y	**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
Z	**Water meter sizing** All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval. Unrestricted access to the water service (including meters) must be provided at all times. Refer to: Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au South East Queensland (SEQ) large meter arrangement drawings https://www.seqcode.com.au/seq-water-supply-code
AA	**Water meter arrangements - Class 1 Building (Townhouse Style) Community Title Scheme (CTS) developments** A combined fire and domestic water meter is the only acceptable assembly for a Class 1 building development. If the development includes other building classes (in addition to Class 1 buildings) within the site, the development will require separate fire and domestic meters. It is recommended the developer considers the ultimate development scenario to ensure the correct meter types and water servicing strategy is adopted early in the project to avoid rework. Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code
BB	**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.
CC	**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.
DD	**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

Property Notifications	
A	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2026/92. A copy of Council's Decision Notice is available for viewing on Council's website cityofgoldcoast.com.au/findDA
B	**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 15 L/s for 2 hours duration. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice (COM/2026/92). A copy of Council's Decision Notice is available for viewing on Council's website cityofgoldcoast.com.au/findDA.

PART B: DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR MULTIPLE DWELLING (57 DWELLINGS)

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 The reconfiguring of a lot component (Part A) of this development approval must be undertaken and plan sealed prior to the commencement of any building works the subject of the material change of use component (Part B) of this development approval.

2 **Approved drawings**

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

Drawing Title	Author	Date	Drawing No.	Ver
Sited Structure Plan	MPS Architects	10/07/2026	DA02	-
Overall Site Plan	MPS Architects	10/07/2026	DA03	-
Indicative Staging Plan	MPS Architects	14/07/2026	DA04	-
Overall Ground Floor Plan	MPS Architects	10/07/2026	DA06	-
Ground Floor Plan (Lots 1-4 & 161-19)	MPS Architects	10/07/2026	DA07	-
First Floor Plan (Lots 1-4 & 16-19)	MPS Architects	10/07/2026	DA08	-
Ground Floor Plan (Lots 5-8 & 11-15)	MPS Architects	10/07/2026	DA10	-
First Floor Plan (Lots 5-8 & 11-15)	MPS Architects	10/07/2026	DA11	-
Ground Floor Plan (Lots 9-10)	MPS Architects	10/07/2026	DA13	-
First Floor Plan (Lots 9-10)	MPS Architects	10/07/2026	DA14	-
Roof Plan (Lots 9-10)	MPS Architects	10/07/2026	DA15	-
Ground Floor Plan (Lots	MPS	10/07/2026	DA16	-

20-23 & 28-31)	Architects			
First Floor Plan (Lots 20-23 & 28-31)	MPS Architects	10/07/2026	DA17	-
Roof Plan (Lots 20 - 23 & 28 - 31)	MPS Architects	10/07/2026	DA18	-
Ground Floor Plan (Lots 24-27)	MPS Architects	10/07/2026	DA19	-
First Floor Plan (Lots 24-27)	MPS Architects	10/07/2026	DA20	-
Roof Plan (Lots 24 - 27)	MPS Architects	10/07/2026	DA21	-
Ground Floor Plan (Lots 32-36)	MPS Architects	10/07/2026	DA22	-
First Floor Plan (Lots 32-36)	MPS Architects	10/07/2026	DA23	-
Roof Plan (Lots 32 - 36)	MPS Architects	10/07/2026	DA24	-
Ground Floor Plan (Lots 37-41)	MPS Architects	10/07/2026	DA25	-
First Floor Plan (Lots 37-41)	MPS Architects	10/07/2026	DA26	-
Roof Plan (Lots 37 - 41)	MPS Architects	10/07/2026	DA27	-
Ground Floor Plan (Lots 1-4)	MPS Architects	10/07/2026	DA28	-
First Floor Plan (Lots 1-4)	MPS Architects	10/07/2026	DA29	-
Roof Plan (Lots 1-4)	MPS Architects	10/07/2026	DA30	-
Ground Floor Plan (Lots 5-12)	MPS Architects	10/07/2026	DA31	-
First Floor Plan (Lots 5-12)	MPS Architects	10/07/2026	DA32	-
Roof Plan (Lots 5 - 12)	MPS Architects	10/07/2026	DA33	-
Ground Floor Plan (Lots 13-16)	MPS Architects	10/07/2026	DA34	-
First Floor Plan (Lots 13-16)	MPS Architects	10/07/2026	DA35	-
Roof Plan (Lots 13 - 16)	MPS Architects	10/07/2026	DA36	-
Product Summary	MPS Architects	10/07/2026	DA39	-

Brookfield Community Facility Ground Floor (Lots 13-16)	MPS Architects	10/07/2026	DA59	-
Fencing & Refuse Plan	MPS Architects	14/07/2026	DA37	-
Fencing & Refuse Plan	MPS Architects	10/07/2026	DA38	-
Streetscape Cluster 1 (Lots 1-4)	MPS Architects	10/07/2026	DA40	-
Streetscape Cluster 2 (Lots 5-8)	MPS Architects	10/07/2026	DA41	-
Streetscape Cluster 3 (Lots 9-10)	MPS Architects	10/07/2026	DA42	-
Streetscape Cluster 4 (Lots 11-15)	MPS Architects	10/07/2026	DA43	-
Streetscape Cluster 5 (Lots 16-19)	MPS Architects	10/07/2026	DA44	-
Streetscape Cluster 6 (Lots 20-23)	MPS Architects	10/07/2026	DA45	-
Streetscape Cluster 7 (Lots 24-25)	MPS Architects	10/07/2026	DA46	-
Streetscape Cluster 8 (Lots 26-27)	MPS Architects	10/07/2026	DA47	-
Streetscape Cluster 9 (Lots 28-31)	MPS Architects	10/07/2026	DA48	-
Streetscape Cluster 10 (Lots 32-36)	MPS Architects	10/07/2026	DA49	-
Streetscape Cluster 11 (Lots 37-41)	MPS Architects	10/07/2026	DA50	-
Streetscape Cluster 12 (Lots 1-4)	MPS Architects	10/07/2026	DA51	-
Streetscape Cluster 13 (Lots 5-8)	MPS Architects	10/07/2026	DA52	-
Streetscape Cluster 14 (Lots 9-12)	MPS Architects	10/07/2026	DA53	-
Streetscape Cluster 15 (Lots 13-16)	MPS Architects	10/07/2026	DA54	-
Brookfield Community Facility Streetscape	MPS Architects	10/07/2026	DA60	-
Brookfield Community Facility Streetscape	MPS Architects	10/07/2026	DA62	-
Section	MPS Architects	10/07/2026	DA63	-

Section	MPS Architects	10/07/2026	DA64	-
Section	MPS Architects	10/07/2026	DA66	-

b Ensuring that:

i Demonstrate the retaining wall and fence located along the Karingal Drive frontage for Units 1 to 10 is setback 600mm from the property boundary; the 600mm setback area is to be at the same grade as the adjacent verge.

b The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans – Environmental and Bushfire Assessment**

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

Environmental Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Rehabilitation Management Plan	Burchills Science and Engineering	7 July 2026	BE200223-RP-RMP-01	01
Bushfire Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Bushfire Risk Assessment and Risk Mitigation Compliance Report	Queensland Bushfire Risk Assessments	9 March 2026	-	1

Ensuring specifically that amendments within the approved Rehabilitation management plan include:

i. Revegetation to increase the average density of trees to 1 plant per 2.25 square metres (1.5m by 1.5m centres) to ensure quick canopy establishment and closure.

ii. An average density of 1 plant per square metre is to be achieved over the entire rehabilitation area.

4 **Approved Plans – Civil Engineering**

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

Civil Engineering				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Conceptual Stormwater Management Plan - 2 Karingal Drive, Pimpama	Burchills Engineering Solutions	10/07/2026	BE200223-RP-CSMP-02	02
Hydraulic Impact Assessment - 2 Karingal Drive, Pimpama	Burchills Engineering Solutions	14/07/2026	BE200223-RP-HIA-02	02
Waste Management Plan - 2 KARINGAL DRIVE, PIMPAMA, 4209	Michel Group Services.	10 June 2026	-	A

5	**Studies and / or multi-purpose rooms** Studies and/or multi-purpose rooms must not be converted into bedrooms at any time.
Property	
6	**Private infrastructure** a Construct and maintain the privately owner stormwater drainage system at no cost to Council at all times. b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.
7	**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 1.8 horizontal metres from Council's sewer infrastructure. d Ensure all proposed buildings, deep rooted tree species, or landscaping with invasive root systems, 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. f Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.
Amenity	
8	**Screening of visually offensive components** Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a Refuse storage and service areas. b Service equipment. c Mechanical ventilation. d Refrigeration units. e Storage areas for machinery, materials, vehicles or the like.
Environmental and Landscaping	
9	**No damage to retained vegetation** Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.
10	**Erosion and sediment control** a Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular: i Sediment control structures e.g. sediment fence must be placed at the base of

all materials imported on site to mitigate sediment run-off.

ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.

iii All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.

Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12 – Land development guidelines.

11 **Landscaping works on private land**

a Obtain an operational works approval to landscape the site generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Townhouse Development 2 Karingal Drive & 60 Imelda Way, Pimpama Landscape Statement of Intent Response to Information Request	Byrns Lardner Landscape Architects	July 2026	202551	C

and include in particular:

i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species.

ii Tree species must be a minimum bag size of 100L at the time of planting.

iii Palm species must be a minimum 3 metres in height at the time of planting.

iv Shrub species must be a minimum 200mm pot size at the time of planting.

v Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.

vi Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.

vii Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.

viii Ensure the retaining wall and associated fence located on Karingal Drive frontage for units 1 to 10 is setback 600mm from the property boundary. The row of screening shrubs is to be located between the property boundary and the fence/retaining wall.

ix One canopy tree is to be installed within the frontage landscape bed for each townhouse cluster.

x A 6m wide landscape buffer between the private road and railway corridor.

xi The locations and cross section of all proposed bio-retention systems as required by the sites approved Stormwater Management Plan and identify:

a. Proposed filter media depths and surface treatments.

b Construct and maintain the private landscaping identified above at no cost to Council at all times.

12 **Retaining walls** *(specific condition)*

a. Concrete sleeper retaining walls must be a dark grey colour (standard concrete colour is not acceptable) and have a split face, stone or wood pattern finish.

	b. Retaining walls must be set back a minimum 600mm from the property boundary with Karingal Drive. c. All other retaining walls must be one of the following: • honed blockwork with a dark grey colour. • rendered and painted blockwork. • blockwork finished with a feature stone veneer. • grouted rock. • sandstone block.
13	**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.
14	**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 5.8. The boundary fence must be constructed prior to commencement of use. b The boundary fence must be: i A maximum of 1.2 metres in height if solid/non transparent construction; or ii A maximum of 1.8 metres in height if 50% transparent construction
Transport	
15	**Off street vehicle and car parking facilities** a Design and construct off street vehicle facilities at no cost to Council, prior to the commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles and parking spaces) must be in accordance with the approved drawings. ii Visitor car parking space V5 must be signed and line marked as a dedicated turn-around bay in Stage 3 and be converted back to a visitor car parking space in Stage 4. iii Residential visitor spaces must be freely accessible. iv Parking spaces are drained and sealed. In addition, residential visitor spaces are line marked. v Clearly identified signage and directional markings including: • Signage within the site directing entering motorists to visitor parking locations. • Delineation of parking spaces for people with disabilities. • Signage and line marking indicating ‘visitor parking’ for visitor spaces. • Delineation and signage indicating ‘turn around bay’ for the dedicated vehicle turn-around bay (Stage 3). • Signage, on the southern side of the parking aisle, alongside Dwelling 37, advising ‘No parking – turn around area’. • Signage, in the area located next to visitor car parking space V15, advising ‘No parking – turn around area’.

	b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. c The off-street parking facilities must only be used for vehicle parking.
16	**Off street bicycle parking and facilities** a Design and construct off street bicycle parking facilities at no cost to Council, generally in accordance with the Transport code of the City Plan and include in particular: i The off-street bicycle parking facilities must be in accordance with the approved drawings. ii Signs to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage is to be provided along the route and where bicycle parking is provided. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
17	**Loading and unloading (excluding waste collection vehicles)** Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular: i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. ii All vehicles waiting to be loaded or unloaded must stand entirely within the site. iii All vehicles must enter and exit the site in a forward gear.
Engineering	
18	**Electrical reticulation** Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: i Provide electricity to the subject building/s. ii No additional poles and pole-mounted transformers are to be erected within public roads. iii Meet the requirements of the electricity supplier (e.g. Energex).
19	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: i Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
20	**Rectification of Council's infrastructure** a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
21	**Existing infrastructure, structures and services** a Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council:

	i Remove redundant vehicle crossing/s. ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).
22	**Vehicle crossing** a Obtain an Operational Works approval; b For the design and construction of the vehicle crossing, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: i Designed and constructed in accordance with the Driveways and vehicle crossings code of the City Plan. ii Constructed and positioned to enable the maintenance of a public road and road verge and not cause any obstruction to pedestrians or vehicle traffic. iii Designed generally in accordance with Institute of Public Works Engineering Australasia (IPWEA) standard drawing RSD-100 and RSD-102. iv Designed not cause damage to vehicles or road infrastructure. v Providing effective access between the road and the property. vi Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
23	**Existing roads – Karingal Drive** a Obtain an operational works approval for the design and upgrade of Karingal Drive, generally in accordance with the drawing listed below, prior to commencement of the use for Stage 2, at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Roadworks and Drainage Layout Plan – sheet 1 of 2	Burchills Engineering Solutions	8/07/2026	C3001	B

and include in particular:

i Karingal Drive shall be upgraded to a 'Residential Access Street' classification, for the full frontage of the subject site, in accordance with City Plan Policy SC6.12 – Land development guidelines. The works shall tie into the existing formation of Karingal Drive (located immediately east of the subject site).

ii Pavement depth and composition must comply with the City Plan Policy SC6.12 – Land development guidelines.

iii Kerb and channel for the extent of the works.

iv The works shall include all necessary line-marking and signage.

v Street lighting must be provided in accordance with City Plan Policy SC6.12 – Land development guidelines.

b Construct and maintain the road 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.

24	**Existing roads – Karingal Drive cul-de-sac head** a Obtain an operational works approval for the design and construction of a cul-de-sac head in Karingal Drive, at no cost to Council, prior to commencement of the use for Stage 2, and include in particular: i Design and construct a cul-de-sac head, at the western termination of Karingal Drive, with a minimum diameter of 18m. ii The cul-de-sac head must be constructed to a 'Residential Access Street'

	classification for pavement depth purposes. iii Kerb and channel for the extent of the works. iv The works shall include all necessary line-marking and signage. v Street lighting must be provided in accordance with City Plan Policy SC6.12 – Land development guidelines. b Construct and maintain the road 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.
25	**Footpaths** a Obtain an operational works approval for the design and construction of all footpaths listed below, prior to commencement of the use, at no cost to Council: <u>Prior to the commencement of use of Stage 1:</u> i A minimum 1.5 metre wide path, within the verge of Imelda Way, connecting the existing public footpath on Imelda Way to the development's internal pedestrian access point, at the property boundary. ii Provision of equitable access and achieve compliance with AS1428.1. <u>Prior to the commencement of use of Stage 2:</u> i A new 2 metre wide footpath on Karingal Drive, for the full frontage of the site (terminating at the eastern side of the vehicle crossing). ii A minimum 1.5 metre wide path, within the verge of Karingal Drive, connecting the new public footpath on Karingal Drive to the development's internal pedestrian access point, at the property boundary. iii Provision of equitable access and achieve compliance with AS1428.1. b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
Stormwater Drainage	
26	**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.
27	**Bioretention basin maintenance management plan** *(specific condition)* **– LOT 192** a Prepare and implement a bioretention basin maintenance management plan (MMP) in accordance with approved stormwater management plan prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6. 12 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan. b The MMP must include, but not necessarily be limited to, the following key information: i Design intent and description of the device(s).

	ii The location and specific dimensions of the device(s). iii Approved / designed water quality objectives. iv Water quality monitoring procedures. v Monitoring frequency. vi Specifications and procedures for device(s) maintenance. vii Plant and equipment access details for maintenance activities. viii Maintenance activity schedule defining frequency, area (m^2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Measures to be undertaken when water ponding > 3 hours after storm with filter media clogged or subsoil pipes blocked. xiii Approximate lifecycle maintenance costs. xiv The legal entity to maintain a record of all maintenance (including plant replacement) undertaken on the bioretention basin and make it available to Council upon request. xv Undertake inspection and certification of effective operation by RPEQ in accordance with the maintenance management plan.
28	**Maintenance of stormwater quantity and proprietary treatment devices** *(specific condition)* **– LOT 191** Prepare and implement a site-specific stormwater quantity (detention tank) and stormwater quality improvement devices (SQID) maintenance management plan (MMP) in accordance with approved stormwater management plan prior to the commencement of use. The MMP must be prepared by a suitably qualified professional consistent with the maintenance requirements of the proposed devices. The MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan. The MMP must address the following: i The MMP must require the legal entity to maintain a record of all maintenance undertaken on the devices and make available to Council upon request. ii The MMP must include an estimate of all ongoing associated lifecycle costs related to the device (e.g. cleaning, inspection, maintenance, replacement, access, certifications, reporting, health and safety plans, training, etc.).
Sewer and Water Works	
29	**Sewer connection – LOT 191 & 192** Connect the development to the existing sewer property connection servicing the relevant lot (which was delivered as part of the ROL component), prior to commencement of the use at no cost to Council and include in particular: i 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. ii Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. iii Remove / seal / cap redundant sewer property services. *Notes:*

	An "Application Work on the City's infrastructure" form is required for item iii above.
30	**Water connection – LOT 191 & 192** Connect the development to the existing water property connection/meter servicing the relevant lot (which was delivered as part of the ROL component), prior to commencement of the use at no cost to Council and include in particular: i Remove redundant water meters / connections. *Notes:* *An "Application Work on the City's infrastructure" form is required for item i above.*
31	**Sub-metering** Provide individual sub-metering for each lot / unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.
32	**Fire loading** Ensure the fire loading does not exceed 15L/s for 2 hours duration *Explanatory Notes:* *i. Compliance with this condition required certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.* *ii. This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above.* *iii. The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.* iv. *If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc.* v. *If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.*
Solid Waste Management	
33	**Bin type, storage capacity and storage points** Provide the following equipment to service the development prior to commencement of the use at no cost to Council: • 56x240L general waste wheelie bin and 56x240L recycling wheelie bin for each approved dwelling • Common Bins: 2x240L general waste wheelie bins and 2x240L recycling wheelie bins to service the ultimate development
34	**Storage point – Wheelie bins** Design each bin storage point prior to use commencing and in accordance with City Plan policy SC6.16 – Solid waste management at no cost to Council: i. Grassed area for washing of bins (near each bin storage point) ii. No steps or lips on bin-carting route (between each storage point and collection point)
35	**Bin pads** Provide level concrete bins pads identified on the plan listed below prior to commencement of use.

Plan Title	Author	Date	Plan Reference No.	Ver

FENCING & REFUSE PLAN	MPS Architects	14 JUL 2026	DA37	
FENCING & REFUSE PLAN	MPS Architects	14 JUL 2026	DA38	

And ensure that:

The bin pad for Lot 192 is positioned to enable the Waste Collection Vehicle to service the bins in a forward direction, without the need to reverse.

Note: this infrastructure may be provided as part of the infrastructure works package to be delivered pursuant to PART A of this development approval.

36 **Pre-start inspection**

Arrange a pre-pour inspection prior to the commencement of building works for the bin pad

Purpose	**Council contact**
Discuss Council's Civil Engineering team and Council approval requirements and expectations through the construction phase	Contributed Assets inspections@goldcoast.qld.gov.au

Construction Management

37 **Construction management plan**

a Obtain a Management Plan approval from Council for a Construction management plan prior to any works commencing.

b The Construction management plan must be prepared by a suitably qualified professional and include in particular:

i Provide details of any gantries or overhead protective awnings proposed over the road or footpath.

ii Specify the type and height of perimeter security fencing and lockable gates to be used by vehicular or and pedestrian traffic.

iii Provide details for the parking of site workers vehicles.

iv Provide details on the location of street lights, fire hydrants, sewer and stormwater pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works.

v Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve.

vi Location and details of public information signs with contact name/s and phone numbers.

vii Provide details of proposed sediment and erosion control measures including any rubble grids or shakers.

viii Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable.

ix Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.).

x Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours.

xi Provide details of any proposed temporary vehicle crossing points.

xii Location of buildings and structures on adjacent properties.

xiii Provide details of how pedestrian movement around the site will be managed during and outside work hours.

xiv Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane

	lifting movements during building and construction works. xv Provide hours of construction. xvi Details on the presentation of hoarding to the street. xvii Provide details for tree management. xviii Demonstrate how the general public will be protected from construction activities. xix Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste materials. xx Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers. xxi Identify haul routes proposed for the transportation of material to and from the site. xxii Provide loading/unloading operations. xxiii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed. xxiv Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials. xxv Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. xxvi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways. c Implement the Construction management plan during all construction works at no cost to Council.
38	**Noise management plan** a Obtain a Management Plan approval from Council for a Noise management plan addressing construction activities prior to any works commencing, at no cost to Council. 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. *Advice Note:* *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.*

39	**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, at no cost to Council. 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. *Advice Note:* *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.*
40	**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.
41	**Acid sulfate soils management plan** a Obtain a Management Plan approval for an Acid sulfate soils management plan generally in accordance with the Acid sulfate soils overlay code of the City Plan and City Plan Policy SC6.2 – Acid sulfate soils management, to implement acid sulfate soils control measures at no cost to Council, prior to any works commencing. b The Acid sulfate soils management plan must be prepared by a suitably qualified professional. **c** Implement the Acid sulfate soils management plan during construction works at no cost to Council.
42	**Dewatering management plan** a Obtain a Management Plan approval for a Dewatering management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8 – Environmental management plans, prior to any works commencing. b The Dewatering management plan must be prepared by a suitably qualified professional. **c** Implement the Fauna management plan prior to any works commencing at no cost to Council.
43	**Certification of works – Bushfire assessment** Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Bushfire Management

Certified document	Certification date	Plan / Drawing	Expert discipline	Requesting Council Section
A compliance certificate statement	Prior to the issue of a Building Final	Approved Bushfire Management plan prepared by Queensland Bushfire Risk Assessments, dated 9 March 2026.	A suitably qualified and experienced bushfire management consultant	Bushfire Assessment
The certification is to confirm:				

Development is undertaken in accordance with the approved Bushfire Management Plan.

The certification is to also confirm:

i Specified Asset Protection / Radiation Zones are created and maintained between the building and the retained classified vegetation. Ongoing management is to be undertaken by the body corporate and at no cost to council.

ii Class 10 structures comply with all relevant legislative requirements, including *AS3959 – Construction of buildings in bushfire-prone areas,* where required.

iii Radiant heat barrier installed in accordance with the plan.

44 **Certification of works - Civil Engineering**

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

(A) Civil Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance

The certification is to confirm:

Electricity supply is available to the subject building/s in accordance with the electrical reticulation condition.

(B) Civil 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 the commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance

The certification is to confirm:

Underground telecommunication infrastructure will be installed in accordance with

telecommunications industry standards (e.g. Telstra / NBN Co standards).

45 **Certification of works**

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

Environmental Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Vegetation management plan	Within one week of completion of works and prior to plan sealing.	Approved Arborist Report & Tree Management Plan	AQF Level 5 Arborist	Environmental Assessment 07 5582 8866

The certification is to confirm:

i Clearing has been undertaken in accordance with the approved Vegetation management plan and approved Tree Clearing Plan.

Environmental Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post clearing spotter catcher report	Within one week of completion of works and prior to plan sealing.	Approved Tree Clearing Plan/s	DETSI approved spotter catcher	Environmental Assessment 07 5582 8866

The certification is to also provide:

i. Certify the works on site were undertaken in accordance with the Fauna Management Plan, Prestart meeting and pre-clearing fauna report.

The certification is to also confirm:

i All animals encountered, including relocations and mortalities.

ii All habitat features have been relocated outside of the areas to be cleared.

46 **Pre-start inspection-**

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC6.13 City Plan Policy – Landscape work for the following:

Purpose	**Council contact**
a Undertake a pre-clearing meeting on site to discuss matters related to i Fauna assessment ii Tree Protection Measures b Confirm that tress to be removed have been clearly marked. c Tree Protection Fencing (TPZ) fencing installed to clearly delineate clearing boundary.	Environmental Assessment 07 55828866

	d Confirm habitat features have been identified and if feasible, relocated to outside areas to be cleared.	

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

47 **Certification of works - Civil Engineering**

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

(A) Civil Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction certification	Prior to commencement of the use	Conceptual Stormwater Management Plan - 2 Karingal Drive, Pimpama, BE200223-RP-CSMP-02, Revision 02," dated 10/07/2026, prepared by Burchills Engineering Solutions	Registered Professional Engineer Queensland (RPEQ)	Civil Engineering

The certification is to confirm:

i All stormwater devices (quantity and quality (SQIDEP approved)) have been installed on-site generally in accordance with Council's approved stormwater management plan and drawings and are functioning as designed.

ii Bio retention systems have been constructed in accordance with *Water by Design – Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands* and any associated hydraulic conductivity tests have been completed.

48 **Certification of works - Civil Engineering**

Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:

Certified document	Certification date	Expert discipline	Requesting Council Section
Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed	Civil Engineering

			Building Certifier	

49 **Certification of works – Civil Engineering (Solid Waste Management)**

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

Civil Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Waste Management compliance report which confirms the construction of the items listed below has been completed and inspected by the 'expert discipline' nominated and in accordance with the approved Waste Management Plan; • Bin storage point; • Bin carting route; • Bin servicing point;	Prior to commencement of the use	Waste Management Plan - 2 KARINGAL DRIVE, PIMPAMA, 4209, Revision A," dated 10 June 2026, prepared by Michel Group Services	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering
Report / letter which confirms that the RPEQ has approved a hardstand design and inspected the areas subject to waste collection vehicle loading	Prior to commencement of the use	Waste Management Plan - 2 KARINGAL DRIVE, PIMPAMA, 4209, Revision A," dated 10 June 2026, prepared by Michel Group Services	Registered Professional Engineer of Queensland (RPEQ)	Civil Engineering

	throughout the construction process, including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections.				

Note: A waste consultant may provide a letter of support for the certification(s) noted above, however the formal certification must come from one of the corresponding expert disciplines listed above.

50 **Hold point inspection – Solid Waste**

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines the City Plan for the following:

Please note: Inspections for multiple items is preferred.

	Purpose	Hold Point	Council contact
A	Confirm works for the bin storage, servicing point and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing point and vehicle access being completed.	Contributed Assets inspections@goldcoast.qld.gov.au

51 **Certification of works – Environmental Health**

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

Environmental Health				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Acoustic compliance report	Prior to commencement of the use	Material Change of Use Multiple Dwellings Reconfiguring a Lot Operation Works 6 Karingal Drive Pimpama; Author: Acoustic Works; Date: 13 March 2026; Ref: 2026054 R01C 6 Karingal Drive,	Acoustic Engineer	Environmental Health

			Pimpama RAIL.docx; Ver: R01C		

The certification is to confirm:

The development has been designed and constructed in accordance with the recommendations outlined in the approved Acoustic Report. The certification must include on site assessment of all mechanical plant and equipment in operation and confirm compliance with the relevant criteria identified within the approved report.

52	**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.
53	**Notice of works timetable** Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website.
Plumbing and Drainage Act 2018	
54	**Plumbing and drainage works** Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. *Note:* *A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).*
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:

Civil Engineering
- Connections / disconnections: Application to work on the City's Infrastructure
- Referral Agency Assessment
- Operational Works - infrastructure
- Operational works - vehicle access works

Environmental Assessment
- Environmental Management Plan – Acid sulfate soils management plan. Can be submitted with any future operational works applications.
- Environmental Management Plan – Dewatering Management Plan. Can be

	submitted with any future operational works applications. **Plumbing and Drainage** - Permit for plumbing and drainage work A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
C	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
D	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
E	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
F	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: i Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. j Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). k Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). l Ensuring existing survey marks, including cadastral marks at property corners, i.e.,

	pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* m Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. n Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. o Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. p Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
G	**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.
H	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
I	**Fire ant control** Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the 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.
J	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
K	**Land subject to registered easement or statutory covenant (Building Act 1975)** The applicant is advised that Section 65 of the Building Act 1975 (Qld) requires the consent of any registered easement or statutory covenant holder prior to approval of a building development application.
L	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
M	**Bushfire management** A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times. Queensland Fire and Emergency Services (QFES) provides further information regarding bushfire management and is available on https://www.qfes.qld.gov.au/
N	**Class 10 Certification- Bushfire Areas** It is the responsibility of the private building certifier to ensure the development complies with all relevant legislative requirements, including *AS3959 – Construction of buildings in bushfire-prone areas,* where required.
O	**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.
P	**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/
Q	**Compliance with current approvals** It is the applicant's responsibility to ensure that this decision notice is in accordance with any other decision notices relating to the site.
R	**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/
S	**Vegetation maintenance** Regular inspections conducted by a qualified Arborist are essential to monitor tree health. Vegetation maintenance must be regularly undertaken to monitor any adverse effects from pests, extreme weather conditions, or human activity. Trees are dynamic organisms that undergo continuous growth and development throughout their lifetime. They increase in size, complexity, and ecological significance as they age. This natural progression emphasises the importance of regular inspections and maintenance to support their health and vitality, ensuring they continue to contribute positively to the urban environment. Any changes to trees over time may warrant a new application.
T	**Effects of development on trees** As specified within *Australian Standard AS4970 - 2025 – Protection of trees on development sites,* all parts of the tree may be damaged by development. Damage to any one part of the tree will affect its functioning as a whole. **Crown damage** The canopy of trees can be directly damaged in the following ways; Foliage may be lost or damage on development sites by pruning or mechanical injury by trucks, cranes, excavators, and so on. The removal of leaves reduces the level of photosynthesis and thus the production of sugars. This in turn reduces the tree's capacity to function normally and to withstand stresses imposed by a change in its environment. Incorrect pruning techniques such as lopping or flush cutting may produce wounds that are susceptible to infection by wood decay organisms. Similarly, mechanical damage to branches by machinery, etc will create wounds. Trees automatically respond to wounding and in doing so use stored sugars. Any wound places an additional load on trees that will inevitably be stressed during construction. Trees can be indirectly damaged as a result of trunk or root damage. **Trunk damage** Trunks of trees may be wounded mechanically during demolition and construction work. This not only predisposes a tree to potential decay, but it also interferes with the transport of water, nutrients, and sugars throughout the tree. Serious impacts may structurally weaken the tree. **Root damage** Root damage is the most common cause of damage to trees on development sites and can be caused in various ways; i Removed during grading, excavation and trenching for foundations services, etc; j Mechanically wounded, crushed, or torn; k Compaction by machinery, storage of materials, and installation of work sheds; l Soil build-up; m Laying of pavements; n Chemical contamination of the soil by solvents, fuel, oil, diesel, herbicides, cement waste, etc; o Changes in air levels through changes in drainage patterns; p Changes in available water Soil compaction is one of the major causes of root damage on development sites. Compaction is defined as the loss of large pore spaces (macropores) within the soil with a net loss of total pore space. Macropores are essential for the exchange of gases between the soil air and the atmosphere (aeration) and the removal of excess water from

	the soil (drainage). The effects of compaction include; g Reduced aeration; h Low oxygen levels discourage root growth and thus the uptake of water and nutrients; i Reduced infiltration of water into the soil and more run-off; j Increased run-off increases soil losses by erosion; k Low oxygen levels also lead to chemical changes in the soil which can reduce the availability of some plant nutrients; l The reduction in the number and diversity of beneficial soil organisms (including mycorrhizal fungi). It is commonly observed that trees may take many years to decline and eventually die from root damage.
U	**Protected plants framework** The Protected Plants Regulatory Framework establishes the triggers and process for clearing of protected plants in Queensland. Only if your site is identified as part of a ' High Risk Area' on the Protected Plants Flora Survey Trigger Map. The Protected Plants Flora Survey Trigger Map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants and is used to determine flora survey and clearing permit requirements. Areas shown as high risk are subject to particular requirements under legislation. For further information about clearing of protected plants please email palm@des.qld.gov.au.
V	**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
W	**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. *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.*
X	**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 approval from Council: • For standard connections / disconnections, an 'Application to Work on the City's Infrastructure' is required. For non-standard connections / disconnections, an Operational Works approval is required.

Y	**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
Z	**Water meter sizing** All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval. Unrestricted access to the water service (including meters) must be provided at all times. Refer to: Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au South East Queensland (SEQ) large meter arrangement drawings https://www.seqcode.com.au/seq-water-supply-code
AA	**Water meter arrangements - Class 1 Building (Townhouse Style) Community Title Scheme (CTS) developments** A combined fire and domestic water meter is the only acceptable assembly for a Class 1 building development. If the development includes other building classes (in addition to Class 1 buildings) within the site, the development will require separate fire and domestic meters. It is recommended the developer considers the ultimate development scenario to ensure the correct meter types and water servicing strategy is adopted early in the project to avoid rework. Refer to SEQ Larger Water Meter Arrangement Drawings https://www.seqcode.com.au/seq-water-supply-code
BB	**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.
CC	**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.
DD	**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
Property Notifications	
A	**Bushfire management** There are development approval conditions applicable in relation to bushfire management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2026/92. A copy of Council's Decision Notice is available for viewing on Council's website cityofgoldcoast.com.au/findDA
B	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2026/92. A copy of Council's Decision Notice is available for viewing on Council's website cityofgoldcoast.com.au/findDA

PART C: DEVELOPMENT PERMIT FOR OPERATIONAL WORKS FOR VEGETATION REMOVAL

Development Conditions imposed by Council as Assessment Manager

General

1 Timing

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

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

2 Approved drawings

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

Drawing Title	Author	Date	Drawing No.	Ver
Vegetation Clearing Plan	Burchills Science and Engineering	7 July 2026	-	-
Table B1 Tree Schedule	Burchills Science and Engineering	-	-	-

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans**

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

Environmental Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Vegetation and Fauna Management Plan	Burchills Science and Engineering	7 July 2026	BE200223-RP-VFMP-01	01

Environmental and Landscaping

4 **Erosion and sediment control**

a Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:

- i Sediment control structures e.g. sediment fence must be placed at the base of all materials imported on site to mitigate sediment run-off.
- ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.
- iii All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.
- iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12 – Land development guidelines.

5 **Vegetation management**

a Implement the vegetation management measures identified in the plan listed below at no cost to Council:

Environmental Assessment				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Vegetation and Fauna Management Plan	Burchills Science and Engineering	7 July 2026	BE200223-RP-VFMP-01	01

Undertake works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans and the Vegetation management code.

6 **Fauna management**

Implement the fauna management measures identified in the plan listed below at no cost to Council:

Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Vegetation and Fauna Management Plan	Burchills Science and Engineering	7 July 2026	BE200223-RP-VFMP-01	01

7 **Tree pruning and work**

	a Topping, lopping, spur or spike climbing of any tree must not occur. b Pruning may only occur in a manner consistent with the *Australian Standard AS4373 - 2007 – Pruning of Amenity Trees.* c Undertake all other work on the trunk, foliage or root systems of the trees in a manner consistent with *Australian Standard AS4373 - 2007 - Pruning of Amenity Trees.*
8	**Root pruning and barriers** a Where possible, the root to be pruned should be located and exposed using minimally destructive techniques such as hand-digging, compressed air, hydro-vac or water-jetting, or non-destructive techniques such as ground penetrating radar. b Where roots are to be pruned within, or in close proximity to the TPZ, they shall be pruned as outlined in *Australian Standard AS4373 - 2007 - Pruning of Amenity Trees.* c Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers. d Ensure sterilised sharp tools such as secateurs, pruners, handsaws, chainsaws, or specialized root pruning equipment guaranteeing clean cuts are made. e Ensure root barriers are installed to a minimum depth of 900mm along the side closest to the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.
9	**No damage to retained vegetation** Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.
Construction Management	
10	**Pre-clearance report** Submit a pre-clearance (fauna assessment) report for review 1 week prior to the pre-start meeting, generally in accordance with the Environmental significance overlay code and City Plan Policy SC6.8 – Environmental management plans and include: a Detailed pre-clearance survey by a DETSI approved Spotter Catcher undertaken no more than 2 weeks prior to commencement of works. b Fauna management controls.
11	**Supervision of works** During construction of any works the following professionals must be appointed to supervise the below described actions:

Environmental Assessment

Expertise required of the suitably qualified professional	Actions to be overseen by the professional
Minimum AQF Level 3 Arborist	Implementation of all tree removal and pruning works. Ensure actions / recommendations from the pre-start meeting are undertaken.
Minimum AQF Level 5 Arborist	Any works associated with the construction and landscaping of the development that are undertaken within the Tree Protection Zone (TPZ) of trees to be retained in accordance with the *Australian Standard AS4970 -2025 – Protection of trees on development site.* Ensure actions / recommendations from the pre-start meeting are undertaken.

	Installation of the Tree Protection Fencing.

Environmental Assessment	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
DETSI approved spotter catcher must be present during: a) The pre-start meeting b) Damage to / removal of vegetation	Ensure identification of all fauna habitat trees prior to commencement of works. Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible Identify replacement nest boxes or habitat creation (in retained trees) requirements, to replace lost hollow bearing habitat trees. Ensure actions / recommendations within the Fauna Management Plan are undertaken. Ensure actions / recommendations from the pre-clearance (fauna assessment) report are undertaken.

Note: A DETSI approved spotter catcher is a person who holds a rehabilitation permit with an extended authority issued by the Department of Environment, Tourism, Science and Innovation specifying the holder may take, keep or use an animal who habitat is about to be destroyed by human activity.

12 **Certification of works**

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

Environmental Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Vegetation management plan	Within one week of completion of works and prior to plan sealing.	Approved Arborist Report & Tree Management Plan	AQF Level 5 Arborist	Environmental Assessment 07 5582 8866
The certification is to confirm: i Clearing has been undertaken in accordance with the approved Vegetation management plan and approved Tree Clearing Plan.				

Environmental Assessment				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Post clearing spotter catcher report	Within one week of completion of works and prior to plan sealing.	Approved Tree Clearing Plan/s	DETSI approved spotter catcher	Environmental Assessment 07 5582 8866

	The certification is to also provide: i. Certify the works on site were undertaken in accordance with the Fauna Management Plan, Prestart meeting and pre-clearing fauna report. The certification is to also confirm: i All animals encountered, including relocations and mortalities. ii All habitat features have been relocated outside of the areas to be cleared.
13	**Pre-start inspection-** Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC6.13 City Plan Policy – Landscape work for the following: **Purpose** / **Council contact** a Undertake a pre-clearing meeting on site to discuss matters related to i Fauna assessment ii Tree Protection Measures b Confirm that tress to be removed have been clearly marked. c Tree Protection Fencing (TPZ) fencing installed to clearly delineate clearing boundary. d Confirm habitat features have been identified and if feasible, relocated to outside areas to be cleared. Environmental Assessment 07 55828866 Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.
14	**Availability of approved plans, drawings and reports** Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.
Advice Notes	
A	**Compliance with current approvals** It is the applicant's responsibility to ensure that this decision notice is in accordance with any other decision notices relating to the site.
B	**Species Management Program** Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
C	**Listing of Koala under EPBC Act** Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (*EPBC Act*) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.

D	**Vegetation maintenance** Regular inspections conducted by a qualified Arborist are essential to monitor tree health. Vegetation maintenance must be regularly undertaken to monitor any adverse effects from pests, extreme weather conditions, or human activity. Trees are dynamic organisms that undergo continuous growth and development throughout their lifetime. They increase in size, complexity, and ecological significance as they age. This natural progression emphasises the importance of regular inspections and maintenance to support their health and vitality, ensuring they continue to contribute positively to the urban environment. Any changes to trees over time may warrant a new application.
E	**Effects of development on trees** As specified within *Australian Standard AS4970 - 2025 – Protection of trees on development sites,* all parts of the tree may be damaged by development. Damage to any one part of the tree will affect its functioning as a whole. **Crown damage** The canopy of trees can be directly damaged in the following ways; Foliage may be lost or damage on development sites by pruning or mechanical injury by trucks, cranes, excavators, and so on. The removal of leaves reduces the level of photosynthesis and thus the production of sugars. This in turn reduces the tree's capacity to function normally and to withstand stresses imposed by a change in its environment. Incorrect pruning techniques such as lopping or flush cutting may produce wounds that are susceptible to infection by wood decay organisms. Similarly, mechanical damage to branches by machinery, etc will create wounds. Trees automatically respond to wounding and in doing so use stored sugars. Any wound places an additional load on trees that will inevitably be stressed during construction. Trees can be indirectly damaged as a result of trunk or root damage. **Trunk damage** Trunks of trees may be wounded mechanically during demolition and construction work. This not only predisposes a tree to potential decay, but it also interferes with the transport of water, nutrients, and sugars throughout the tree. Serious impacts may structurally weaken the tree. **Root damage** Root damage is the most common cause of damage to trees on development sites and can be caused in various ways; a Removed during grading, excavation and trenching for foundations services, etc; b Mechanically wounded, crushed, or torn; c Compaction by machinery, storage of materials, and installation of work sheds; d Soil build-up; e Laying of pavements; f Chemical contamination of the soil by solvents, fuel, oil, diesel, herbicides, cement waste, etc; g Changes in air levels through changes in drainage patterns; h Changes in available water Soil compaction is one of the major causes of root damage on development sites. Compaction is defined as the loss of large pore spaces (macropores) within the soil with a net loss of total pore space. Macropores are essential for the exchange of gases between the soil air and the atmosphere (aeration) and the removal of excess water from the soil (drainage).

	The effects of compaction include; a Reduced aeration; b Low oxygen levels discourage root growth and thus the uptake of water and nutrients; c Reduced infiltration of water into the soil and more run-off; d Increased run-off increases soil losses by erosion; e Low oxygen levels also lead to chemical changes in the soil which can reduce the availability of some plant nutrients; f The reduction in the number and diversity of beneficial soil organisms (including mycorrhizal fungi). It is commonly observed that trees may take many years to decline and eventually die from root damage.
F	**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.
G	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). 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 DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
H	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming 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 commended 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 *Environment Protection Act 1994* 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 *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
I	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
J	**Fire ant control** 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: a reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; b cleaning machinery, vehicles, and equipment before arriving at or leaving sites; c complying with treatment requirements where a site falls within a suppression treatment area; d ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and e reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au

K	**Protected plants framework** The Protected Plants Regulatory Framework establishes the triggers and process for clearing of protected plants in Queensland. Only if your site is identified as part of a ' High Risk Area' on the Protected Plants Flora Survey Trigger Map. The Protected Plants Flora Survey Trigger Map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants and is used to determine flora survey and clearing permit requirements. Areas shown as high risk are subject to particular requirements under legislation. For further information about clearing of protected plants please email palm@des.qld.gov.au.

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

Details of proposed development	The proposed development is for development permit for a reconfiguring a lot to subdivide 1 into 3 lots, development permit for a material change of use to establish 57 townhouses and development permit for operational works for vegetation removal.
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • Medium density residential zone code • Acid sulfate soils overlay code • Airport environs overlay code • Bushfire hazard overlay code • Environmental significance overlay code • Flood overlay code • Industry, community infrastructure and agriculture land interface area overlay code • Water resource catchment overlay code • Multiple accommodation code • Reconfiguring a lot code • Driveways and vehicular crossings code • Fire services in developments accessed by common private title code • General development provisions code • Healthy waters code • Solid waste management code • Transport code • Vegetation management code
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	Not applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The development is consistent with the intent of the Medium density residential zone, providing 57 three-bedroom townhouses contributing to housing supply and choice near existing schools, shops, services and recreational opportunities. • The development achieves an appropriate built form and streetscape outcome through its orientation to Karingal Drive and Imelda Way, articulated façades, varied roof forms, materials and finishes, landscaped frontages, passive surveillance and climate-responsive design features. • The reduced frontage setbacks to patios along Karingal Drive are acceptable as the encroachments are limited primarily to non-habitable structures, while habitable room walls generally maintain the prescribed setback. Landscaping, street trees,

fencing and building articulation will soften the built form and protect adjoining residential amenity.

- The development provides an acceptable level of privacy and residential amenity through building separation, dwelling orientation, landscaping and the positioning of windows towards internal roads, driveways and landscaped areas. Noise impacts from the adjoining rail corridor can be appropriately managed through recommended acoustic treatments, alternative ventilation and certification conditions.
- Bushfire risk has been appropriately addressed through the submitted Bushfire Management Plan, which provides for building separation, defendable space, asset protection measures and ongoing site management wholly within the development site. Conditions will ensure the required mitigation measures are implemented and certified.
- Officers acknowledge there are competing requirements between the zone code and the Environmental significance overlay code. On balance, the proposed development facilitates residential development over the site, whilst also reasonably protecting and enhancing the environmental values of the site.
- The submitted stormwater assessment demonstrates that runoff will continue to discharge to the established lawful points of discharge through detention and water quality treatment infrastructure, with post-development discharge rates controlled and overland flow paths retained. The proposed infrastructure is capable of avoiding actionable nuisance and adverse drainage impacts on adjoining properties.
- Safe and efficient access can be achieved through the conditioned upgrade of Karingal Drive to a residential access street standard, construction of a cul-de-sac head and use of the existing compliant access from Imelda Way. The surrounding road network has sufficient capacity for the additional traffic, while on-site vehicle and bicycle parking arrangements are considered suitable for the townhouse development.
- Specific timing conditions have been included to ensure key infrastructure delivery occurs first as part of the reconfiguring a lot permit component, specifically the rehabilitation and transfer of the conservation corridor to Council (not excluding other infrastructure obligations).

Compliance with assessment benchmarks

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

Assessment benchmark	*Reasons for the approval despite non-compliance with benchmark*
<u>Environmental significance overlay code:</u> • Overall outcome (2)(d)(i) • AO12/PO12 • AO11/PO11 • AO5.5/PO5	The development does not fully comply with the Acceptable outcomes of the Environmental significance overlay code, including the provision of a 30 metre waterway buffer, retention of

		general priority vegetation and minimisation of disturbance within mapped environmental areas. The proposal also does not satisfy Overall outcome 2(d)(i) as disturbance to general priority vegetation has not been minimised. However, the development is considered to achieve the purpose of the code when assessed in it's entirety. In particular, the development facilitates the rehabilitation and long-term protection of the waterway corridor through the dedication of a substantial area of land to Council as public open space. The rehabilitation works will significantly improve the ecological function of the corridor, provide enhanced habitat connectivity with public open space areas located to the north and south, and facilitate improved fauna movement through the site. Despite the non-compliances, officers are recommending approval by relying on section 60(2)(b) of the Planning Act 2016, which permits approval where a proposal does not comply with all assessment benchmarks. On balance, while the proposal necessitates the removal of a mapped general priority vegetation, the ecological outcomes associated with the restoration, protection and ongoing management of the waterway corridor are considered to provide an overall ecological improvement to the site, while also allowing for development of the site as intended by the Medium density residential zone.
Matters prescribed by a regulation	Not applicable	