

Our Reference: 41901-01 [ID 935663]
Council Reference: COM/2019/82

**Civil Engineering
Project Coordination**

mortons@urbansolutions.net.au
www.urbansolutions.net.au

MUS Pty Ltd t/as:
Mortons - Urban Solutions
ABN: 39 116 375 065

17 March 2023

Chief Executive Officer
City of Gold Coast
PO Box 5042
Gold Coast Mail Centre Qld 9729

Submitted via online lodgement form

Dear Antony Kocsmar

Re: Submission of Operational Works (Civilworks) for a Residential Development; over Lots 188-192 on RP 1731728; at 'Courtney Drive, Stage 1'

On behalf of our client, *HB Land Pty Ltd*, and in accordance with s51 of the *Planning Act 2016* we hereby submit an Operational Works (Civilworks) Application over Lots 188-192 on RP1731728. Please find attached one copy of all supporting information.

1.0 Site and Application Details

Address: 79-99 Courtney Drive
Upper Coomera, QLD 4209

Real Property Description: Lot 188 – 192 on RP 1731728

Type of Application: Operational Works Application (Civilworks)

Description of Proposal: 51 Lots

Applicant: *HB Land Pty Ltd*
c/- Mortons Urban Solutions

Owner: *HB Land Pty Ltd*

Contact Person: Ursula Weeks

Telephone: 07 5571 1099

2.0 Properly Made Requirements

In support of our application, and to meet 'properly made' requirements we enclose the following in electronic format:

- Duly completed and executed State Government Form 1;
- Council of the City of Gold Coast Application for Operational Works, Appendix B and Engineering drawings Application Checklist.

GOLD COAST (HEAD OFFICE)

address: Level 2 / 19 Short Street, Southport QLD 4215
post: PO Box 2484, Southport QLD 4215
tel: 07 55711 1099

SUNSHINE COAST

address: 6 Osterley Avenue, Caloundra QLD 4215
tel: 07 5499 7000



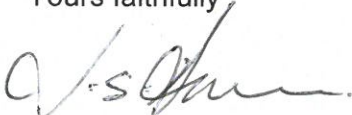
- A complete A3 pdf set of Civil Works drawings (dwg no's. 41901-01-000 to 710, dated March 2023, prepared by Mortons – Urban Solutions
- Change to Ground level and Creation of Waterways Code
- Works for infrastructure Code
- Application fees of \$ 24,582.00 as per calculation below.

Fees have been calculated in accordance with the Register of Fees and Charges 2022-23:
Operational Works – Engineering Drawings (Civil)

51 lots @ \$ 482.00 =	\$ 24,582.00
Total	\$ 24,582.00

If you have any further queries regarding this matter, please contact Ursula Weeks of this office on: 07 5571 1099.

Yours faithfully



John Harrison
Mortons – Urban Solutions

Encl.

1. Duly completed and executed State Government Form 1;
2. Council of the City of Gold Coast Application for Operational Works, Appendix B and Engineering drawings Application Checklist.
3. A complete A3 pdf set of Civil Works drawings (dwg no's. 41901-01-000 to 710, dated March 2023, prepared by Mortons – Urban Solutions)
4. Change to Ground level and Creation of Waterways Code
5. Works for infrastructure Code
6. Application fees of \$ 24,582.00 as per calculation below.

c.c. HB Land Pty Ltd

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.1 Change to ground level and creation of new waterways code

9.4.1.1 Application

This code applies to assessing operational work (change to ground level) and bulk earthworks undertaken as part of an operational work (works for infrastructure) application where indicated within **Part 5 Tables of assessment**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Supporting information is prepared by a suitably-qualified person in accordance with **SC6.11 City Plan policy – Land development guidelines**, **Section 8 – Engineering drawings, documents and reports** and/or **SC6.10 City Plan policy – Geotechnical stability assessment guidelines**.

9.4.1.2 Purpose

- (1) The purpose of the Change to ground level and creation of new waterways code is to protect the environment from impacts of earthworks and the creation or expansion of waterways.
- (2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Ground level changes are undertaken with geotechnically and ecologically sound practices.

Note: For guidance on how to meet this overall outcome refer to **SC6.10 City Plan policy – Geotechnical stability assessment guideline**.

- (b) Development does not increase the risk of flood damage to life or property.
- (c) Development does not increase the rate or volume of run-off during a flood.
- (d) Soil disturbance and development of land containing potential and actual acid sulfate soils does not result in environmental damage.

- (e) Construction phase erosion and sediment controls are implemented to minimise erosion and ensure total suspended solids in receiving waters meet the water quality objectives (*Environmental Protection (Water) Policy 2009*).
- (f) Changes to existing ground levels, including the creation of new waterways do not adversely affect the amenity and landscape values.
- (g) The environment and public safety are protected from impacts arising from the creation or expansion of non-tidal artificial waterways, such as urban lakes.
- (h) Development does not adversely affect the quality of stormwater discharging from the development site.
- (i) The drainage capacity of the Woongoolba Flood Mitigation Scheme Area for rainfall events up to 1 in 10 year, 72 hours is maintained (contained within the Scheme drains within a 4 day period) and this capacity is not eroded due to cumulative impact of development.

9.4.1.2 Specific benchmarks for assessment

Table 9.4.1-1: Change to ground level and creation of new waterways code – for assessable development

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Finished surface levels			
PO1 The finished surface level is free draining and free from localised flooding.	AO1 Development is free draining and the surface gradient of the fill and/or excavated area is between 0.5% to 1.5%. OR For steep surface gradients, integration with the surrounding topography must be achieved so that the finished profile does not interrupt or materially change the surface water.	APPLICABLE All Earthworks will be completed with a free draining surface. The earthworks will tie into the existing topography and completed in accordance with the approved geotechnical report.	
Stormwater drainage			
PO2 Development does not cause adverse stormwater drainage impacts on or off the site.	AO2.1 The change to ground level maintains flood conveyance through the site for flood events up to a 1 in 100 (Q100) year Average Recurrence Interval (ARI) storm event using the drainage strategy in accordance with SC6.11 City Plan policy –Land	APPLICABLE The works will not cause adverse effects to the land and surrounding area. the stormwater drainage has been designed in accordance with the Approved Hydraulic report.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards.		
	AO2.2 The change in ground level does not involve fill below the designated flood level, unless approved as part of a development approval for material change of use or reconfiguration of a lot.		
	AO2.3 The change in ground level does not result in an alteration of overland flows onto other properties or create an increase in flood damage to other properties.		
Woongoolba Flood Mitigation Scheme Catchment Area			
PO3 In the Woongoolba Flood Mitigation Scheme Catchment Area, shown on the Water catchments and dual reticulation overlay map , peak outflow and its timing for Q2, Q5 and Q10 for rainfall events up to 72 hours does not change as a result of development.	AO3 No acceptable outcome provided.	NOT APPLICABLE	
Stormwater quantity			
PO4 Development ensures that there is no impact on local drainage systems, so that no damage is caused to any	AO4 A site stormwater quantity management plan is prepared by a suitably qualified professional and demonstrates:	APPLICABLE The works will not cause adverse effects to the land and surrounding area. The stormwater has been designed in accordance with the approved Stormwater Quantity Report.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
property upstream or downstream of the site.	(a) achievable stormwater quantity control measures for discharge during both the construction and operational phases of development designed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> unless subject to specific requirements of SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design; and (b) on-site detention systems are designed to restrict peak outflows for Q2, Q5, Q10, Q20 Q50 and Q100 to pre-development conditions. OR A Site Stormwater Quantity Management Plan is consistent with that approved in a related development approval.		
Erosion and sediment control			
PO5 All construction and operational work is designed and managed with specific regard to the density, scale, layout and staging of development. All reasonable and practicable measures are taken to protect the environmental values of waters and the functionality of stormwater infrastructure from the impacts of erosion, turbidity and sedimentation, on and downstream of the development site.	AO5.1 An assessment is undertaken in accordance with the criteria in Table 9.4.1-2: Erosion hazard assessment .	APPLICABLE An Assessment has been undertaken and the site scores 10	
	AO5.2 Where the Erosion hazard assessment has a risk score less than or equal to 10: a deemed-to-comply report is prepared by a suitably qualified person for Council's approval, including conceptual location and design drawings of each treatment measure in plan and section views, in accordance with the criteria within the guidelines entitled:	APPLICABLE The application includes sediment and erosion control plans that are prepared as a guide, the contractor is to engage a suitable qualified CEPSC, that will prepare a Sed and Erosion controls in accordance with Best Practice and council requirements.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	<i>Urban Stormwater Quality Planning Guidelines by the Department of Environment and Heritage Protection.</i> OR Where the Erosion hazard assessment has a risk score <u>greater than 10</u>: an Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person for Council's approval in accordance with the: <i>Best Practice Erosion and Sediment Control International Erosion Control Association (ICEA) 2008, Australasia Chapter 2008</i> detailing the stormwater (quality and flow) treatment measure during the construction phase of development, demonstrating how the minimum design objectives in Table 9.4.1-3 Summary of design objectives for management of stormwater quality – construction phase are achieved including: (a) measures to ensure that the release of sediment-laden stormwater for the nominated design storm are minimised when the design storm is exceeded; (b) detailed design, installation, construction, monitoring and maintenance requirements of all approved proprietary products in accordance with local conditions and manufacturers recommendations; (c) detailing how the ESCP accompanying the Operational work (change to ground level) aligns with the Reconfiguration of lot staging.		
	AO5.3		

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Where development is on a lot less than 850m ² , provide an ESCP in accordance with SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design and Section 8 – Engineering drawings, documents and reports .		
	AO5.4 Where development is on a lot equal to or more than 850m ² , provide an ESCP in accordance with SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design and Section 8 – Engineering drawings, documents and reports .	APPLICABLE The application includes sediment and erosion control plans that are prepared as a guide, the contractor is to engage a suitable qualified CEPSC, that will prepare a Sed and Erosion controls in accordance with Best Practice and council requirements	
Hydraulic considerations			
PO6 Any change to the level of the land does not have adverse flooding and drainage impacts.	AO6 An Hydraulic report is prepared by a suitably qualified professional to accord with the Council's hydraulic requirements, demonstrating that the change to the level of the land does not: (a) cause ponding on the site or nearby land; (b) increase flooding which adversely affects the safety or use of any land upstream and downstream; (c) adversely affect the flow of water in any overland flow path, or otherwise.	APPLICABLE The proposed earthworks for the site does not have any adverse effects on the neighbouring land and does not increase flooding upstream or downstream of the site.	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Geotechnical fill			
PO7 Material used as fill has the ability to adequately support future development of the land.	AO7 The fill material type, composition and source is geotechnically suitable and adequately compacted to support future development, in accordance with SC6.11 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	APPLICABLE All fill on site will completed under level one supervision and in accordance with the approved Geotech Report.	
Geotechnical stability			
PO8 All earthworks are carried out in a location which is not at risk from geotechnical instability.	AO8 The site is free of compressible soils (e.g. soft clays underneath the site). OR Where the site is underlain by compressible soils, a Geotechnical stability assessment report is prepared by a suitably qualified professional demonstrating the treatment of compressible soils achieves a stable ground able to support future structures.	APPLICABLE All fill on site will be completed under level one supervision and in accordance with the approved Geotech Report.	
Batters and retaining wall			
PO9 Batters and retaining walls do not create a negative visual impact on the area.	AO9 Batters and retaining walls are in accordance with SC6.11 City Plan policy – Land development guidelines, Section 3 – Change to ground level standards.	APPLICABLE All Retaining walls will be designed and constructed in accordance with the Land Development Guidelines and Form 15 and 12	
Local amenity, noise and emissions			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use					
PO10 Change to ground level or bulk earthwork activities do not impact on the amenity of the area.	AO10.1 Development work, which has the potential to generate dust is controlled by: (a) daily water spraying of exposed areas; (b) sealed roads; (c) protective covering of exposed areas; and (d) installing wind barriers.	APPLICABLE The change to ground level or bulk earthworks will not impact on the surrounding amenity of the area						
	AO10.2 All earthworks on the site is undertaken within the following days and hours: <table><tr><td>Day</td><td>Hours</td></tr><tr><td>Monday to Friday</td><td>between 6:30am and 6:30pm</td></tr><tr><td>Saturday</td><td>between 6:30am and 6:30pm</td></tr></table>	Day	Hours	Monday to Friday	between 6:30am and 6:30pm	Saturday	between 6:30am and 6:30pm	APPLICABLE All works will be completed on site between the hours of 6.30am and 6.30pm Monday to Saturday
Day	Hours							
Monday to Friday	between 6:30am and 6:30pm							
Saturday	between 6:30am and 6:30pm							
Managing contamination risk								
PO11 Any filling or excavation material does not result in the contamination of land.	AO11 All fill material is solid clean earth or clean inert material, free of organic, putrescible or refuse matter.	APPLICABLE All fill on site will be completed under level one supervision where material will be free from organics and refuse matter. Works will be completed in accordance with the approved Geotech Report.						

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use					
Haulage activity and amenity								
PO12 Haulage activities do not impact on the amenity of the area.	AO12.1 Where transportation of fill material to or from the site is involved, the following applies: (a) loads are covered; (b) spilled or wheel-tracked material is immediately cleaned from external roads; and (c) heavy vehicle traffic is controlled.	APPLICABLE All Export of material if required will follow the approved haulage management plan prepared by the contractor.						
	AO12.2 All waste material, including vegetation from the site is disposed of in an approved location.	APPLICABLE All material and waste will be transported and disposed of at an approved location						
	AO12.3 All haulage routes are approved: (a) for declared main roads – by the Department of Transport and Main Roads; (b) for all other roads – by the Council.	APPLICABLE All Export of material if required will follow the approved haulage management plan prepared by the contractor.						
	AO12.4 All haulage to and from the site is conducted within the following days and hours: <table><tr><td>Day</td><td>Hours</td></tr><tr><td>Monday to Friday</td><td>between 6am and 6pm</td></tr><tr><td>Saturday</td><td>between 7am and 6pm</td></tr></table>	Day	Hours	Monday to Friday	between 6am and 6pm	Saturday	between 7am and 6pm	APPLICABLE All haulage activities will be completed between the hours of 6.30am and 6pm Monday to Friday and 7am and 6pm Saturdays
Day	Hours							
Monday to Friday	between 6am and 6pm							
Saturday	between 7am and 6pm							

Created new waterways

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO13 The waterway contributes to the amenity of the development and the surrounding area.	AO13.1 Created waterways within an Operational work (change to ground level) application are designed and managed for any of the following end-uses: (a) amenity, aesthetics, landscaping or recreation; (b) flood management; (c) stormwater harvesting within an integrated water-cycle management plan; and (d) aquatic habitat.	NOT APPLICABLE	
	AO13.2 The end-use of the created waterway is designed and operated to protect water environmental values.	NOT APPLICABLE	
PO14 The created waterway location is compatible with the land-use constraints of the site protecting water environmental values in existing natural waterways.	AO14.1 The created waterway within the Operational work (change to ground level) application achieves the following: (a) environmental values in downstream waterways are protected; (b) groundwater recharge areas are not affected; (c) the waterway location incorporates low-lying areas of a catchment connected to an existing waterway; and (d) any existing areas of ponded water are included.	NOT APPLICABLE	
	AO14.2	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Created waterways: (a) are located outside natural wetlands, waterways and associated buffer areas; (b) avoid soil or sediment disturbance; and (c) avoid alteration of the natural hydrologic regime in acid sulfate soil and nutrient hazard areas.		
PO15 The created waterway's location is compatible with existing tidal waterways.	AO15 Where the created waterway is adjacent or connected to a tidal waterway by a weir, lock, pumping system or similar: (a) there is sufficient flushing or a tidal range of >0.3m; OR (b) any tidal flow alteration does not adversely impact on the tidal waterway; OR (c) there is no introduction of salt water into freshwater environments.	NOT APPLICABLE	
PO16 Created waterways are designed and managed to support the legislated environmental values and water quality objectives within <i>Environmental Protection (Water) Policy 2009</i> of connected receiving water environments.	AO16.1 The created waterway within the Operational work (change to ground level) application is designed, constructed and managed by a suitably qualified Registered Professional Engineer Queensland (RPEQ) with specific artificial waterway experience.	NOT APPLICABLE	
	AO16.2 The created waterway within the Operational work (change to ground level) application is supported by a Water Quality Management	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Plan, prepared by a suitably qualified professional, demonstrating the following: (a) water quality of the created waterway is the same or higher standard as the existing water quality; (b) long-term maintenance of the water quality standard is achieved; and (c) breeding potential of biting insects is minimised.		
	AO16.3 The created waterway does not have deep, isolated holes that stratify and increase the possibility of algal blooms occurring.	NOT APPLICABLE	
	AO16.4 Pumping from a created waterway to maintain water quality is avoided.	NOT APPLICABLE	
	AO16.5 The created waterway is designed with a suitable outlet to ensure that flooding is possible, if required.	NOT APPLICABLE	
	AO16.6 Stormwater is treated before any stormwater enters a created waterway.	NOT APPLICABLE	
PO17 Operational work does not cause geotechnical bank instability, erosion,	AO17 Edge treatments certified by a suitably qualified person are in place during and	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
bed scour or revetment wall collapse to existing or newly created waterway.	post-construction phase to strengthen the embankment and protect from damage.		
PO18 The waterway is managed and operated to achieve the water quality objectives (<i>Environmental Protection (Water) Policy 2009</i>) in natural waterways.	AO18.1 Monitoring and maintenance programs manage the waterway to achieve the water quality objectives downstream.	NOT APPLICABLE	
	AO18.2 Aquatic weeds are managed to achieve a low percentage (less than 10%) coverage of the water surface area. Pests and vectors are managed by avoiding stagnant water areas, providing for native fish predators, and, if necessary, other best practices for monitoring and treating pests.	NOT APPLICABLE	
	AO18.3 The created waterway is managed and operated under agreement by an appropriate entity for the life of the waterway. A Waterway Management Plan is incorporated within the Community Management Statement for the principal body corporate that: (a) identifies the waterway; (b) states the period of responsibility of the entity; (c) states a process for transfer of responsibility for the waterway; (d) states required actions for monitoring water quality of the waterway and receiving waters;	NOT APPLICABLE	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	(e) states required actions for maintaining the waterway to achieve the policy outcomes of the <i>Environmental Protection (Water) Policy 2009</i> and approval conditions; and (f) identifies funding sources for the above matters including bonds, headworks charges or levies.		
Access to new waterways			
PO19 Created waterways are designed to provide maintenance access to revetment walls and cleaning of the waterway.	AO19 Access is provided to the waterways by: (a) dedication of land to the Crown; or (b) existing access arrangements.	NOT APPLICABLE	
PO20 Created waterways to be transferred to public ownership are supported by infrastructure to ensure public safety.	AO20 Created waterways are designed to create a safe public asset by including: (a) warning signs; and (b) fenced areas restricting access to steep-sided embankments or large drops.	NOT APPLICABLE	

City Plan code template

This code template supports the preparation of a development application against either the acceptable outcome(s) or performance outcome(s) contained in the code. Development assessment rules are outlined in **Section 5.3.3** of the City Plan.

Please note:

For assessment against the overall outcomes, refer to the appropriate code.

Note: The whole of the planning scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework may contain intentions and requirements that are additional to and not necessarily repeated in zone, overlay or other codes. In particular, the performance outcomes in zone codes address only a limited number of aspects, predominantly related to built form. Development that is impact assessable must also be assessed against the overall outcomes of the code as well as the strategic framework.

9.4.15 Works for infrastructure code

9.4.15.1 Application

This code applies to assessing operational work for development where indicated in **Part 5 Tables of assessment – Operational work**.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

9.4.15.2 Purpose

- (1) The purpose of the Works for infrastructure code is to ensure that all works for infrastructure is designed and constructed with the City's best land development practices.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The design, construction, operation and maintenance of infrastructure is cost effective over its lifecycle, whilst providing an appropriate level of service;
 - (b) Environmental and property impacts are avoided along with the potential for stormwater and ground water to enter the city's wastewater system;
 - (c) The integrity of existing infrastructure is not compromised;
 - (d) Movement networks are designed and constructed to be functional, safe and achieve good connectivity; and
 - (e) A high standard of public health and safety is maintained.

9.4.15.3 Specific benchmarks for assessment

Table 9.4.15-1: Works for infrastructure code – for assessable development only

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Movement network design and construction			
PO1 The movement network is designed and constructed to be functional, safe and achieve good connectivity.	AO1 The movement network is designed and constructed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards.	COMPLIES The development has been designed in accordance with the approved road layout in the ROL approval.	
Stormwater drainage design and management			
PO2 Stormwater drainage is designed and constructed to: (a) integrate hydrologic and hydraulic elements; (b) demonstrate a feasible and functional drainage system; and (c) not cause adverse stormwater drainage impacts.	AO2.1 The stormwater drainage system is designed and constructed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design.	COMPLIES The Stormwater drainage has been designed in accordance the approved Stormwater management plan and land development guidelines	
	AO2.2 The stormwater drainage system connects to a lawful point of discharge.	COMPLIES The Stormwater connections to the lawful point of discharge for the site.	
Street lighting			
PO3 Street lighting is designed and constructed to enhance pedestrian and traffic safety.	AO3 Street lighting is designed and constructed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards.	NOT APPLICABLE Streetlighting does not form part of this application	
Water supply reticulation design			

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO4 Water supply reticulation is designed and constructed to convey drinking water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes.	AO4 Water supply reticulation is designed and constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> as applicable to the City of Gold Coast.	COMPLIES The Water supply reticulation has been designed in accordance with the Approved report and SEQ design and construct Code	
Sewerage reticulation design			
PO5 Sewerage reticulation is designed and constructed to ensure adequate quality and minimise inflow, infiltration, health and environmental risks.	AO5 Sewerage reticulation is designed and constructed in accordance with the <i>South East Queensland Water Supply and Sewerage Design and Construction Code</i> as applicable to the City of Gold Coast.	COMPLIES The sewer has been designed in accordance with SEQ Sewer and Water standard Drawings and Code.	
Open space and recreational facilities design			
PO6 Open-space areas and recreational facilities are designed and constructed to an appropriate standard, having regard to their intended recreational use and environmental values.	AO6 Open-space areas and recreation facilities are designed and constructed in accordance with SC6.11 City Plan policy – Land development guidelines, Section 5 – Public open space standards .	NOT APPLICABLE This does not form part of this application	
Underground service conduits			
PO7 Underground service conduits are designed and constructed in accordance with State/Federal guidelines to meet service provider's requirements.	AO7 No acceptable outcome provided.	COMPLIES All underground conduits are designed in accordance with SEQ Sewer and Water codes and Energex requirements	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Assets – general provisions			
PO8 Asset design, construction and maintenance achieves: (a) delivery of high quality assets that are not a financial or resource burden, beyond reasonable expectations, to the community or the Council as the asset custodian; (b) cost effective ongoing operation and maintenance of assets; (c) no unreasonable financial or economic burden in the ongoing, long-term operation of the asset; (d) maintenance of public health and safety; (e) maintenance of health and safety for person/s maintaining and managing assets; and (f) minimise adverse impacts to the environment (including the amenity of the local area) in the short and long term needs of users.	AO8.1 Design, construction, maintenance and transfer of assets are undertaken in accordance with SC6.11 City Plan policy – Land development guidelines .	COMPLIES All works will be constructed and maintained as outlined in the City of Gold Coast Land Development Guidelines.	
	AO8.2 Life-cycle cost analysis of assets is undertaken in accordance with SC6.11 City Plan policy – Land development guidelines .		
	AO8.3 Expected asset life, maintenance activities (including frequency) and resources are estimated and included in a maintenance and management plan in accordance with SC6.11 City Plan policy – Land development guidelines .		