

Our reference: COM/2023/16
Your reference: 11241

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

Date of decision notice: 1 December 2023

Applicant details

Applicant name: Coomera Ga Pty Ltd Atf The Coomera Ga Unit Trust
Applicant contact details: C/- Saunders Havill Group Andrew McLean
9 Thompson St
BOWEN HILLS QLD 4006

Application details

Application number: COM/2023/16
Approval sought: Combined Application for Development permit for Material change of use and Reconfiguring a lot
Details of proposed development: 1 into 25 lot subdivision (22 residential lots, 1 public open space (drainage) lot, 1 public open space (park) lot and 1 balance lot), access easement and Dual occupancy (6)

Location details

Street address: 54 George Alexander Way, Coomera Qld 4209
Real property description: Lot 96 RP187418

Decision

Date of decision 27 November 2023
Decision details: Under Delegated Authority, the Executive Coordinator 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
Removal of koala habitat as per Schedule 10, Part 10, Division 3, Subdivision 1, Section 16B of <i>Planning Regulation 2017</i>	State Assessment and Referral Agency	Concurrence agency	PO Box 3290 Australia Fair SOUTHPORT QLD 4215

Details of the approval

Development approval Combined Application for Development permit for Material change of

use and Reconfiguring a lot for a 1 into 25 lot subdivision (22 residential lots, 1 public open space (drainage) lot, 1 public open space (park) lot and 1 balance lot), access easement and Dual occupancy (6)

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:

- Application to work on the City's infrastructure;
- Building permit;
- Operational works – Landscape works (Private and Public);
- Operational works – Infrastructure
- Operational works – Vegetation clearing
- 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*, this approval has a currency period of six years

Approved plans and drawings

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

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: - i the refusal of part of the development application; or - ii a provision of the development approval; or - iii if a development permit was applied for, the decision to give a preliminary approval. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the <i>Planning Act 2016</i>, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with
-----------	---

	the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights.
Referral Agency	You do not have appeal rights in relation to this decision

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

AUTHORISED BY



Adam Morris
Supervisor (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
 Stamped approved plans and drawings
 Infrastructure charges notice for the approved development
 Appeal rights extracts

Conditions

Part A – Reconfiguring a lot																																			
General																																			
1	Timing (<i>Specific condition</i>)																																		
	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 Plan sealing of all development stages must occur in a sequential order starting with Stage 1. Then Stage 2 and Stage 3.																																		
	c Stage 1 and 2 of Part A – Reconfiguring a lot of this development permit must be plan sealed prior to the commencement of Part B – Material change of use.																																		
	d Stage 2 of Part A – Reconfiguring a lot of this development permit cannot be plan sealed until MIN/2019/221 (or subsequent change approval) has achieved plan sealing and all infrastructure is accepted on maintenance by Council ensuring in particular a public road connection to Pioneer and Mercy Street is available.																																		
	e Stage 3 of Part A – Reconfiguring a lot of this development permit cannot be plan sealed until the turnaround arrangements of Stage 2 are no longer required and the future through road connection to the south (Lot 95 on RP187418) is delivered and the road is accepted on maintenance by Council as established through a subsequent development approval and until compliance with Condition 4 (Bushfire management) is demonstrated.																																		
2	Amended drawings																																		
	a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.																																		
	Subdivision Engineering																																		
	<table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposal Plan - Overall</td><td>Saunders Havill Group</td><td>30/06/2023</td><td>11241 P 03 – PRO01</td><td>E</td></tr><tr><td>Staging Plan – Stage 1</td><td>Saunders Havill group</td><td>30/06/2023</td><td>11241 P 03 – STG01</td><td>E</td></tr><tr><td>Staging Plan – Stage 2</td><td>Saunders Havill group</td><td>30/06/2023</td><td>11241 P 03 – STG02</td><td>E</td></tr><tr><td>Staging Plan – Stage 3</td><td>Saunders Havill group</td><td>30/06/2023</td><td>11241 P 03 – STG03</td><td>E</td></tr><tr><td>Plan of Development</td><td>Saunders Havill group</td><td>30/06/2023</td><td>11241 P 03 – POD01</td><td>E</td></tr></table>					Drawing Title	Author	Date	Drawing No.	Ver	Proposal Plan - Overall	Saunders Havill Group	30/06/2023	11241 P 03 – PRO01	E	Staging Plan – Stage 1	Saunders Havill group	30/06/2023	11241 P 03 – STG01	E	Staging Plan – Stage 2	Saunders Havill group	30/06/2023	11241 P 03 – STG02	E	Staging Plan – Stage 3	Saunders Havill group	30/06/2023	11241 P 03 – STG03	E	Plan of Development	Saunders Havill group	30/06/2023	11241 P 03 – POD01	E
	Drawing Title	Author	Date	Drawing No.	Ver																														
	Proposal Plan - Overall	Saunders Havill Group	30/06/2023	11241 P 03 – PRO01	E																														
	Staging Plan – Stage 1	Saunders Havill group	30/06/2023	11241 P 03 – STG01	E																														
	Staging Plan – Stage 2	Saunders Havill group	30/06/2023	11241 P 03 – STG02	E																														
	Staging Plan – Stage 3	Saunders Havill group	30/06/2023	11241 P 03 – STG03	E																														
	Plan of Development	Saunders Havill group	30/06/2023	11241 P 03 – POD01	E																														
<table><tr><th>Plan Title</th><th>Author</th><th>RPEQ Name & number</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Traffic impact assessment - 54 George Alexander Way, Coomera – Information Request</td><td>Ttm</td><td>Richard V Jones (08943)</td><td>06/11/2023</td><td>22GCT0014_LT03A_FIR</td><td></td></tr></table>					Plan Title	Author	RPEQ Name & number	Date	Drawing No.	Ver	Traffic impact assessment - 54 George Alexander Way, Coomera – Information Request	Ttm	Richard V Jones (08943)	06/11/2023	22GCT0014_LT03A_FIR																				
Plan Title	Author	RPEQ Name & number	Date	Drawing No.	Ver																														
Traffic impact assessment - 54 George Alexander Way, Coomera – Information Request	Ttm	Richard V Jones (08943)	06/11/2023	22GCT0014_LT03A_FIR																															

	The following amendments must be included: - i Submit amended relevant drawings demonstrating Mercy Street provides a 4.5m wide western verge (property side), a 7.5m wide pavement, a 4.5m wide eastern verge (proposed park side) on a 16.5m wide road. Full perimeter of cul-de-sac head must have (minimum) 4.5m verge. The road alignment must be amended to provide the 16.5 metre wide road corridor. The increased verge width must not reduce the size of the park. - ii The length of Lots 17-22 and Detention Lot 800 must be reduced in length by 1.5 metres (reduction in lot width is not supported) to facilitate the 16.5 metre wide road corridor as per Item i above. - iii Submitted Traffic Impact Report from TTM is not signed by an RPEQ specialising in traffic engineering. Submit an amended Traffic Impact Report signed by an RPEQ specialising in traffic engineering. Undertake and maintain the development generally in accordance with the approved drawings. - iv The temporary turning area within Stage 2 must be located at least 3.5m clear of the southern boundaries of proposed Lots 7 and 10 (to clarify, the temporary turning area is to be moved closer to the southern boundary of Management lot 2). This is required to facilitate safe manoeuvring of biggest operable vehicles (e.g. Council's garbage trucks) without impacting on the adjacent lots 7 and 10. - v The amended design of Detention lot 800 must be reflected within Condition 5 – Amended plans (Stormwater management). The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.															
3	Approved Plans – Environmental assessment Undertake and maintain the development generally in accordance with the following plans <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Koala Management Plan</td><td>Saunders and Havill Group</td><td>03/02/2023</td><td>-</td><td>B</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Koala Management Plan	Saunders and Havill Group	03/02/2023	-	B					
Plan Title	Author	Date	Plan Reference No.	Ver												
Koala Management Plan	Saunders and Havill Group	03/02/2023	-	B												
4	Approved Plans – Bushfire management Undertake and maintain the development generally in accordance with the following plans <table><tr><th colspan="5">Bushfire Management</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Bushfire Mitigation Report</td><td>Eldon Botcher Architect Pty Ltd</td><td>18/07/2023</td><td>5781-B</td><td>-</td></tr></table> <i>Note: Lots 8 and 9 cannot go through Plan Sealing until BAL-29 is achieved following future vegetation clearing on adjacent site to mitigate the intolerable risk that is currently presented from the south of the subject site.</i>	Bushfire Management					Plan Title	Author	Date	Plan Reference No.	Ver	Bushfire Mitigation Report	Eldon Botcher Architect Pty Ltd	18/07/2023	5781-B	-
Bushfire Management																
Plan Title	Author	Date	Plan Reference No.	Ver												
Bushfire Mitigation Report	Eldon Botcher Architect Pty Ltd	18/07/2023	5781-B	-												
5	Amended Plans - Hydraulics and Water Quality a Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site: <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Site Based Stormwater</td><td>Arcadis</td><td>20 October</td><td>Report No. - GA0002–</td><td>03</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Site Based Stormwater	Arcadis	20 October	Report No. - GA0002–	03					
Plan Title	Author	Date	Plan Reference No.	Ver												
Site Based Stormwater	Arcadis	20 October	Report No. - GA0002–	03												

	Management Plan – 54 George Alexander Way, Coomera The Coomera Ga Unit Trust		2023	301486709-AAR													
The following amendments must be included: - i Amend the bio-retention basin design and location to reflect the amended lot layout as per Condition 2. - ii Provide updated music modelling. - iii Ensure the level spreader at the end of Pioneer Street and within Management lot 1 are wholly contained within the property boundary. b Undertake and maintain the development generally in accordance with the approved plans.																	
Trunk Development Infrastructure																	
6	Necessary trunk infrastructure (LGIP identified) – Road works Provide the following necessary trunk infrastructure (LGIP identified) prior to sealing of the plans for Stage 1. • Dedicate as road 1,638m² of land for RD_0019. <table><tr><th>LGIP infrastructure item identified</th><th>Desired Standard of Service</th><th>Drawing Title & Drawing No.</th><th>Author</th><th>Date</th><th>Ver</th></tr><tr><td>Land</td><td>RD_0019</td><td>City of Gold Coast Plan No. 27132.P307 rev B titled Acquisition Plan sheet 7 of 9</td><td>City of Gold Coast</td><td>30/01/2022</td><td>B</td></tr></table> a Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – <u>“Schedule 1 – Process if the Council requires the cost of works to be determined through a tender process.”</u> <i>Note:</i> <i>All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.</i> Advice note City of Gold Coast Plan No. 27132.P307 rev B identifies two parcels of land dedication. If internal site earthworks match the extent of parcel A, only parcel A (478m²) is to be dedicated and the value will be reduced in accordance with the land value rate. If internal site earthworks match the extent of parcel B, parcel A (478m²) and parcel B (1,160m²) are to be dedicated.					LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No.	Author	Date	Ver	Land	RD_0019	City of Gold Coast Plan No. 27132.P307 rev B titled Acquisition Plan sheet 7 of 9	City of Gold Coast	30/01/2022	B
LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No.	Author	Date	Ver												
Land	RD_0019	City of Gold Coast Plan No. 27132.P307 rev B titled Acquisition Plan sheet 7 of 9	City of Gold Coast	30/01/2022	B												
7	Necessary trunk infrastructure (LGIP identified) – Recreation Linkage a Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision of Stage 2: • Nominate here the infrastructure to be provided that is unique to this proposal. Nominate the LGIP infrastructure item, and cross reference the standard. <table><tr><th>LGIP infrastructure item identified</th><th>Desired Standard of Service</th><th>Drawing Title & Drawing No</th><th>Author</th><th>Date</th><th>Ver</th></tr></table>					LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver						
LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver												

	REC_LR_0015 Local Park 19b (Coomera)	City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility	Proposal Plan - Overall	Saunders Havill Group	30/06/2023	E – PRO 01
	b comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – <u>“Schedule 1 – Process if the Council requires the cost of works to be determined through a tender process.”</u> <i>Note:</i> <i>All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.</i>					
8	Necessary trunk infrastructure (LGIP identified) – Recreation Linkage a Provide the Recreation Linkage (REC_LR_0015) pathway prior to a request is made to Council to approve the plan of subdivision for Stage 2. b This Recreation Linkage is to meet the minimum requirements for pedestrian pathway connectivity throughout the development. c The Recreation Linkage must be designed and constructed in accordance with the following: - i A 2.5m wide land based concrete pathway located through the park as shown in Landscape Concept Plan – 54 George Alexander Way, Coomera Local Linear Park, dated July 2023 Issue F by Saunders Havill Group. - ii City Plan Policy SC6.12 – Land Development Guidelines as amended from time to time. - iii Embellishments in accordance with City Plan Part 4 Local Government Infrastructure Plan Desired Standards of Service for Recreational Linkage. - iv The width of the pathway must be at least 2.5 metres, clear of obstacles in accordance with Austroads Part 6A – <i>Guide to Road Design – Paths for walking and cycling</i>. - v The pathway must also be in accordance with the following Australian Standards having regard for its use as a shared cycle and pedestrian pathway: - A AS 1170 – Structural Design Actions (designed to be capable of supporting vehicular maintenance traffic by having at least a distributed live load of 5kPa and a concentrated live load of 6kN). - B AS 2156 – Walking Tracks. - C AS 1428 – Design for Access and Mobility. - vi The design must be in accordance with Austroads Part 6A – Guide to Road Design – Paths for walking and cycling having regard to its use as a shared cycle and pedestrian pathway. - vii The design must take into consideration principles and guidelines for Crime Prevention through Environmental Design (CPTED). - viii The design life for the structure must be 40 years. - ix All exposed steelwork must be either Stainless Steel, grade 316 or exposed Hot Dip Galvanised. The material selection will depend on its purpose and be subject to further approval by the Parks and Recreation Services at an operational works application. - x The design must include provision for stormwater runoff from the adjacent land. d Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – <u>“Schedule 1 – Process if the Council requires the cost of works to be determined through a tender</u>					

process.”

e

The value of the trunk infrastructure shall be determined in accordance with the City of Gold Coast Charges Resolution no,1 of 2022.

Note:

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

Property

9

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
Detention 800 (789m²)	Drainage	Proposal Plan – Overall, Drawing No. 11241 P 03	Saunders Havill Group	30/06/2023	E
Lot 801 – Park (2,847m²)	Open space park – Local	Proposal Plan – Overall, Drawing No. 11241 P 03	Saunders Havill Group	30/06/2023	E

b

Transfer the land identified above at the same time as registering the plan of subdivision of Stage 2.

c

This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners’ successors in title (even after the time when the land transfer is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and other owners’ successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

10

Requirement to register easements – Sewerage and Drainage – Stage 3

a

Register the following easements in favour of Council for the purpose stated below in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.

i

“Sewerage and Stormwater drainage” easement minimum 4m wide over the proposed gravity sewerage and stormwater infrastructure within proposed Lot 9.

b

Register an easement in favour of Council for access (for the temporary turn around in lots 8 & 9) as depicted on Refuse Collection Swept Path Analysis Static Collection Plan (Stage 2) prepared by TTM Consulting, drawing number 22GCT0014-01, revision C, dated 28-08-23.

c

The terms of the easement must include:

i

Standard terms document 707918364 must be referenced on Form 9 – easement document.

ii

Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.

	d Registration of the easement must occur at the same time as registering the survey plan of Stage 3. e Ensure sewer and stormwater infrastructure is positioned appropriately within the easement. This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.
11	Restrictions regarding Council sewer and water supply infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). d No building work other than hardstand is permitted within the turn around area of Lots 8 & 9
12	Private infrastructure a Ownership, operation and maintenance of the following private infrastructure (swale drain within Management lot 1) is to vest at all times with identify appropriate owner ie. Body Corporate and/or legal authority. i Stormwater management devices and infrastructure monitor and managed in accordance with the approved maintenance management plan (MMP), as conditioned elsewhere within this Decision Notice. 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.
Environmental and Landscaping	
13	Vegetation clearing Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to the commencement of any works at no cost to Council. and include in particular: i The approved MCU and ROL drawing. ii The approved building layout. iii The approved bushfire management plan. iv A fauna management plan. v Sediment and erosion control plan vi A vegetation management plan.
14	Landscaping works on private land a Obtain an operational works approval for Stage 2 to landscape the parts of the site described below prior to a request is made to Council to approve the plan of subdivision of each relevant stage at no cost to Council and include in particular:

	- i The extent of the required landscaping includes: a. Where lots have a double retaining wall at the rear of the property (including both the rear and side boundary of Lot 9), a row of screening shrubs must be installed on the bench between each wall. - ii Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. b Construct and maintain the private landscaping identified above at no cost to Council at all times.										
15	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: <table border="1"><thead><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr></thead><tbody><tr><td>Landscape Concept Plan – 54 George Alexander Way Coomera</td><td>Saunders Havill Group</td><td>July 2023</td><td>11241</td><td>F</td></tr></tbody></table> and include in particular: - i Ensure street trees are planted within the road reserves within the subject site which are extensions to existing roads being Pioneer and Mercy Street. - ii Street trees located in accordance with City Plan Policy SC6.11.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.12.16 – Landscape works – Road Reserves - iii All street trees planted must be a minimum 100L bag size. - iv Vehicle exclusion bollards to be located on the boundary line between the road reserve and public open space. - v Access infrastructure ie: gates, bollards and fencing to be in accordance with SC6.11.10 – Land development guidelines Standard drawings - vi Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical ie: acoustic fencing. - vii Cross sectional elevations of the public/private interface at a minimum of 4 different locations. - viii Retention of existing vegetation. - ix Where trees are located near side boundaries or underground services, root containment systems must be utilised. - x Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity. - xi Trees must be a minimum 2 metre distance laterally from the inlet gullies. - xii All built structures and planning associated with an entry statement must be located within private property. - xiii 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. - xiv 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 SC6.11 – Land development guidelines, section 7 – Procedures. c All works must be completed and approved by the City prior to plan sealing in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.	Drawing Title	Author	Date	Drawing No.	Ver	Landscape Concept Plan – 54 George Alexander Way Coomera	Saunders Havill Group	July 2023	11241	F
Drawing Title	Author	Date	Drawing No.	Ver							
Landscape Concept Plan – 54 George Alexander Way Coomera	Saunders Havill Group	July 2023	11241	F							

Engineering	
16	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.
17	Retaining walls (<i>Specific condition</i>) - a All concrete sleeper retaining walls must have a dark grey colour (standard / plain unfinished concrete colour is not acceptable). - b Tiered retaining walls must have a minimum bench width of 1 metre, measured from the face of the lower retaining wall to the face of the upper retaining wall. - c Footings of the single tiered retaining wall must be setback a minimum 0.2 metres from the property boundary as required by the Land Development Guidelines (LDG) of City Plan (unless otherwise required for landscape treatments).
18	George Alexander Way roadworks - a Design and construct the following roadworks to George Alexander Way to facilitate access prior to the sealing of the plans. i. A minimum 600m wide raised concrete median between opposing travel lanes on George Alexander Way for a distance of 10 metres to the north and south of the proposed driveway splays to prevent right turn movements to and from the site. Design and construct road widening to maintain 3.5m wide travel lanes, 2m wide shoulder and minimum 4.5m wide verge. ii. Signage and linemarking is to be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). - b Construct and maintain the roadworks 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.
19	New roads - a Obtain an operational works approval for the design and construction of extension of Pioneer Street and Mercy Street prior to a request is made to Council to approve the plan of subdivision for Stage 2 at no cost to Council and include in particular: - i Road geometry (cross-section profile) for both extension of Pioneer Street and Mercy Street to a Residential Access Street classification. - ii Proposed cul-de-sac head adjacent to proposed Lot 800 must have (minimum) 18m diameter and (minimum) 4.5m wide verge at the full perimeter of cul-de-sac head area. - iii All roads are required to have 'barrier' kerb and channel. - iv Kerb returns at all standard residential Access and Collector Street intersections are required to have a 6m maximum radius. - v Construct any road connections into adjoining developments at no cost to Council. - b Construct and maintain the roads identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines.

20	Road humps (<i>Specific condition</i>) a Obtain an operational works approval for design and construction of road humps within extension of Pioneer Road in the subject site prior to a request is made to Council to approve the plan of subdivision for Stage 2 at no cost to Council and include in particular: - i Locations of road humps must be in accordance with amended Traffic Impact Assessment report (refer to amended drawing conditions). - ii The road humps must be designed in accordance with Austroads (Guide to Traffic Management Part 8 Local Area Traffic Management published by 2016). - iii Must have adequate street lighting adjacent to both proposed road hump areas. - iv Line-marking and signs must be in accordance with Australian Standard AS1742 – relevant Sets. - v The northern and southern road hump must be constructed as part of roadworks in Stage 2 b Construct and maintain the road humps identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines.
21	Provision of temporary turning area (<i>Specific condition</i>) a Obtain an operational works approval for the design and construction of the temporary turning area adjacent to proposed Lots 7 and 10 prior to a request is made to Council to approve the plan of subdivision for Stage 2 at no cost to Council and include in particular: - i The construction works are required as part of Stage 2. - ii Be located 3.5m (minimum) clear from the southern boundaries of proposed Lots 7 and 10 (to clarify, the temporary turning area is to be moved closer to the southern boundary of Management lot 2). - iii The design vehicle is Council's standard refuse vehicle. - iv Provide kerb returns to accommodate the swept path of Council's standard refuse vehicle. - v The pavement (and surfacing) of the turning area must be the same as the adjacent residential street. The turning area is not to be a driveway type. The turning area must be constructed to form part of the road system. - vi Removal of the turning area and reconstruction of the adjacent street and kerb & channel is required as part of Stage 3. b Construct and maintain the temporary turning area identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines.
22	Footpaths a Obtain an operational works approval for the design and construction of all footpaths, prior to a request is made to Council to approve the plan of subdivision for relevant stages at no cost to Council and include in particular: - i 1.5m wide footpath must provide one side of both proposed roads within the site. The 1.5m wide footpath must be connected to existing footpaths within Pioneer Street and Mercy Street. - ii When the temporary turning area is removed and reconstructed the adjacent street, 1.5m wide footpath at the full frontage of proposed Lot 8 must provide as part of Stage 3.

	b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines.
23	Street lighting a Install a street lighting system, including connections and energising to proposed roads prior to a request is made to Council to approve the plan of subdivision at no cost to Council. b Obtain an operational works approval for the location of the street lights. c The street lighting system must: - i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.12 – Land development guidelines. - ii Associated wiring must be installed underground. - iii Be acceptable to the electricity supplier (e.g. Energex) as ‘Rate 2 Public Lighting’. - iv Meet the requirements of the electricity supplier (e.g. Energex). d Construct and maintain the street lighting system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines.
24	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 underground electricity to all proposed lots. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g. Energex).
25	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. 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).
26	Connection to Permanent survey marks a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.12 – Land Development Guidelines, and Guidelines for Creation and Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register. b New permanent survey marks must comply with the requirements of City Plan Policy SC6.12 - Land Development Guidelines, and include in particular: - i Be placed in locations to provide good coverage over the extent of the survey. - ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance

	with Department of Natural Resources and Mines guidelines.										
	c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.										
27	Vehicle access a Obtain a VXO Operational works approval for the design and construction of proposed VXOs for proposed Lots 1 – 7 and Lots 10 – 16 of Pioneer Street, marked on the drawing listed below prior to a request is made to Council to approve the plan of subdivision for Stage 2 at no cost to Council; <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>On-street Parking Plan</td><td>ARCADIS</td><td>20/10/2023</td><td>0240</td><td>02</td></tr></table> and include in particular: - i The width of the vehicular crossings for proposed Lots 1, 4, 5, 6, 7, 8, 9, 10, 12, 14, 15 and 16 at both the kerb and property lines must not exceed 4m. - ii The width of the vehicular crossings for proposed Lots 2, 3, 11 and 13 at both the kerb and property lines must not exceed 6m. - iii 6 spaces (dimension of minimum 7m separation between proposed VXOs) at the kerb line must be available along Pioneer Street within stage 2. On-street parking spaces are not permitted at proposed road humps. - iv When the temporary turning area is removed and reconstructed the adjacent street, VXOs for proposed Lots 8 and 9 must be constructed prior to a request is made to Council to approve the plan of subdivision for stage 3. 2 spaces (dimension of minimum 7m separation) at the kerb line must be available along Pioneer Street within state 3. - v Be in accordance with the Driveways and vehicular crossing code of the City Plan and Standard drawing RS-049, with the above variations. b Construct the vehicular crossings identified above 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	On-street Parking Plan	ARCADIS	20/10/2023	0240	02
Drawing Title	Author	Date	Drawing No.	Ver							
On-street Parking Plan	ARCADIS	20/10/2023	0240	02							
28	Certification of safe sight distance (<i>Specific condition</i>) a Submit certification from a Registered Professional Engineer of Queensland (RPEQ) specialising in traffic engineering to confirm that proposed VXOs for proposed Lots 1, 2, 3, 4, 13, 14, 15 and 16 achieve (minimum) 40m safe sight distance requirement (i.e. frontage road speed at 50km/h) of Section 3.2.4 of AS/NZS 2890.1:2004. The certification must be signed by a RPEQ specialising in traffic engineering. b The requested certification must be submitted Council prior to a request is made to Council to approve the plan of subdivision for stage 2 at no cost to Council.										
Stormwater Drainage											
29	Legal point of discharge a Obtain an operational works approval for the design, construction and connection of a stormwater drainage system for the site to a lawful point of discharge prior to a request is made to Council to approve the plan of subdivision / commencement of the use at no cost to Council; and include in particular: - i Hardstand areas must be graded towards landscape areas to promote infiltration of stormwater runoff. - ii No impervious runoff is to be diverted to Council's drainage system without treatment.										

	b Construct and maintain the stormwater drainage system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 - Specifications and Section 10 - Standard drawings.
30	Overland flow paths and hydraulic alterations a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: - i Increase peak flow rates downstream from the site. - ii Increase flood levels external to the site. - iii Increase duration of inundation external to the site that could cause loss or damage.
31	Bioretention basin maintenance management plan (<i>specific condition</i>) a Prepare and implement a bioretention basin maintenance management plan (MMP), via an Environmental Management Plan approval prior to plan sealing. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy SC6.11 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. b The MMP must include, but not necessarily be limited to, the following key information: - i Design intent and description of the device(s). - ii The location and specific dimensions of the device(s). - iii Approved / designed water quality objectives. - iv Water quality monitoring procedures. - v Monitoring frequency. - vi Specifications and procedures for device(s) maintenance. - vii Plant and equipment access details for maintenance activities. - viii Maintenance activity schedule defining frequency, area (m²) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. - ix Performance indicators / intervention levels / triggers for reactive maintenance. - x Any necessary preventative maintenance measures. - xi Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. - xii Approximate lifecycle maintenance costs.
Sewer and Water Works	
32	Sewer reticulation a Obtain an Operational Works approval for the design and construction of a sewer reticulation system, generally in accordance with the Sewer and Water Reticulation Layout Plan prepared by ARCADIS, drawing number 0400, Issue 03, dated 31.07.2023, in order to connect lots 1 through to 22 (excluding park and 8/9) prior to plan sealing Stage 2. b Stage 3 must connect to Stage 2 works in order to connect lots 8 & 9 For A and B above, prior to a request is made to Council to approve the plan of subdivision of the relevant Stage at no cost to Council and include in particular: - 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 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service

	Providers Edition - iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - iv Remove / seal / cap redundant sewer property services. <i>Notes:</i> - v An “Application Work on the City’s infrastructure” form is required for the above works. Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
33	Water reticulation - a Obtain an Operational Works approval for the design and construction of a water reticulation system, generally in accordance with the Sewer and Water Reticulation Layout Plan prepared by ARCADIS, drawing number 0400, Issue 03, dated 31.07.2023, in order to connect lots 1 through to 22 (excluding park and 8/9) prior to plan sealing Stage 2; - b Stage 3 must connect to Stage 2 works in order to connect lots 8 & 9 and have provisions and For A and B above, prior to a request is made to Council to approve the plan of subdivision of the relevant Stage at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii The property service, water meter box and water meter must be provided fronting the lot it services. A connection application is required for these works. - iii For a staged development, a property service water meter box and water meter (for construction purposes) must be provided for the subsequent stage prior to submitting to Council a request to approve plan sealing for the current stage. - iv 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. - v Water meters must be in accordance with the Metering Technical Specifications and Council’s standard water meter drawings - vi Remove redundant water meters / connections. <i>Notes:</i> - i An “Application Work on the City’s infrastructure” form is required for the above works. Each Dual occupancy lot (Lot 2, 3, 11, 13, 20 and 22) requires two meters and all other lots to have a single meter
Solid Waste Management	
34	Cul-de-sac Head – Mercy Street Extension 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.
35	Temporary turn around at dead ends a Provide temporary turn around and any required temporary access easements at a dead end in Stage 2 which caters for the side lift waste collection vehicle to turn using no greater than a 3-point turn identified on the plan listed below at no cost to Council prior to a request is made to Council to approved the plan of subdivision of the use Stage 2 at no cost to Council

	b Turn around surface area must be constructed from an appropriated material capable of withstanding the fully loaded weight of the waste collection vehicle identified in City Plan Policy SC6.15 – Solid Waste Management c Note: No building work (other than the hardstand) is permitted within the turn around area of Lot 9 <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Refuse Collection Swept Path Analysis Static Collection Plan (Stage 2)</td><td>TTM Consulting</td><td>28 Aug 2023</td><td>22GCT0014-01</td><td>C</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Refuse Collection Swept Path Analysis Static Collection Plan (Stage 2)	TTM Consulting	28 Aug 2023	22GCT0014-01	C															
Plan Title	Author	Date	Plan Reference No.	Ver																						
Refuse Collection Swept Path Analysis Static Collection Plan (Stage 2)	TTM Consulting	28 Aug 2023	22GCT0014-01	C																						
Construction management																										
36	Certification of works - Bushfire Management Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows: <table><tr><th colspan="5">Bushfire Management</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>A compliance certificate statement</td><td>Prior to the issue of a Building Final</td><td>Bushfire Mitigation Report 18/07/2023</td><td>A suitably qualified and experienced bushfire management consultant</td><td>Bushfire Assessment 5582 8866</td></tr></table> The certification is to confirm: i. Development is undertaken in accordance with the approved Bushfire Management Plan. ii. BAL-29 is achieved for Lots 8 and 9 prior to Plan Sealing of Stage 3	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	Bushfire Mitigation Report 18/07/2023	A suitably qualified and experienced bushfire management consultant	Bushfire Assessment 5582 8866										
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	Bushfire Mitigation Report 18/07/2023	A suitably qualified and experienced bushfire management consultant	Bushfire Assessment 5582 8866																						
37	Certification of works – Environmental assessment Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Koala Management Plan</td><td>Following completion of vegetation clearing works.</td><td>-</td><td>Suitably qualified professional</td><td>Environmental Planning, 5582 8866</td></tr></table> The certification is to confirm: i All works have been undertaken in accordance with the approved Koala Management Plan. <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council</th></tr></table>	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Koala Management Plan	Following completion of vegetation clearing works.	-	Suitably qualified professional	Environmental Planning, 5582 8866	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council
Environmental Assessment																										
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																						
Koala Management Plan	Following completion of vegetation clearing works.	-	Suitably qualified professional	Environmental Planning, 5582 8866																						
Environmental Assessment																										
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council																						

					Section
	Vegetation Management Plan	Following completion of vegetation clearing works.	-	Suitably qualified professional	Environmental Planning, 5582 8866
	The certification is to confirm: i All works have been undertaken in accordance with the approved Vegetation Management Plan				
38	Certification of works - Hydraulics and Water Quality Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
	Hydraulics and Water Quality				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Post construction certification	Prior to plan sealing of Stage 2	Approved Stormwater management plan (to be submitted as part of Condition 5)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
	The certification is to confirm: All stormwater devices (quality & quantity) shown in the approved stormwater management plan and associated design drawings have been installed on-site in accordance with Council's approved stormwater management plan as amended by this consent and are functioning as designed.				
	Hydraulics and Water Quality				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Engineering design drawing	At the time of lodgement of any development application for operational works (works for infrastructure)	Approved Stormwater management plan (to be submitted as part of Condition 5)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality
	The certification is to confirm: All submitted engineering drawings accurately reflect the stormwater management devices and drainage layout contained within the approved stormwater management plan.				
39	Certification of works - Geotechnical Engineering Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
	Geotechnical Engineering				
	Certified	Certification	Plan/	Expert	Requesting

document	date	Drawing	discipline	Council Section
Retaining structures design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: - i All retaining structures on site / within the stage are designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loading. - ii All designed retaining structures on site / within the stage achieve adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.				
Geotechnical Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Retaining structures construction	Prior to a request is made to Council to approve the plan of subdivision		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: All constructed retaining structures on site / within the stage achieved adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.				
Geotechnical Engineering				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction earthworks certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
The certification is to confirm: i All earthworks are carried out in accordance with AS3798-2007: Guidelines on				

	earthworks for commercial and residential developments. ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007. iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.																																													
40	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows: <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Certificate for electricity supply</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>-</td><td>An authorised supplier (e.g. Energex)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: - Underground electricity supply is available to all proposed lots. <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).</td><td>Prior to a request is made to Council to approve the plan of subdivision</td><td>-</td><td>The authorised telecommunication carrier (e.g. Telstra, NBN Co)</td><td>Contributed Assets</td></tr></table> The certification is to confirm: - Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards). <table><tr><th colspan="5">Subdivision Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Written confirmation for</td><td>Prior to a request is made</td><td>-</td><td>Registered Cadastral</td><td>Contributed Assets</td></tr></table>	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Written confirmation for	Prior to a request is made	-	Registered Cadastral	Contributed Assets
Subdivision Engineering																																														
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																																										
Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets																																										
Subdivision Engineering																																														
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																																										
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets																																										
Subdivision Engineering																																														
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																																										
Written confirmation for	Prior to a request is made	-	Registered Cadastral	Contributed Assets																																										

	Permanent Survey Marks works	to Council to approve the plan of subdivision		Surveyor	
	The certification is to confirm: That all lots are connected to permanent survey marks in accordance with the requirements contained within the permanent survey marks condition.				
	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Copy of Council's final inspection notice for VXO (i.e. the Inspection results for vehicle crossing)	Prior to a request is made to Council to approve the plan of subdivision for relevant stages	-		Contributed Assets
	The Inspection results for vehicle crossing is to confirm: The VXOs have been constructed consistent with the requirements of the vehicle crossing OPW approval.				
	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Certificate for compliance of safe sight distance requirements for proposed Lots 1, 2, 3, 4, 13, 14, 15 and 16	Prior to a request is made to Council to approve the plan of subdivision for stage 2	-	Registered Professional Engineer of Queensland (RPEQ) specialising in traffic engineering	Contributed Assets
	The certification is to confirm: All VXOs for the abovementioned lots comply with the requirements of safe sight distance (specific) condition.				
41	Erosion and sediment control plan a Obtain a Management Plan approval for an Erosion and sediment control plan generally in accordance with the Healthy waters code, City Plan Policy SC6.11 - Land development guidelines and State Planning Policy, July 2017 requirements, prior to any works commencing. b The Erosion and sediment control plan must be prepared by a suitably qualified professional and include in particular: - Demonstrate sediment control structures (e.g sediment fence) will be placed at the base of all materials on site to mitigate any sediment runoff. - Demonstrate a perimeter bund and / or diversion drain will be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.				

	- iii The sediment basin(s) proposed for the construction phase is designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). - iv The sediment basin is designed to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (e.g 80% hydrological effectiveness, Refer to SP 2017 Appendix 2 Table A) - v The sediment basin(s) and associated structures such as inlets, outlets and spillways are designed and constructed to be structurally sound for a 10% AEP rainfall event under normal circumstances. - vi A high-flow bypass system is included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events. - vii Accumulated sediment from basins and other controls is removed within two months and disposed of appropriately without causing water contamination. - viii Demonstrate all polluted / contaminated water from the site, including dewatering discharge, will be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DEHP, September 2009) prior to discharging from the site. - ix Demonstrate all inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.				
Environmental offsets					
42	Environmental offsets required a Prior to any works commencing an environmental offset must be delivered for the development's impact on the following prescribed environmental matters, with the total extent of impact to not exceed the following: <table border="1"> <thead> <tr> <th>Prescribed environmental matters</th><th>Extent of impact</th></tr> </thead> <tbody> <tr> <td>Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.</td><td>12,400m²</td></tr> </tbody> </table> b The offset must be: - i Calculated in accordance with the <i>Queensland Environmental Offsets Policy</i>. - ii Delivered in compliance with conditions: - Notifying the intended offset delivery approach. - Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>). - Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>). If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>).	Prescribed environmental matters	Extent of impact	Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.	12,400m ²
Prescribed environmental matters	Extent of impact				
Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.	12,400m ²				
43	Notifying intended offset delivery approach Council's application for environmental offsets form, together with a notice of election in the approved form and accompanied by all mandatory supporting information required by the approved form, must be given to Council that: - a States the way in which it is proposed the offset required by condition 'Environmental offset required' will be delivered. - b If the notice of election proposes a proponent driven offset – is accompanied by an offset delivery plan that meets the requirements of sections 18(4) and 18(5) <i>Environmental Offsets Act 2014</i>, as well as addressing the following: - i Is prepared in accordance with the <i>South East Queensland Ecological Restoration Framework Code of Practice, Guidelines and Manual, SEQ Catchments (2012)</i>,				

	utilising the ecological restoration approach “reconstruction”. ii Identifies the period (being no greater than 18 months from commencement of impact works) with which planting of the offset area will be completed (offset planting period). iii Identifies the period (being a minimum of 12 months from the end of the offset planting period) (offset establishment period) by the end of which it is expected the following outcomes will be achieved (‘offset establishment period’): - Offset planting will exhibit new and existing health foliage, have increased in size in line with normal growth habit with no signs of plant stress and have stable root systems. - Soil/mulch interface will have a humus layer with evidence of established activity of soil microorganisms. iv Provides for active maintenance for the duration of the offset establishment period. v Accommodates Council inspection of the offset planting area at 6 monthly intervals during the offset planting period and offset establishment period. c If staged delivery of the offset is proposed in accordance with paragraph c of condition ‘Environmental offset required’ – is accompanied by staged offset details in the approved form. <i>Information note: The application for environmental offset form is available on the City’s forms and applications webpage. The notice of election approved form, offset delivery plan template and staged offset details approved form are available on the Queensland Government Environmental Offsets website.</i>
44	Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>) Prior to any works commencing on the site, an agreed delivery arrangement must be entered into with the City regarding the delivery of the offset required by condition ‘Environment offset required’. <i>Information note: The City’s notice in response to the notice of election will state the process for documenting the arrangement.</i>
45	Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>) The agreed delivery arrangement (including the agreed offset delivery plan) must be complied with at all times.
46	If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>) If, under the agreed delivery arrangement, the offset condition is to be delivered in whole or part by a financial settlement offset, the payment must be made prior to any works commencing: - a in the amount specified in the agreed delivery arrangement. - b in the way and by the time stated in the agreed delivery arrangement. to the entity/entities identified in the agreed delivery arrangement.
47	Consequential recalculation of financial settlement An application to recalculate financial settlement offset amount, reflecting any additional impact areas above those identified in amended condition ‘Environmental offset required’ is to be submitted to Council if further impacts to Medium priority vegetation are proposed. <i>Information note: The application to recalculate financial settlement offset is available on the City’s forms and applications webpage.</i>
Advice notes	
A	Development infrastructure

	Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.								
B	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.								
C	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council’s water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.								
D	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant’s cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council’s website http://www.cityofgoldcoast.com.au								
E	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Environmental Assessment</td></tr><tr><td>- Operational works - vegetation clearing</td></tr></table> <table><tr><td>Hydraulics and water quality</td></tr><tr><td>- Operational works</td></tr></table> <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table> <table><tr><td>Open Space Assessment</td></tr><tr><td>- Operational works - landscape works</td></tr></table>	Environmental Assessment	- Operational works - vegetation clearing	Hydraulics and water quality	- Operational works	Landscape Assessment	- Operational works - landscape works (Private works)	Open Space Assessment	- Operational works - landscape works
Environmental Assessment									
- Operational works - vegetation clearing									
Hydraulics and water quality									
- Operational works									
Landscape Assessment									
- Operational works - landscape works (Private works)									
Open Space Assessment									
- Operational works - landscape works									

	<table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Permit for plumbing and drainage work</td></tr></table>	Plumbing and Drainage	- Permit for plumbing and drainage work	
Plumbing and Drainage				
- Permit for plumbing and drainage work				
	<table><tr><td>Water and Waste</td></tr><tr><td>- Operational works - infrastructure</td></tr><tr><td>- Connections / disconnections - Application to work on the City's infrastructure</td></tr></table> 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).	Water and Waste	- Operational works - infrastructure	- Connections / disconnections - Application to work on the City's infrastructure
Water and Waste				
- Operational works - infrastructure				
- Connections / disconnections - Application to work on the City's infrastructure				
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 <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.			
H	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.			
I	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: • Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. • Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware			

	the premises is being used for a 'notifiable activity'). • 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). • Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. • 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. • 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. • Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. 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.
J	Weeds, pest animals and ants Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
K	Fire ant control A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website Fire Ants Portal (daf.qld.gov.au).
L	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.
M	Operational Works meeting prior to lodgement Council's Water and Waste Development Services team encourage contact to discuss any

	water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
N	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
O	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 (<i>EPBC Act</i>) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
P	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	Bushfire management A property notification will be applied to the lot stating a bushfire management plan exists for the site and must be complied with at all times.
R	Bushfire management Queensland Fire and Emergency Services (QFES) provides further information regarding bushfire management and is available on https://www.qfes.qld.gov.au/
S	Stormwater A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Property notifications	
A	Bushfire management There are development approval conditions applicable in relation to bushfire management on this lot (Management lot 1 and 2). All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2023/16. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
B	Stormwater There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2023/16. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Part B – Material change of use																																																																
General																																																																
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition. c Part A – Reconfiguring a lot of this development permit must be undertaken and plan sealing of Stage 2 must occur prior to the commencement of Part B – Material change of use. d Building approvals must not be issued until compliance with Part A – Condition 2 (amended drawings) of this development permit have been satisfied.																																																															
2	Amended drawings a Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site. <table border="1"> <thead> <tr> <th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr> </thead> <tbody> <tr> <td>SK Site Plan</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK 01</td><td>W</td></tr> <tr> <td>SK Type 1 Ground floor plan</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK02</td><td>W</td></tr> <tr> <td>SK Type 1 Level 1 floor plan</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK03</td><td>W</td></tr> <tr> <td>SK Type 2 Ground floor plan</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK04</td><td>W</td></tr> <tr> <td>SK Type 2 Level 1 floor plan</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK05</td><td>W</td></tr> <tr> <td>SK Elevations Type 1 Option A</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK12</td><td>W</td></tr> <tr> <td>SK Elevations Type 1 Option B</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK13</td><td>W</td></tr> <tr> <td>SK Elevations Type B</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK14</td><td>W</td></tr> <tr> <td>SK Perspective Type 1 Option A</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK18</td><td>W</td></tr> <tr> <td>SK Perspective Type 1 Option B</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK19</td><td>W</td></tr> <tr> <td>SK Perspective Type 2</td><td>Ultra Linea Architecture</td><td>20/10/2023</td><td>SK20</td><td>W</td></tr> </tbody> </table> The following amendments must be included: i Amend the design of the Dual occupancy within Lot 20 and Lot 22 to ensure the frontage setback and site setbacks are maintained responsive to Part A – Condition 2 (Amended drawings). The amended rear setback distances must not				Drawing Title	Author	Date	Drawing No.	Ver	SK Site Plan	Ultra Linea Architecture	20/10/2023	SK 01	W	SK Type 1 Ground floor plan	Ultra Linea Architecture	20/10/2023	SK02	W	SK Type 1 Level 1 floor plan	Ultra Linea Architecture	20/10/2023	SK03	W	SK Type 2 Ground floor plan	Ultra Linea Architecture	20/10/2023	SK04	W	SK Type 2 Level 1 floor plan	Ultra Linea Architecture	20/10/2023	SK05	W	SK Elevations Type 1 Option A	Ultra Linea Architecture	20/10/2023	SK12	W	SK Elevations Type 1 Option B	Ultra Linea Architecture	20/10/2023	SK13	W	SK Elevations Type B	Ultra Linea Architecture	20/10/2023	SK14	W	SK Perspective Type 1 Option A	Ultra Linea Architecture	20/10/2023	SK18	W	SK Perspective Type 1 Option B	Ultra Linea Architecture	20/10/2023	SK19	W	SK Perspective Type 2	Ultra Linea Architecture	20/10/2023	SK20	W
Drawing Title	Author	Date	Drawing No.	Ver																																																												
SK Site Plan	Ultra Linea Architecture	20/10/2023	SK 01	W																																																												
SK Type 1 Ground floor plan	Ultra Linea Architecture	20/10/2023	SK02	W																																																												
SK Type 1 Level 1 floor plan	Ultra Linea Architecture	20/10/2023	SK03	W																																																												
SK Type 2 Ground floor plan	Ultra Linea Architecture	20/10/2023	SK04	W																																																												
SK Type 2 Level 1 floor plan	Ultra Linea Architecture	20/10/2023	SK05	W																																																												
SK Elevations Type 1 Option A	Ultra Linea Architecture	20/10/2023	SK12	W																																																												
SK Elevations Type 1 Option B	Ultra Linea Architecture	20/10/2023	SK13	W																																																												
SK Elevations Type B	Ultra Linea Architecture	20/10/2023	SK14	W																																																												
SK Perspective Type 1 Option A	Ultra Linea Architecture	20/10/2023	SK18	W																																																												
SK Perspective Type 1 Option B	Ultra Linea Architecture	20/10/2023	SK19	W																																																												
SK Perspective Type 2	Ultra Linea Architecture	20/10/2023	SK20	W																																																												

	be less than 1.5 metres to the outer most projection. b Undertake and maintain the development generally in accordance with the approved drawings. c The conditions of this approval are to be read in conjunction with the stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.
Property	
3	Restrictions regarding Council easements and sewer and water supply infrastructure a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure. b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO). d No building work other than hardstand is permitted within the turn around area of Lots 8 & 9
Amenity	
4	Screening of visually offensive components Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a Refuse storage areas. b Service equipment. c Mechanical ventilation. d Refrigeration units. e Storage areas for machinery, materials, vehicles or the like.
Environmental and Landscaping	
5	Landscaping works a Obtain an operational works approval to landscape the dual occupancies, prior to the commencement of the use at no cost to Council and include in particular: i Deep planting areas for dual occupancy lots 2, 3, 11, 13, 20 & 22 as shown on the plan titled: SK Site Plan, dated 29/08/2023, prepared by Ultra Linea Architecture, must achieve a minimum surface area of 6m² and include an evergreen canopy tree, screening shrubs, and groundcovers. ii Unless otherwise specified in these conditions, 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 Unless otherwise specified in these conditions, 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 and must be a minimum 300mm pot size at the time of planting. 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 Install a row of screening shrubs at 1 metre centres along the side and rear common boundaries where garden area is located and such planting is practical and will not directly impede pathways. viii Demonstrate screening shrubs installed within the bench of all tiered retaining walls

	have been retained - ix Any proposed frontage fencing for the development must not be forward of the building line. - x Any bin-storage area must be appropriately screened and setback behind the frontage landscaping garden area. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
6	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 A total of 2 car parking spaces per dwelling. - ii All spaces are drained, sealed and line marked. - iii Clearly identified signage and directional markings including: – Delineation and signage indicating 'vehicle turn around' for the turnaround bays. - b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. - c The off-street parking facilities must only be used for vehicle parking.
Engineering	
7	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.
8	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.
9	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 underground electricity to all proposed dual occupancies. - 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).
10	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 dual occupancies, 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).
Stormwater Drainage	
11	Overland flow paths and hydraulic alterations - a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. - b The development must not: - i Increase peak flow rates downstream from the site. - ii Increase flood levels external to the site. - iii Increase duration of inundation external to the site that could cause loss or damage.
Sewer and Water Works	
12	Sewer connection <u>Dual Occupancies - Lots 2, 3, 11, 13, 20 & 22</u> Connect the Dual occupancies via the existing property sewer connection servicing the respective lot, prior to commencement of the use at no cost to Council and include in particular: - i Each dual occupancy is permitted with a single sewer connection to Council's sewerage network. - ii Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - iii 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 - iv Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. - v Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. - vi Remove / seal / cap redundant sewer property services. <i>Notes:</i> - vii An “Application Work on the City’s infrastructure” form is required for item vi. above
13	Water connection <u>Dual Occupancies - Lots 2, 3, 11, 13, 20 & 22</u> Design, construct & connect each unit of the Dual occupancies with separate water meters, prior to commencement of the use at no cost to Council and include in particular: - i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - ii The property service, water meter box and water meter must be provided at the boundary of the development site. A connection application is required for these works. - iii For a staged development, a property service water meter box and water meter (for construction purposes) must be provided for the subsequent stage prior to submitting to Council a request to approve plan sealing for the current stage. - iv Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings - v Remove redundant water meters / connections.

Notes: An "Application Work on the City's infrastructure" form is required for the above works.					
Construction Management					
14	Certification of works - Subdivision Engineering Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:				
	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	
	Requesting Council Section				
	Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance
The certification is to confirm: Underground electricity supply is available to the development site and all proposed dual occupancies.					
	Subdivision Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
	Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	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).					
15	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 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 SC6.11– Land development guidelines, Section 4.5.17.1.2 Compliance.
16	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.
17	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	
18	Plumbing and drainage works Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. <i>Note:</i> <i>A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).</i>
Advice Notes	
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	Council water and sewer mains to be protected during site works The developer is responsible at all times for ensuring that Council's water and sewerage infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water and sewer assets. Where Council water and sewer infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party.
C	Connections and disconnections Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au

D	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Landscape Assessment</td></tr><tr><td>- Operational works - landscape works (Private works)</td></tr></table> <table><tr><td>Plumbing and Drainage</td></tr><tr><td>- Compliant permit for plumbing and drainage work</td></tr></table> <table><tr><td>Water and Waste</td></tr><tr><td>- Connections / disconnections: Application to work on the City's infrastructure</td></tr></table> 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).	Landscape Assessment	- Operational works - landscape works (Private works)	Plumbing and Drainage	- Compliant permit for plumbing and drainage work	Water and Waste	- Connections / disconnections: Application to work on the City's infrastructure
Landscape Assessment							
- Operational works - landscape works (Private works)							
Plumbing and Drainage							
- Compliant permit for plumbing and drainage work							
Water and Waste							
- Connections / disconnections: Application to work on the City's infrastructure							
E	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.						
F	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: - a Is not negated by the issuing of this development approval; - b Applies on all land and water, including freehold land; - c Lies with the person or entity conducting an activity; and - d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.						
G	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.						
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:						

	• Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. • Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). • 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). • Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. • 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. • 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. • Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. • 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 A significant portion of the Gold Coast is within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website Fire Ants Portal (daf.qld.gov.au).
K	Future freehold lot subdivision Should a future freehold reconfiguration of a lot 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.
L	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.
M	Design, Constructability and Minor change applications The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.

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

Details of proposed development	The proposed development is for a Development permit for Material change of use and Reconfiguring a lot for 1 into 25 lot subdivision (22 residential lots, 1 public open space (drainage) lot, 1 public open space (park) lot and 1 balance lot), access easement and Dual occupancy (6)
Assessment benchmarks	The following assessment benchmarks applied to the proposed development: • Medium density residential zone code; • High density residential zone code; • Airport environs overlay code; • Bushfire hazard overlay code; • Environmental significance overlay code; • Driveways and vehicular crossings code; • Dual occupancy code; • General development provisions code; • Healthy waters code; • Transport code; and • 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: <u>Reconfiguring a lot:</u> • The development layout supports lot sizes which are commensurate with the zoning intent and immediate locality • The lot layout supports the extension of the road network from the north to support connectivity • To ensure the delivery of a 16.5 metre wide road corridor within the Mercy Street extension, a requirement has been included within an amended drawings condition • The development delivers a public recreation park consistent with the Local Government Infrastructure Plan (LGIP). This will be embellished with landscaping and footpaths • The development provides land dedication to the George Alexander Way frontage to support future road upgrades • Specific conditions have been included for retaining walls. Landscaping is required within the benching of all retaining walls • The development provides necessary infrastructure by way of water and sewer connections • To achieve safe sight distances, the development includes two speed humps within Pioneer Street and Officers have included a specific condition to ensure vehicular crossings of 1, 2, 3, 4, 13,

- 14, 15 and 16 are constructed prior to plan sealing.
- The development results in the removal of medium priority vegetation within Management Lot 2 which will be offset
- A specific condition has been included to ensure plan sealing of Stage 3 is not completed until a through road connection of Pioneer Street is delivered to the south and the bushfire risk has been appropriately mitigated

Material change of use:

- The development supports housing choice
- The built form response is appropriate for the Medium and High density residential zones as it supports amenity protection and contributes to streetscape character
- The development provides sufficient carparking per dwelling
- There is sufficient private open space for each dwelling
- Landscaping is provided within the frontage of each dwelling

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

Overall outcome 2(d)(ii)(a) and (b) and Overall outcome 2(d)(iii) of the Environmental significance overlay code

Reasons for the approval despite non-compliance with benchmark

The development impacts on medium priority vegetation and does not avoid significant adverse impacts or mitigate significant adverse impacts where these cannot be avoided.

Despite non-compliance with the code, Council as assessment manager has a discretion at law as to whether or not it approves this application under Section 60(2) of the Planning Act 2016.

The removal of vegetation is limited to Management lot 2. A total of 0.84ha of vegetation is sought to be retained and rehabilitated within Management lot 1.

Overall, despite the identified conflict with the Overall outcome 2(d)(ii)(a) and (b) and Overall outcome 2(d)(iii), the development provides an appropriate development outcome in the context of the zoning designation (being

Medium and High density residential). Offsets will be paid for the removal of the identified vegetation and this outcome is consistent with the Referral agency response from the State Assessment Referral Agency. Officers' recommendation to support the development does not result in a conflict with the Referral agency response.

Matters prescribed by a regulation	Not applicable
------------------------------------	----------------