

Our reference: MIN/2024/60
Your reference: EDS 392

Decision notice— change application approval including amended suite of development conditions for ROL/2023/1

(Given under section 83(1) of the *Planning Act 2016*.)

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 9 February 2024 for the development approval dated 18 April 2023.

Date of decision notice: 12 April 2024

Applicant details

Applicant name: Mo Chen and Ying Yuan
Applicant contact details: C/- Elevate Development Solutions Pty Ltd (Scott Barrett)
Level 2 Suite 5 / 21
Crombie Avenue
BUNDALL QLD 4217

Application details

Application number: MIN/2024/60
Approval sought: A change (minor) to a Development permit for Reconfiguring a lot (Code assessable) for a One (1) into two (2) lot freehold subdivision
Details of the change: Amend conditions 2 and 7 to reflect amended subdivision layout plan
Original Application number: ROL/2023/1
Date of original decision: 18 April 2023

Location details

Street address: 17 Courtney Drive, Upper Coomera Qld 4209
Real property description: Lot 182 RP156422

Decision

Date of decision: 5 April 2024
Decision details: Under Delegated Authority, the Manager of Planning Assessment of the City Development Branch of Council has resolved to approve the change in full and amend the existing conditions of approval.

Affected Entity(s) for the application

Not applicable – no part of the application required referral to an affected entity.

Details of the approval

Development permit: Reconfiguring a lot (Code assessable) for a One (1) into two (2) lot freehold subdivision.

Conditions

New and/or amended conditions of approval for a Development permit for Reconfiguring a lot (Code assessable) for a One (1) into two (2) lot freehold subdivision are enclosed in this notice.

A full suite of development conditions for the development approval is also enclosed in this notice.

Further development permits

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

- Operational works - Vegetation clearing

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

Properly made submissions

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

Approved drawings

Approved 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 a responsible entity's decision for a change application. 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.
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For further information please contact Kyra Reid, Planner, on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

A handwritten signature in black ink, appearing to read 'Adam Morris', written in a cursive style.

Adam Morris

Supervisor (North)

For the Chief Executive Officer

Council of the City of Gold Coast

enc:

New and/or amended conditions imposed by Council, as the Responsible Entity
Amended suite of development conditions for development approval ROL/2023/1

Attach:

Stamped approved plans and drawings for development approval ROL/2023/1
Appeal rights extracts

New and/or amended conditions imposed by Council as the Responsible Entity

Condition 2 currently reads:

2

Approved drawings

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

Drawing Title	Author	Date	Drawing No.	Ver
Proposal Plan	Trilogy Survey Solutions	27.09.2022	TSS-221051-001-A	-

Ensuring the following requirements:

- The Land Application Area is wholly located within the building envelope, and is at least 10 metres away from the mapped waterway;
- The building envelope is outside any areas identified on the Landslide hazard overlay map;
- The building envelope is 10m away from the nominated covenant area; and
- Environmental covenant is consistent with Conditions 4, 6, 16 and 17 of this decision notice.

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

Condition 2 is amended to read:

2

Approved drawings

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

Drawing Title	Author	Date	Drawing No.	Ver
Proposal Plan	Trilogy Survey Solutions	6/2/2024	TSS-221051-002-A	-

Ensuring the following requirements:

- The Land Application Area is wholly located within the building envelope, and is at least 10 metres away from the mapped waterway;
- The building envelope is outside any areas identified on the Landslide hazard overlay map;
- Environmental covenant is consistent with Conditions 4, 6, 16 and 17 of this decision notice.

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

Condition 7 currently reads:

7	Building envelope Lot 2 (<i>specific condition</i>)													
	a Wholly contain all building work (inclusive of all structures) within the approved building envelope marked on the drawings listed below:													
	<table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposal Plan</td><td>Trilogy Survey Solutions</td><td>27.09.2022</td><td>TSS-221051-001-A</td><td>-</td></tr></table>					Drawing Title	Author	Date	Drawing No.	Ver	Proposal Plan	Trilogy Survey Solutions	27.09.2022	TSS-221051-001-A
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Proposal Plan	Trilogy Survey Solutions	27.09.2022	TSS-221051-001-A	-										

Condition 7 is amended to read:

7	Building envelope Lot 2 (<i>specific condition</i>)												
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	<table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposal Plan</td><td>Trilogy Survey Solutions</td><td>6/2/2024</td><td>TSS-221051-002-A</td><td>-</td></tr></table>	Drawing Title	Author	Date	Drawing No.	Ver	Proposal Plan	Trilogy Survey Solutions	6/2/2024	TSS-221051-002-A	-		
Drawing Title	Author	Date	Drawing No.	Ver									
Proposal Plan	Trilogy Survey Solutions	6/2/2024	TSS-221051-002-A	-									

Amended suite of development conditions for development approval MIN/2024/60

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the Development permit dated 18 March 2024 for Reconfiguring a lot (Code assessable) for a One (1) into two (2) lot freehold subdivision is set out below:

Development Conditions imposed by Council as Assessment Manager														
General														
1	Timing a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.													
2	Approved drawings a Undertake and maintain the development generally in accordance with the following drawings, including as amended in red by the Council: <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Proposal Plan</td><td>Trilogy Survey Solutions</td><td>6/2/2024</td><td>TSS-221051-002-A</td><td>-</td></tr></table> Ensuring the following requirements: i. The Land Application Area is wholly located within the building envelope, and is at least 10 metres away from the mapped waterway; ii. The building envelope is outside any areas identified on the Landslide hazard overlay map; iii. Environmental covenant is consistent with Conditions 4, 6, 16 and 17 of this decision notice. The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.				Drawing Title	Author	Date	Drawing No.	Ver	Proposal Plan	Trilogy Survey Solutions	6/2/2024	TSS-221051-002-A	-
Drawing Title	Author	Date	Drawing No.	Ver										
Proposal Plan	Trilogy Survey Solutions	6/2/2024	TSS-221051-002-A	-										
3	Amended Plans a Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. 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>Bushfire Mitigation Report</td><td>Eldon Botcher</td><td>06.10.2022</td><td>-</td><td>-</td></tr></table> b The plan must be updated to reflect amendments made to the Proposal Plan drawing, specifically considerate of the conditioned environmental covenant and rehabilitation area along the eastern boundary of Lot 2, as required by Conditions 4, 15 and 16 of this decision notice.				Plan Title	Author	Date	Plan Reference No.	Ver	Bushfire Mitigation Report	Eldon Botcher	06.10.2022	-	-
Plan Title	Author	Date	Plan Reference No.	Ver										
Bushfire Mitigation Report	Eldon Botcher	06.10.2022	-	-										
4	Environmental covenant details (Lot 2) (specific condition) The environmental covenant is to be at least; i. 15 metres wide, measured outside of the <i>Proposed road resumption</i> area (Dwg. Ref. 277144.P306) along the Baileys Mountain Road frontage; and ii. 30 metres wide at the Courtney Drive frontage measured outside of the <i>Proposed road resumption</i> area (Dwg. Ref. 277144.P306) for a length of 30 metres.													

	Advice note: To remove all doubt, the approximate total area of the covenant area is 2,325m ² .					
Trunk Development Infrastructure						
5	Land dedication					
	a Dedicate the land identified below at the same time as registering the plan of subdivision:					
	Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Version
	17 Courtney Drive	Road widening	Land Acquisition Plan-Lot 182 RP156422 Drawing number: 277144.P306	City of Gold Coast	11/06/2020	A
This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land dedication is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to dedicate the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.						
Property						
6	Covenant					
	a Register an instrument of covenant with respect to:					
	i The purpose of the covenant is to preserve and maintain the native plants and habitat for native animals or where the land is freehold land, make sure the covenant is allowed under section 97A of the Land Title Act 1994.					
	b The details of the covenant must include:					
i The extent of the covenant area – preferably with reference to an approved drawing, or metes and bound description.						
ii What restrictions/ obligations apply with respect to the land the subject of the covenant – with reference to section 97A of the Land Title Act 1994 where the land is freehold.						
iii Inclusion of the approved Covenant Management Plan and Council's standard covenant terms document (dealing number 711772071).						
c Register the covenant at the same time as registering the plan of subdivision / prior to commencement of the use.						
7	Building envelope Lot 2 (specific condition)					
	a Wholly contain all building work (inclusive of all structures) within the approved building envelope marked on the drawings listed below:					
	Drawing Title	Author	Date	Drawing No.	Ver	
	Proposal Plan	Trilogy Survey Solutions	6/2/2024	TSS-221051-002-A	-	
Environmental and Landscaping						
8	No damage to retained vegetation					
	Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.					
9	Vegetation clearing					
	Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to commencement of any works at no cost to Council and include in particular:					

	- i The approved ROL drawing. - ii The approved building layout. - iii The approved bushfire management plan. - iv A vegetation management plan.
Engineering	
10	Electrical reticulation Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: - i Provide electricity to all proposed lots. - ii No additional poles and pole-mounted transformers are to be erected within public roads. - iii Meet the requirements of the electricity supplier (e.g. Energex).
11	Telecommunications network Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: i. Provide 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).
Stormwater Drainage	
12	Stormwater drainage All future development of the site is designed to ensure: i. No adverse stormwater drainage impacts on or off the site; and ii. No increase in the discharge quantity or a decrease in quality of stormwater.
13	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.
14	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. i. 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 Stormwater drainage and water sensitive urban design standards.

Construction Management

15 Certification of works

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 private structures and private services	Prior to a request is made to Council to approve the plan of subdivision	-	Registered land surveyor	Contributed Assets

The certification is to confirm:

- i. All private structures and private services are entirely located within the proposed lot boundaries or covered by appropriate private easement/s.

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

The certification is to confirm:

- i. Electricity supply is available to all proposed lots.

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

	The certification is to confirm: i. Telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).																				
	<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>Confirmation that work has been completed in accordance with the submitted Rehabilitation Plan</td><td>At the end of the maintenance period and prior to plan sealing.</td><td>-</td><td>Suitably qualified professional</td><td>Environmental Planning, 5582 8866</td></tr><tr><td colspan="5"> The certification is to confirm: i Work has been completed in accordance with the Rehabilitation Intent Plan. </td></tr></table>	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Confirmation that work has been completed in accordance with the submitted Rehabilitation Plan	At the end of the maintenance period and prior to plan sealing.	-	Suitably qualified professional	Environmental Planning, 5582 8866	The certification is to confirm: i Work has been completed in accordance with the Rehabilitation Intent Plan.				
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The certification is to confirm: i Work has been completed in accordance with the Rehabilitation Intent Plan.																					
16	Rehabilitation management plan a Obtain a Management Plan approval for a Rehabilitation management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8 Environmental management plans, prior to any works commencing. b The Rehabilitation management plan must be prepared by a suitably qualified professional. c Implement the Rehabilitation management plan prior to any works commencing at no cost to Council.																				
17	Covenant area management plan a Obtain a Management Plan approval for a Covenant area management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8 – Environmental management plans, prior to any works commencing. b The Covenant management plan is to be used by future landholders to manage the covenant area. c The Covenant area management plan must be prepared by a suitably qualified professional. d Implement the Covenant area management plan prior to any works commencing at no cost to Council.																				
18	Hold point inspection Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.11 – Land development guidelines / Landscape work code of the City Plan for the following: <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm primary weed control and all required planting has been undertaken in accordance with the approved covenant rehabilitation management plan to start establishment period</td><td>Prior to commencement of the establishment period</td><td>Environmental assessment (07) 5582 8866</td></tr><tr><td>Confirm plants are off establishment and to begin the maintenance period in accordance with the approved Rehabilitation Intent Plan</td><td>On maintenance period to begin 6 months after the establishment</td><td>Environmental assessment (07) 5582 8866</td></tr></table>	Purpose	Hold Point	Council contact	Confirm primary weed control and all required planting has been undertaken in accordance with the approved covenant rehabilitation management plan to start establishment period	Prior to commencement of the establishment period	Environmental assessment (07) 5582 8866	Confirm plants are off establishment and to begin the maintenance period in accordance with the approved Rehabilitation Intent Plan	On maintenance period to begin 6 months after the establishment	Environmental assessment (07) 5582 8866											
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		period an inspection			
	To confirm all work has been completed in accordance with the Rehabilitation Intent Plan	Off maintenance to finalise works 6 months after the start of the maintenance period	Environmental assessment (07) 5582 8866		
	Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.				
19	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	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.				
C	Building envelopes A property notification will be applied to each allotment affected by a building envelope, stating that at all times building work is to be wholly contained within the approved building envelope referenced in condition titled "Approved drawings".				
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>Environmental Assessment</td></tr><tr><td>- Operational works - vegetation clearing</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).			Environmental Assessment	- Operational works - vegetation clearing
Environmental Assessment					
- Operational works - vegetation clearing					
E	Vegetation protection A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.				

F	Environmental Covenant A property notification will be applied to the lot / subsequent lots relating to the establishment and management of a covenant area for the site and must be complied with at all times.
G	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/
H	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.
I	Infrastructure charges Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
J	Applicant responsibilities The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for: - a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration. - b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). - c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). - d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey

	marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>. e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
K	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.
L	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 carrier within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
M	Gold Coast Airport approval of building and/or structure height Any building or structure (including construction crane or other temporary equipment) in the City extending to a height of 110 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd.
N	Incorporation of Equitable Access at the Detailed Design Stage All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
Property Notifications	
A	Building envelope There is an approved building envelope on this lot. All property owner(s) must ensure compliance with the approved building envelope. Refer to Council of the City of Gold Coast's Decision Notice ROL/2023/1. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline
B	Vegetation protection There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat on this lot/subsequent lots. All property

	owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice ROL/2023/1. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline
C	Environmental Covenant A statutory environmental protection covenant for the purpose of protecting flora, fauna and habitat is registered (under the <i>Land Title Act 1994</i>) on the title of the lot/s. There are development approval conditions applicable in relation to the establishment and management of the covenant area. All property owner(s) must ensure compliance with the approved Covenant Management Plan and relevant conditions of approval. Refer to Council of the City of Gold Coast's Decision Notice ROL/2023/1. A copy of Council's Decision Notice is available for viewing on Council's website www.cityofgoldcoast.com.au/pdonline