

Our reference: COM/2024/53

Your reference: 23-8135

### Decision notice—approval (with conditions)

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

**Date of decision notice:** 27 November 2024

### Applicant details

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Applicant name: MG Land Pty Ltd

Applicant contact details: C/- Urban Strategies Pty Ltd – Emily Hines / Hayden Gianarakis  
PO BOX 3368  
SOUTH BRISBANE QLD 4101

### Application details

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Application number: COM/2024/53

Approval sought: Combined Application for Material change of use and Operational works (Impact assessment)

Details of proposed development:

- Multiple dwelling (181 townhouse units)
- Change to ground level
- Vegetation clearing
- Waterway barrier works

### Location details

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Street address: Lot 701 Tian Crescent, UPPER COOMERA QLD 4209

Real property description: Lot 701 SP259694, Lot 35 SP208828, Lot 36 SP208828, Lot 37 SP208828, Lot 38 SP208828

### Decision

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Date of decision: 21 November 2024

Decision details: Under Delegated Authority, the Manger Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full, with conditions.

### Referral agency(s) for the application

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The referral agencies for this application are:

| For an application involving  | Name of referral agency              | Advice agency or concurrence agency | Address   |
|---|--------------------------------------|-------------------------------------|---|
| Development interfering with koala habitat areas outside koala priority areas – Schedule 10, Part 10, Division 3, Subdivision 3, Table 1, Item 1. | State Assessment and Referral Agency | Concurrence agency                  | Planning and Development Services (SEQ South)<br>Level 9, 12-14 Marine Parade, Southport<br>PO Box 3290,<br>Southport BC QLD 4215 |
| Fisheries – waterway  | State Assessment and                 | Concurrence agency                  | Planning and  |

|   |                 |  |   |
|---|-----------------|--|---|
| barrier works –<br>Schedule 10, Part 6,<br>Division 4, Subdivision<br>3, Table 1, Item 1. | Referral Agency |  | Development Services<br>(SEQ South)<br>Level 9, 12-14 Marine<br>Parade, Southport<br>PO Box 3290,<br>Southport BC QLD<br>4215 |
|---|-----------------|--|---|

### **Details of the approval**

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- Development approval
- Material change of use for a Multiple dwelling (181 townhouse units)
  - Operational works for Change to ground level
  - Operational works for Vegetation clearing
  - Operational works for Waterway barrier works

### **Conditions**

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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**

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

- Operational works – Civil works (including fauna infrastructure)
- Operational works – vegetation clearing
- Connections / disconnections: Application to work on the City's Infrastructure
- Temporary Road Closure and Works Zone Permit Application
- Operational works – Landscape works (private)
- Operational works – Landscape works (public)
- Permit for plumbing and drainage work
- Operational works – Infrastructure
- Building works

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

### **Properly made submissions**

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Properly made submissions were received. A list identifying the details of each principal submitter is attached.

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

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- In accordance with section 85 of the *Planning Act 2016*, this Material change of use approval has a currency period of six years.
- In accordance with section 85 of the *Planning Act 2016*, the Operational works approval has a currency period of two years.

### **Approved plans and drawings**

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

## Appeal rights

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|---------------------------|---|
| Applicant                 | <p>You have appeal rights in relation to this decision. An appeal may be made against, as applicable:</p> <ul style="list-style-type: none"><li>• the refusal of part of the development application; or</li><li>• a provision of the development approval; or</li><li>• if a development permit was applied for, the decision to give a preliminary approval.</li></ul> <p>An appeal must be started within 20 business days after this notice is given to you.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
| Submitter (properly made) | <p>You have appeal rights in relation to this decision. An appeal may be made against, as applicable:</p> <ul style="list-style-type: none"><li>• the decision to give a development approval; or</li><li>• the decision to give an approval for a change application; or</li><li>• a provision of a development approval; or</li><li>• a failure to include a provision in the development approval.</li></ul> <p>An appeal may be made to the extent that the decision or matter relates to, as applicable:</p> <ul style="list-style-type: none"><li>• any part of the development application or change application that required impact assessment; or</li><li>• a variation request.</li></ul> <p>An appeal must be started within 20 business days after this notice is given to you.</p> <p>An appeal may be made to the Planning and Environment Court.</p> <p>An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.</p> <p>An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the <i>Planning Act 2016</i>. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that</p>  |

|                               |  |
|-------------------------------|--|
|                               | apply to the appeal.<br>An extract of Chapter 6, Part 1 and Schedule 1 of the <i>Planning Act 2016</i> is attached to this notice, which sets out further information about the appeal rights. |
| Submitter (not properly made) | You do not have appeal rights in relation to this decision.  |

For further information please contact Natasha Sidabutar, A/ Senior Planner on 07 5582 8866 or via email [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au) who will be pleased to assist.

**AUTHORISED BY**



Adam Morris  
**Coordinator Planning North**  
*For the Chief Executive Officer*  
Council of the City of Gold Coast

Enc:

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

Attach:

Referral agency conditions and/or advice  
Stamped approved plans and drawings (COM/2024/53)  
Infrastructure charges notice for the approved development  
List of principal submitters for properly made submissions  
Appeal rights extracts

**Development Conditions imposed by Council as Assessment Manager**

| <b>PART A – Material change of use - Multiple dwelling (181 townhouse units)</b> |   |            |             |     |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
|--|---|------------|-------------|-----|---------------|--------|------|-------------|-----|---------------------|-----------------------|------------|----------|---|--|-----------------------|------------|----------|---|--|-----------------------|------------|----------|----|-----------------|-----------------------|------------|----------|---|--------------|-----------------------|------------|----------|---|------------------------------|-----------------------|------------|----------|---|---------------------|-----------------------|------------|----------|---|-----------------------|-----------------------|------------|----------|---|--------------|-----------------------|------------|----------|---|--------------------|-----------------------|------------|----------|---|--------------------|-----------------------|------------|----------|---|---------------|-----------------------|------------|----------|---|---------------|-----------------------|------------|----------|---|
| <b>General</b>   |   |            |             |     |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| <b>1</b>   | <p><b>Timing</b></p> <p>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.</p> <p>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.</p>   |            |             |     |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| <b>2</b>   | <p><b>Approved drawings</b></p> <p>Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Drawing Title</th> <th style="text-align: left;">Author</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Drawing No.</th> <th style="text-align: left;">Ver</th> </tr> </thead> <tbody> <tr> <td>SITE PLAN - OVERALL</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-001</td> <td>5</td> </tr> <tr> <td>LAND OWNERSHIP PLAN (as amended in red by Council)</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-001</td> <td>5</td> </tr> <tr> <td>SITE PLAN OF LAYOUT (as amended in red by Council)</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-010</td> <td>27</td> </tr> <tr> <td>CARPARKING PLAN</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-020</td> <td>7</td> </tr> <tr> <td>STAGING PLAN</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-030</td> <td>7</td> </tr> <tr> <td>PRIVATE OPEN SPACE AREA PLAN</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-035</td> <td>7</td> </tr> <tr> <td>COMMUNAL OPEN SPACE</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-036</td> <td>7</td> </tr> <tr> <td>BUILDING FAÇADE TYPES</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-037</td> <td>7</td> </tr> <tr> <td>FENCING PLAN</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-040</td> <td>8</td> </tr> <tr> <td>FENCE TYPE DETAILS</td> <td>RED DOOR ARCHITECTURE</td> <td>07.06.2024</td> <td>DA-0-041</td> <td>4</td> </tr> <tr> <td>FENCE TYPE DETAILS</td> <td>RED DOOR ARCHITECTURE</td> <td>07.06.2024</td> <td>DA-0-042</td> <td>4</td> </tr> <tr> <td>SITE SECTIONS</td> <td>RED DOOR ARCHITECTURE</td> <td>13.09.2024</td> <td>DA-0-050</td> <td>5</td> </tr> <tr> <td>SITE SECTIONS</td> <td>RED DOOR ARCHITECTURE</td> <td>07.06.2024</td> <td>DA-0-051</td> <td>4</td> </tr> </tbody> </table> |            |             |     | Drawing Title | Author | Date | Drawing No. | Ver | SITE PLAN - OVERALL | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-001 | 5 | LAND OWNERSHIP PLAN (as amended in red by Council) | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-001 | 5 | SITE PLAN OF LAYOUT (as amended in red by Council) | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-010 | 27 | CARPARKING PLAN | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-020 | 7 | STAGING PLAN | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-030 | 7 | PRIVATE OPEN SPACE AREA PLAN | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-035 | 7 | COMMUNAL OPEN SPACE | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-036 | 7 | BUILDING FAÇADE TYPES | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-037 | 7 | FENCING PLAN | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-040 | 8 | FENCE TYPE DETAILS | RED DOOR ARCHITECTURE | 07.06.2024 | DA-0-041 | 4 | FENCE TYPE DETAILS | RED DOOR ARCHITECTURE | 07.06.2024 | DA-0-042 | 4 | SITE SECTIONS | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-050 | 5 | SITE SECTIONS | RED DOOR ARCHITECTURE | 07.06.2024 | DA-0-051 | 4 |
| Drawing Title  | Author  | Date       | Drawing No. | Ver |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| SITE PLAN - OVERALL  | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-001    | 5   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| LAND OWNERSHIP PLAN (as amended in red by Council)                               | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-001    | 5   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| SITE PLAN OF LAYOUT (as amended in red by Council)                               | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-010    | 27  |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| CARPARKING PLAN  | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-020    | 7   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| STAGING PLAN   | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-030    | 7   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| PRIVATE OPEN SPACE AREA PLAN   | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-035    | 7   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| COMMUNAL OPEN SPACE  | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-036    | 7   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| BUILDING FAÇADE TYPES  | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-037    | 7   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| FENCING PLAN   | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-040    | 8   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| FENCE TYPE DETAILS   | RED DOOR ARCHITECTURE   | 07.06.2024 | DA-0-041    | 4   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| FENCE TYPE DETAILS   | RED DOOR ARCHITECTURE   | 07.06.2024 | DA-0-042    | 4   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| SITE SECTIONS  | RED DOOR ARCHITECTURE   | 13.09.2024 | DA-0-050    | 5   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |
| SITE SECTIONS  | RED DOOR ARCHITECTURE   | 07.06.2024 | DA-0-051    | 4   |               |        |      |             |     |                     |                       |            |          |   |  |                       |            |          |   |  |                       |            |          |    |                 |                       |            |          |   |              |                       |            |          |   |                              |                       |            |          |   |                     |                       |            |          |   |                       |                       |            |          |   |              |                       |            |          |   |                    |                       |            |          |   |                    |                       |            |          |   |               |                       |            |          |   |               |                       |            |          |   |

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|---|-----------------------|------------|----------|---|
| SITE SECTIONS   | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-052 | 5 |
| SITE SECTIONS   | RED DOOR ARCHITECTURE | 07.06.2024 | DA-0-053 | 4 |
| SITE SECTIONS   | RED DOOR ARCHITECTURE | 07.06.2024 | DA-0-054 | 4 |
| SITE SECTIONS   | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-055 | 6 |
| SITE SECTIONS   | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-056 | 5 |
| SITE SECTIONS   | RED DOOR ARCHITECTURE | 07.06.2024 | DA-0-057 | 3 |
| TYPICAL SITE SECTIONS   | RED DOOR ARCHITECTURE | 07.06.2024 | DA-0-058 | 5 |
| STREETSCAPES  | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-060 | 6 |
| STREETSCAPES  | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-061 | 6 |
| STREETSCAPES  | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-062 | 6 |
| STREETSCAPES  | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-063 | 6 |
| STREETSCAPES  | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-064 | 6 |
| STREETSCAPES  | RED DOOR ARCHITECTURE | 13.09.2024 | DA-0-065 | 6 |
| MATERIALITY   | RED DOOR ARCHITECTURE | 05.03.2024 | DA-0-090 | 2 |
| COLOUR SCHEMES  | RED DOOR ARCHITECTURE | 04.06.2024 | DA-0-091 | 3 |
| MANAGER'S DWELLING  | RED DOOR ARCHITECTURE | 05.03.2024 | DA-1-500 | 2 |
| MANAGER'S DWELLING FLOOR PLAN                                 | RED DOOR ARCHITECTURE | 05.03.2024 | DA-1-501 | 3 |
| MANAGER'S DWELLING ELEVATIONS                                 | RED DOOR ARCHITECTURE | 05.03.2024 | DA-1-502 | 2 |
| DUPLEX (D5-DESIGN)  | RED DOOR ARCHITECTURE | 05.03.2024 | DA-2-500 | 2 |
| DUPLEX (D5-DESIGN) FLOOR PLANS (as amended in red by Council) | RED DOOR ARCHITECTURE | 30.05.2024 | DA-2-501 | 4 |

|   |                          |            |          |   |
|---|--------------------------|------------|----------|---|
| DUPLEX (D5-DESIGN 1.1)<br>ELEVATIONS (as amended in<br>red by Council)  | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-2-502 | 3 |
| DUPLEX (D5-DESIGN 1.2)<br>ELEVATIONS (as amended in<br>red by Council)  | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-2-503 | 3 |
| DUPLEX (D5-DESIGN 1.3)<br>ELEVATIONS (as amended in<br>red by Council)  | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-2-504 | 3 |
| DUPLEX (D5-DESIGN 1.4)<br>ELEVATIONS (as amended in<br>red by Council)  | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-2-505 | 3 |
| DUPLEX (D5-DESIGN) SIDE<br>FEATURE                                      | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-2-510 | 2 |
| DUPLEX (D5-DESIGN)<br>FRAMED WINDOWS                                    | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-2-511 | 2 |
| DUPLEX (D5-DESIGN)<br>FEATURE CLADDING                                  | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-2-512 | 2 |
| DUPLEX (D5-DESIGN)<br>EXTENDED EAVES                                    | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-2-513 | 2 |
| TRIPLEX (D5-DESIGN)   | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-3-500 | 2 |
| TRIPLEX (D5-DESIGN)<br>FLOOR PLANS (as amended<br>in red by Council)    | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-3-501 | 4 |
| TRIPLEX (D5-DESIGN 1.1)<br>ELEVATIONS (as amended in<br>red by Council) | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-3-502 | 3 |
| TRIPLEX (D5-DESIGN 1.2)<br>ELEVATIONS (as amended in<br>red by Council) | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-3-503 | 3 |
| TRIPLEX (D5-DESIGN 1.3)<br>ELEVATIONS (as amended in<br>red by Council) | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-3-504 | 3 |
| TRIPLEX (D5-DESIGN 1.4)<br>ELEVATIONS (as amended in<br>red by Council) | RED DOOR<br>ARCHITECTURE | 30.05.2024 | DA-3-505 | 3 |
| TRIPLEX (D5-DESIGN) SIDE<br>FEATURE                                     | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-3-510 | 2 |
| TRIPLEX (D5-DESIGN)<br>FRAMED WINDOWS                                   | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-3-511 | 2 |
| TRIPLEX (D5-DESIGN)<br>FEATURE CLADDING                                 | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-3-512 | 2 |
| TRIPLEX (D5-DESIGN)<br>EXTENDED EAVES                                   | RED DOOR<br>ARCHITECTURE | 05.03.2024 | DA-3-513 | 2 |

|   | 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.   |                          |                       |     |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
|---|--|--------------------------|-----------------------|-----|--|--|------------|--------|------|--------------------|-----|--------------------------------|------------------|------------------|-----------------------|---|---|--------------------|----------------|--------|----|------------|--------|------|--------------------|-----|----------------------------|------------------|------------------|-----------------|---|
| <b>3</b>  | <p><b>Approved Plans – Environmental Assessment (rehabilitation)</b></p> <p>Undertake and maintain the development generally in accordance with the following plans:</p> <table border="1"> <thead> <tr> <th colspan="5">Environmental Assessment</th> </tr> <tr> <th>Plan Title</th> <th>Author</th> <th>Date</th> <th>Plan Reference No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>Rehabilitation Management Plan</td> <td>S5 Environmental</td> <td>5 September 2024</td> <td>S523066 CRMP 001-0010</td> <td>C</td> </tr> </tbody> </table> <p>And include:</p> <p>a Infill planting in canopy gaps over 5m<sup>2</sup> in RMU1c.</p> <table border="1"> <thead> <tr> <th colspan="5">Environmental Assessment</th> </tr> <tr> <th>Plan Title</th> <th>Author</th> <th>Date</th> <th>Plan Reference No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>Vegetation Management Plan</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_001</td> <td>C</td> </tr> </tbody> </table>   | Environmental Assessment |                       |     |  |  | Plan Title | Author | Date | Plan Reference No. | Ver | Rehabilitation Management Plan | S5 Environmental | 5 September 2024 | S523066 CRMP 001-0010 | C | Environmental Assessment  |                    |                |        |    | Plan Title | Author | Date | Plan Reference No. | Ver | Vegetation Management Plan | S5 Environmental | 4 September 2024 | S523066_VMP_001 | C |
| Environmental Assessment  |  |                          |                       |     |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| Plan Title  | Author   | Date                     | Plan Reference No.    | Ver |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| Rehabilitation Management Plan                                  | S5 Environmental   | 5 September 2024         | S523066 CRMP 001-0010 | C   |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| Environmental Assessment  |  |                          |                       |     |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| Plan Title  | Author   | Date                     | Plan Reference No.    | Ver |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| Vegetation Management Plan                                      | S5 Environmental   | 4 September 2024         | S523066_VMP_001       | C   |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| <b>4</b>  | <p><b>Amended Plans</b></p> <p>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:</p> <table border="1"> <thead> <tr> <th colspan="5">Environmental Assessment</th> </tr> <tr> <th>Plan Title</th> <th>Author</th> <th>Date</th> <th>Plan Reference No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>Fauna Management Plan</td> <td>S5 Environmental</td> <td>5 September 2024</td> <td>S523066 FMP 001-0013</td> <td>D</td> </tr> <tr> <td>Proposed townhouse development – Phase 2 Roadworks and services</td> <td>Cozens Regan Group</td> <td>September 2024</td> <td>230176</td> <td>P2</td> </tr> </tbody> </table> <p>b The following amendments must be included: Obtain a Management Plan approval for a Fauna 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.</p> <ol style="list-style-type: none"> <li>i Aquatic fauna management measures to be implemented during dam and waterway dewatering works. Aquatic fauna management measures to be implemented during dam and waterway dewatering works.</li> <li>ii Location and detailed design of the dry culvert and all fencing in accordance with DES Koala-Sensitive Design Guideline 2022.</li> <li>iii Detailed design of aquatic culvert in accordance with DTMR Fauna Sensitive Transport Infrastructure Delivery 2024.</li> </ol> <p>c Undertake and maintain the development generally in accordance with the approved plans.</p> <p>d All fauna infrastructure and habitat features proposed in the amended Fauna Management Plan is to be constructed prior to practical completion of civil works.</p> <p>e All permanent fauna-exclusion fencing is to be installed in accordance with the amended Fauna Management Plan prior to commencement of use.</p> <p>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.</p> | Environmental Assessment |                       |     |  |  | Plan Title | Author | Date | Plan Reference No. | Ver | Fauna Management Plan          | S5 Environmental | 5 September 2024 | S523066 FMP 001-0013  | D | Proposed townhouse development – Phase 2 Roadworks and services | Cozens Regan Group | September 2024 | 230176 | P2 |            |        |      |                    |     |                            |                  |                  |                 |   |
| Environmental Assessment  |  |                          |                       |     |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| Plan Title  | Author   | Date                     | Plan Reference No.    | Ver |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| Fauna Management Plan   | S5 Environmental   | 5 September 2024         | S523066 FMP 001-0013  | D   |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |
| Proposed townhouse development – Phase 2 Roadworks and services | Cozens Regan Group   | September 2024           | 230176                | P2  |  |  |            |        |      |                    |     |                                |                  |                  |                       |   |   |                    |                |        |    |            |        |      |                    |     |                            |                  |                  |                 |   |

| 5  | <b>Approved Plans – Bushfire management</b>  |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
|--|--|-------------------|-----------------------------|------------|--|---------------------------------------|--|--|--|--|---------------------------|---------------|-------------|---------------------------|------------|---|--------------------------------------|-------------------|-----------------------------|------|--|----------------------------|------------|----------------|---|
|  | Undertake and maintain the development generally in accordance with the following plans:   |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
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| <b>Bushfire Management</b>   |  |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| <b>Plan Title</b>  | <b>Author</b>  | <b>Date</b>       | <b>Plan Reference No.</b>   | <b>Ver</b> |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| Bushfire hazard assessment and management plan for 301-321 Reserve Road, Upper Coomera   | S5 Environmental   | 7 March 2024      | S523066_BHAMP               | 1.3        |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| 6  | <b>Approved plans – Hydraulics and Water Quality</b>   |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
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|  | <b>Hydraulics and Water Quality</b>  |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
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| Site Based Stormwater Management Plan, 301-321 Reserve Road, Upper Coomera Lot 701 on SP259694 & Lots 35-38 on SP208828 – Proposed Townhouse Development   | COZENS REGAN GROUP PTY LTD   | 14/09/2024        | Job No. 230176              | C          |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| <p><b>Ensuring within the Hydraulic Impact Assessment:</b></p> <p>That the proposed culvert design needs to adhere clause 4.4.25 Culvert design in the Gold Coast City Plan SC6.12- Land Development Guidelines.</p> |  |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| 7  | <b>Approved Plans – Geotechnical Engineering</b>   |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
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| <b>Geotechnical Engineering</b>  |  |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| <b>Plan Title</b>  | <b>Author</b>  | <b>Date</b>       | <b>Plan Reference No.</b>   | <b>Ver</b> |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| Landslide Risk Assessment, Proposed Industrial Development, # 301 to 321 Reserve Road, Upper Coomera QLD 4209  | Qualtest Geotechnical and Laboratory   | 23 September 2024 | Job No.: 24-416, 6843 Rev A | -          |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| 8  | <b>Approved Plans – Health and Regulatory Services (acoustics)</b>   |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
|  | Design and construct the development generally in accordance with the following plans:   |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
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| <b>Health and Regulatory Services</b>  |  |                   |                             |            |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| <b>Plan Title</b>  | <b>Author</b>  | <b>Date</b>       | <b>Plan Reference No.</b>   | <b>Ver</b> |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |
| Proposed Residential Townhouse Development 301-323   | Acoustic Works   | 8 March 2024      | 2024014                     | R01B       |  |                                       |  |  |  |  |                           |               |             |                           |            |   |                                      |                   |                             |      |  |                            |            |                |   |

|   | Reserve Road Upper Coomera – Acoustic report   |   |                             |                            |        |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
|---|--|---|-----------------------------|----------------------------|--------|------|-----|---------------------------------------|---|---|-----------------------|-------------|----|--------------------------|-----------------|---|--------------------|-------------|---|--|--|--|--|--|
| <b>9</b>                                | <b>Staging (<i>specific condition</i>)</b><br>Stages are to be delivered in sequential order, starting from Stage 1 in accordance with drawing “STAGING PLAN-RED DOOR ARCHITECTURE - 13.09.2024 - DA-0-030” of this approval.  |   |                             |                            |        |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
| <b>Trunk Development Infrastructure</b> |  |   |                             |                            |        |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
| <b>10</b>                               | <b>Necessary trunk infrastructure (LGIP identified)</b><br>a Provide the following necessary trunk infrastructure (LGIP identified) within Stage 1 of the development:   |   |                             |                            |        |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
|   | <table border="1"> <thead> <tr> <th>LGIP infrastructure item identified</th> <th>Desired Standard of Service</th> <th>Drawing Title &amp; Drawing No</th> <th>Author</th> <th>Date</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>REC_LR_0023</td> <td>City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility</td> <td>Site plan of layout – DA-0-010</td> <td>Red Door Architecture</td> <td>13.09.24</td> <td>27</td> </tr> </tbody> </table>  | LGIP infrastructure item identified                         | Desired Standard of Service | Drawing Title & Drawing No | Author | Date | Ver | REC_LR_0023                           | City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility | Site plan of layout – DA-0-010                              | Red Door Architecture | 13.09.24    | 27 |                          |                 |   |                    |             |   |  |  |  |  |  |
| LGIP infrastructure item identified     | Desired Standard of Service  | Drawing Title & Drawing No                                  | Author                      | Date                       | Ver    |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
| REC_LR_0023                             | City Plan Part 4 LGIP Desired Standards of Service for public parks and land for community facility  | Site plan of layout – DA-0-010                              | Red Door Architecture       | 13.09.24                   | 27     |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
|   | 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.<br><i>Note:</i><br>All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.  |   |                             |                            |        |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
| <b>11</b>                               | <b>Necessary trunk infrastructure (LGIP identified)</b><br>a Provide the following necessary trunk infrastructure (LGIP identified) prior to commencement of the use:  |   |                             |                            |        |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
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| LGIP infrastructure item identified     | Desired Standard of Service  | Drawing Title & Drawing No                                  | Author                      | Date                       | Ver    |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
| Water Main – PI_PIPE_WSSIP_027 (773m)   | City Plan 4.4.1  | Pimpama Water Supply Catchment Map Sheet D1-3 Page 12 of 15 | City of Gold Coast          | 11 Nov 2019                | 1      |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
| Sewer Main – GPI49 (50m)                | City Plan 4.4.2  | Pimpama Sewerage Catchment Map Sheet D1_3 Page 12 of 18     | City of Gold Coast          | 15 Nov 2019                | 1      |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |
|   | b Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – <a href="#">“Schedule 1 – Process if the Council requires the cost of works to be determined through a tender process.”</a>  |   |                             |                            |        |      |     |                                       |   |   |                       |             |    |                          |                 |   |                    |             |   |  |  |  |  |  |

|                        |  |
|------------------------|--|
|                        | <p><i>Note:</i></p> <p><i>All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.</i></p>  |
| <p><b>12</b></p>       | <p><b>Extra payment condition – Emergency Storage</b></p> <p>a Pay to Council extra trunk infrastructure costs in the amount of \$138,522.18, prior to the commencement of the use.</p> <p>b This condition has been imposed as the development will require 8.8kL of additional emergency storage at sewer pump station SPS PA1 in the 2036 to 2066 Planning Horizon.</p> <p>c The details of the trunk infrastructure for which the additional payment is required, are as follows:</p> <ul style="list-style-type: none"> <li>i extra trunk infrastructure costs = base unit rate cost x adjustment factor x ((1+i)<sup>n</sup>), where:<br/> Base unit rate cost = Unit rate based on total volume of wetwell (kL), \$total kL (this includes 20% overheads) (based on Water Supply and Sewerage Infrastructure Plan 2019 – Costing Tool Assumptions, Methodology and Output – Nov 2019)<br/> Adjustment factor = 1.3 (for contingency allowance)<br/> i = 2.79% - indexation (10 year average of ABS 6247 roads and bridges index 3101 Queensland Table 17)<br/> n = 24, i.e., the number of years the cost is being brought forward, from the beginning of the planning horizon year in which the additional storage is needed 2036, less the year the cost estimates rates were calculated from (2012).</li> </ul> <p>d Instead of making the payment, elect to provide all or part of the trunk infrastructure detailed above. If this election is made, the requirements for providing the trunk infrastructure, and when it must be provided, are as follows:</p> <ul style="list-style-type: none"> <li>i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition and WSAA Gravity Sewerage Code of Australia SEQ Service Providers Edition.</li> <li>ii The construction of extra emergency storage of 8.8 kL at SPS PA1 is to be completed prior to commencement of the use.</li> <li>iii Construction must be coordinated with Council and with any upgrade identified in Council's Water Supply and Sewerage Infrastructure Plan for sewer pump station SPS PA1.</li> <li>iv The additional payment cost will be recalculated at time of payment to take into consideration changes to the unit cost rate for emergency storage, indexation and number of years between the base establishment cost and the years of payment.</li> </ul> |
| <p><b>Property</b></p> |  |
| <p><b>13</b></p>       | <p><b>Requirement to register easement for public thoroughfare</b></p> <p>a Register an easement with a minimum width of 3m for the purpose of providing public thoroughfare to facilitate continuous pedestrian access. The easement is to be located over the proposed 2.5 metre wide footpath that connects Part A and Part B of the Recreation linkage to achieve to connection from Reserve Road through to Tian Crescent.</p> <ul style="list-style-type: none"> <li>i The responsibilities of the Grantor/Grantee for ongoing maintenance.</li> <li>ii Standard terms document 709956730 must be referenced on Form 9 – easement document (use for easements in gross only where Council is the benefitting entity).</li> <li>iii Easement plans and associated documents (i.e., Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.</li> </ul> <p>b Registration of the easement must occur prior to commencement of the use of Stage 1.</p> <p>c Ensure infrastructure is positioned in the centre of the easement.</p> <p>d 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</p>  |

|  | <p>easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.</p>  |                                |                       |                             |        |       |     |       |  |                          |                                |                       |          |    |   |  |                          |                                |                       |          |    |   |                                       |   |                     |          |            |   |   |
|--|--|--------------------------------|-----------------------|-----------------------------|--------|-------|-----|-------|--|--------------------------|--------------------------------|-----------------------|----------|----|---|--|--------------------------|--------------------------------|-----------------------|----------|----|---|---------------------------------------|---|---------------------|----------|------------|---|---|
| <p><b>14</b></p>   | <p><b>Requirement to register easement for maintenance of private landscape works</b></p> <p>a Register an easement in favour of Council with a minimum width of 1.5m along the full extent of the property fencing along the extent of the frontage of Reserve Road excluding entry points. The purpose of the easement is for the maintenance of the private landscape area as required.</p> <p>b The terms of the easement must include:</p> <ul style="list-style-type: none"> <li>i The responsibilities of the Grantor/Grantee for ongoing maintenance.</li> <li>ii Standard terms document 709956730 must be referenced on Form 9 – easement document (use for easements in gross only where Council is the benefitting entity).</li> <li>iii Easement plans and associated documents (i.e., Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.</li> </ul> <p>c Registration of the easement must occur prior to commencement of each respective stage with the delivery of the private landscape works adjacent the road frontage.</p> <p>d This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.</p>  |                                |                       |                             |        |       |     |       |  |                          |                                |                       |          |    |   |  |                          |                                |                       |          |    |   |                                       |   |                     |          |            |   |   |
| <p><b>15</b></p>   | <p><b>Land transfer</b></p> <p>a Transfer at no cost to Council, the land identified below:</p> <table border="1" data-bbox="363 1104 1398 1816"> <thead> <tr> <th data-bbox="363 1104 553 1234">Land to be dedicated</th> <th data-bbox="553 1104 737 1234">Purpose</th> <th data-bbox="737 1104 899 1234">Drawing Title &amp; Drawing No.</th> <th data-bbox="899 1104 1062 1234">Author</th> <th data-bbox="1062 1104 1224 1234">Date</th> <th data-bbox="1224 1104 1300 1234">Ver</th> <th data-bbox="1300 1104 1398 1234">Stage</th> </tr> </thead> <tbody> <tr> <td data-bbox="363 1234 553 1423">Part A of Recreation linkage (from Reserve Road) – 3,281m<sup>2</sup></td> <td data-bbox="553 1234 737 1423">Local recreation linkage</td> <td data-bbox="737 1234 899 1423">Site plan of layout – DA-0-010</td> <td data-bbox="899 1234 1062 1423">Red Door Architecture</td> <td data-bbox="1062 1234 1224 1423">13.09.24</td> <td data-bbox="1224 1234 1300 1423">27</td> <td data-bbox="1300 1234 1398 1423">1</td> </tr> <tr> <td data-bbox="363 1423 553 1612">Part B of Recreation linkage (from Tian Crescent Road) – 1,281m<sup>2</sup></td> <td data-bbox="553 1423 737 1612">Local recreation linkage</td> <td data-bbox="737 1423 899 1612">Site plan of layout – DA-0-010</td> <td data-bbox="899 1423 1062 1612">Red Door Architecture</td> <td data-bbox="1062 1423 1224 1612">13.09.24</td> <td data-bbox="1224 1423 1300 1612">27</td> <td data-bbox="1300 1423 1398 1612">1</td> </tr> <tr> <td data-bbox="363 1612 553 1816">Waterway Corridor / Conservation Land</td> <td data-bbox="553 1612 737 1816">Conservation (approx. 89,130m<sup>2</sup> – balance of area outside of</td> <td data-bbox="737 1612 899 1816">Land Ownership Plan</td> <td data-bbox="899 1612 1062 1816">Red Door</td> <td data-bbox="1062 1612 1224 1816">13/09/2024</td> <td data-bbox="1224 1612 1300 1816">5</td> <td data-bbox="1300 1612 1398 1816">7</td> </tr> </tbody> </table> | Land to be dedicated           | Purpose               | Drawing Title & Drawing No. | Author | Date  | Ver | Stage | Part A of Recreation linkage (from Reserve Road) – 3,281m <sup>2</sup> | Local recreation linkage | Site plan of layout – DA-0-010 | Red Door Architecture | 13.09.24 | 27 | 1 | Part B of Recreation linkage (from Tian Crescent Road) – 1,281m <sup>2</sup> | Local recreation linkage | Site plan of layout – DA-0-010 | Red Door Architecture | 13.09.24 | 27 | 1 | Waterway Corridor / Conservation Land | Conservation (approx. 89,130m <sup>2</sup> – balance of area outside of | Land Ownership Plan | Red Door | 13/09/2024 | 5 | 7 |
| Land to be dedicated   | Purpose  | Drawing Title & Drawing No.    | Author                | Date                        | Ver    | Stage |     |       |  |                          |                                |                       |          |    |   |  |                          |                                |                       |          |    |   |                                       |   |                     |          |            |   |   |
| Part A of Recreation linkage (from Reserve Road) – 3,281m <sup>2</sup>       | Local recreation linkage   | Site plan of layout – DA-0-010 | Red Door Architecture | 13.09.24                    | 27     | 1     |     |       |  |                          |                                |                       |          |    |   |  |                          |                                |                       |          |    |   |                                       |   |                     |          |            |   |   |
| Part B of Recreation linkage (from Tian Crescent Road) – 1,281m <sup>2</sup> | Local recreation linkage   | Site plan of layout – DA-0-010 | Red Door Architecture | 13.09.24                    | 27     | 1     |     |       |  |                          |                                |                       |          |    |   |  |                          |                                |                       |          |    |   |                                       |   |                     |          |            |   |   |
| Waterway Corridor / Conservation Land  | Conservation (approx. 89,130m <sup>2</sup> – balance of area outside of  | Land Ownership Plan            | Red Door              | 13/09/2024                  | 5      | 7     |     |       |  |                          |                                |                       |          |    |   |  |                          |                                |                       |          |    |   |                                       |   |                     |          |            |   |   |

|   | <p>development footprint and local recreation linkage)</p>  |                                |                       |                             |        |      |     |   |   |                                |                       |            |   |
|---|---|--------------------------------|-----------------------|-----------------------------|--------|------|-----|---|---|--------------------------------|-----------------------|------------|---|
|   | <p>b Transfer the land identified above prior to commencement of the use in accordance with the relevant stage.</p> <p>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.</p>   |                                |                       |                             |        |      |     |   |   |                                |                       |            |   |
| <p><b>16</b></p>                              | <p><b>Land dedication</b></p> <p>a Dedicate at no cost to Council, the land identified below:</p> <table border="1" data-bbox="373 672 1388 966"> <thead> <tr> <th data-bbox="373 672 576 766">Land to be dedicated</th> <th data-bbox="576 672 771 766">Purpose</th> <th data-bbox="771 672 950 766">Drawing Title &amp; Drawing No.</th> <th data-bbox="950 672 1120 766">Author</th> <th data-bbox="1120 672 1291 766">Date</th> <th data-bbox="1291 672 1388 766">Ver</th> </tr> </thead> <tbody> <tr> <td data-bbox="373 766 576 966">Road widening land dedication – Tian Crescent</td> <td data-bbox="576 766 771 966">Road widening to allow 4.5 metre verge on Tian Crescent</td> <td data-bbox="771 766 950 966">Land Ownership Plan – DA-0-002</td> <td data-bbox="950 766 1120 966">Red Door Architecture</td> <td data-bbox="1120 766 1291 966">07/06/2024</td> <td data-bbox="1291 766 1388 966">4</td> </tr> </tbody> </table> <p>b Dedicate the land identified above prior to commencement of works on site.</p> <p>c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land dedication is required to be registered). Therefore, if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to dedicate the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.</p> | Land to be dedicated           | Purpose               | Drawing Title & Drawing No. | Author | Date | Ver | Road widening land dedication – Tian Crescent | Road widening to allow 4.5 metre verge on Tian Crescent | Land Ownership Plan – DA-0-002 | Red Door Architecture | 07/06/2024 | 4 |
| Land to be dedicated                          | Purpose   | Drawing Title & Drawing No.    | Author                | Date                        | Ver    |      |     |   |   |                                |                       |            |   |
| Road widening land dedication – Tian Crescent | Road widening to allow 4.5 metre verge on Tian Crescent   | Land Ownership Plan – DA-0-002 | Red Door Architecture | 07/06/2024                  | 4      |      |     |   |   |                                |                       |            |   |
| <p><b>17</b></p>                              | <p><b>Private infrastructure – Stormwater</b></p> <p>a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with legal authority ensuring functional for its intended purpose.</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii Detention tank and outlet controls.</li> </ul> <p>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.</p>  |                                |                       |                             |        |      |     |   |   |                                |                       |            |   |
| <p><b>18</b></p>                              | <p><b>Private infrastructure – Pump station</b></p> <p>a Ownership, operation, and maintenance of the following private infrastructure is to vest at all times with the developments Body Corporate:</p> <ul style="list-style-type: none"> <li>i Private pump station and private rising main.</li> </ul> <p>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.</p>   |                                |                       |                             |        |      |     |   |   |                                |                       |            |   |

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|----------------|--|
| 19             | <p><b>Restrictions regarding Council sewer and water supply infrastructure</b></p> <ul style="list-style-type: none"> <li>a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council infrastructure.</li> <li>b Ensure all proposed buildings, deep landscaping, structures, and footings are a minimum 1 metre clear of the property sewer connection.</li> <li>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).</li> <li>d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.</li> </ul>   |
| 20             | <p><b>Lots to be amalgamated</b></p> <p>Amalgamate lots 701 SP2569694, 35 SP208828, 36 SP208828, 37 SP208828, and 37 SP208828 into one lot and register the plan of amalgamation prior to commencement of the use.</p>   |
| 21             | <p><b>Community Management Statement (CMS)</b></p> <p>Provide a copy of a Community Management Statement (CMS) that includes (but not limited to) the following statements:</p> <ul style="list-style-type: none"> <li>a The ongoing ownership, operation, and maintenance of the following aspects of the development will be undertaken by the Body Corporate or a private contractor on behalf of the Body Corporate at all times: <ul style="list-style-type: none"> <li>i All landscaping including the landscape buffer fronting Reserve Road.</li> <li>ii The 3m wide public thoroughfare easement to facilitate continuous pedestrian access.</li> <li>iii Stormwater management devices and infrastructure monitor and managed in accordance with the approved maintenance management plan (MMP).</li> <li>iv Detention tank and outlet controls.</li> <li>v Private pump station and private rising main.</li> <li>vi Internal pedestrian lighting.</li> <li>vii All off street vehicle parking facilities.</li> <li>viii Vehicle access gate to Tian Crescent. The gate is to be maintained in working order and is not to be left open at any time.</li> </ul> </li> <li>b Operating hours of the communal open space areas (pool area) are limited to 7:00am to 10:00pm daily.</li> <li>c Undertake and maintain the development in accordance with the conditions of COM/2024/53.</li> </ul> |
| <b>Amenity</b> |  |
| 22             | <p><b>Screening of visually offensive components</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a Refuse storage and servicing areas;</li> <li>b Service equipment;</li> <li>c Mechanical ventilation;</li> <li>d Air conditioning units;</li> <li>e Refrigeration units; and,</li> <li>f Storage areas for machinery, materials, vehicles, or the like.</li> </ul>  |

| <b>23</b>  | <p><b>Hours of operation and loading and unloading</b></p> <p>Ensure communal open space activities are between the hours of 7:00 am to 10:00 pm only.</p>   |               |                      |      |             |     |  |                                 |            |                |   |                                   |          |            |                      |   |
|--|--|---------------|----------------------|------|-------------|-----|--|---------------------------------|------------|----------------|---|-----------------------------------|----------|------------|----------------------|---|
| <b>24</b>  | <p><b>Nuisance</b></p> <p>Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or such other emissions. Specifically:</p> <p>a Position and direct all lighting so as not to exceed beyond the boundary or the like. Take care to ensure spill and reflection are covered where appropriate.</p>   |               |                      |      |             |     |  |                                 |            |                |   |                                   |          |            |                      |   |
| <b>25</b>  | <p><b>Lighting to ensure pedestrian and community safety</b> (<i>specific condition</i>)</p> <p>a Install lighting within the site boundary for all car parking areas, outdoor activity areas (i.e., communal areas), along all internal roads (driveway), at the wombat crossing location (driveway 7), and along all on-site pedestrian pathways prior to commencement of the use, at no cost to Council. The design and construction of the lighting system must:</p> <p>i Meet minimum requirements of Australian Standard AS/NZS1158.3.1:2020 Pedestrian area (Category P) lighting.</p> <p>ii Meet the relevant requirements of the electricity supplier (i.e., Energex).</p> <p>iii Include lighting shields, anti-tamper screws, weather resistant bulkhead fitting and robust material to withstand severe weather conditions.</p> <p>b Undertake and maintain the lighting system at no cost to Council at all times.</p>  |               |                      |      |             |     |  |                                 |            |                |   |                                   |          |            |                      |   |
| <b>Environmental and Landscaping</b>                             |  |               |                      |      |             |     |  |                                 |            |                |   |                                   |          |            |                      |   |
| <b>26</b>  | <p><b>Landscaping works on private land</b></p> <p>a Obtain an operational works approval to landscape the site generally in accordance with the Statement of Landscape Intent and Architectural Plans listed below, prior to commencement of the use at no cost to Council:</p> <table border="1" data-bbox="363 1031 1398 1251"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>Schematic Design – Master Plan – 321 Reserve Road, Upper Coomera</td> <td>Dunn Moran Landscape Architects</td> <td>18-09-2024</td> <td>SD-01 to SD-05</td> <td>C</td> </tr> <tr> <td>301-321 Reserve Rd, Upper Coomera</td> <td>Red Door</td> <td>13/09/2024</td> <td>DA-0-000 to DA-3-513</td> <td>7</td> </tr> </tbody> </table> <p>and include in particular:</p> <p>i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species.</p> <p>ii For landscaping within the 1.5m frontage setback garden bed the following must be detailed:</p> <p>a. Canopy trees (e.g., <i>Waterhousia floribunda</i>) minimum bag size 100L must be planted at 6m centres and screening shrubs (eg. <i>Syzigium spp.</i>) minimum pot size 200mm must be planted at 1m centres across the full extent of the site frontage; and</p> <p>b. Landscaping to be located outside of the 600mm wide concrete spoon drain.</p> <p>iii All retaining walls within private lots must be screened with shrubs planted at 1m centres. Where lots have a double tier retaining wall at the rear of the property a row of shrubs must be planted on the bench between each wall.</p> <p>iv One canopy tree must be planted within the front garden bed of each dwelling where there is a minimum 4m<sup>2</sup> surface area of garden bed provided.</p> <p>v Install a row of screening shrubs at 1m centres along the side and rear common</p> | Drawing Title | Author               | Date | Drawing No. | Ver | Schematic Design – Master Plan – 321 Reserve Road, Upper Coomera | Dunn Moran Landscape Architects | 18-09-2024 | SD-01 to SD-05 | C | 301-321 Reserve Rd, Upper Coomera | Red Door | 13/09/2024 | DA-0-000 to DA-3-513 | 7 |
| Drawing Title  | Author   | Date          | Drawing No.          | Ver  |             |     |  |                                 |            |                |   |                                   |          |            |                      |   |
| Schematic Design – Master Plan – 321 Reserve Road, Upper Coomera | Dunn Moran Landscape Architects  | 18-09-2024    | SD-01 to SD-05       | C    |             |     |  |                                 |            |                |   |                                   |          |            |                      |   |
| 301-321 Reserve Rd, Upper Coomera                                | Red Door   | 13/09/2024    | DA-0-000 to DA-3-513 | 7    |             |     |  |                                 |            |                |   |                                   |          |            |                      |   |

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|  | <p>boundaries where garden area is located and such planting is practical and will not directly impede pathways.</p> <ul style="list-style-type: none"> <li>vi Any proposed frontage fencing for the development must not be forward of the building line.</li> <li>vii Any bin-storage area must be appropriately screened and setback behind the frontage landscaping garden area.</li> <li>viii Unless otherwise specified tree species must be a minimum bag size of 100L at the time of planting.</li> <li>ix Unless otherwise specified shrub species must be a minimum 200mm pot size at the time of planting.</li> <li>x Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.</li> <li>xi 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.</li> <li>xii The locations and cross section of all proposed bio-retention systems as required by the sites approved Stormwater Management Plan and identify: <ul style="list-style-type: none"> <li>a. Proposed filter media depths and surface treatments.</li> </ul> </li> <li>xiii Include frontage fencing as shown on the approved stamped drawings, the subject of this application.</li> <li>xiv Provide a draft copy of a Community Management Statement (CMS) that states ongoing maintenance of all landscaping will be undertaken by the Body Corporate or a private contractor on behalf of the Body Corporate.</li> <li>xv Construct and maintain the private landscaping identified above at no cost to Council at all times.</li> </ul> |
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| <b>27</b>  | <p><b>Landscaping works within public open spaces</b></p> <p>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 the commencement of Stage 1 at no cost to Council:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Drawing Title</th> <th style="text-align: left;">Author</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Drawing No.</th> <th style="text-align: left;">Ver</th> </tr> </thead> <tbody> <tr> <td>Schematic Design – Master Plan – 321 Reserve Road, Upper Coomera</td> <td>Dunn Moran Landscape Architects</td> <td>18-09-2024</td> <td>SD-01 to SD-05</td> <td>C</td> </tr> </tbody> </table> <p>and include in particular:</p> <ul style="list-style-type: none"> <li>i Retain existing street trees, and install new street trees (where applicable), within the road reserve directly fronting the site along Reserve Road in accordance with City Plan Policy SC6.12.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.13.16 – Landscape works – Road Reserves.</li> <li>ii All street trees planted must be a minimum 100L bag size.</li> <li>iii All vegetation species associated with the rehabilitation of the site to be in accordance with the approved rehabilitation plan.</li> <li>iv For the full extent of the recreation linkage, include a 1m flat strip of turf on the northern and southern sides of the 2.5m wide footpath.</li> <li>v For the full extent of the recreation linkage, outside of the 1m flat area, batters are not to exceed 1:3.</li> <li>vi Within Part A of the recreation linkage, turf and shade trees only. Shade trees are to be installed every 10m.</li> <li>vii Within Part B of the recreation linkage, on the northern side, include turf and shade trees only. On the southern side, include vegetation as per the adjacent ecological corridor (outside of the 1m flat turfed area).</li> </ul> | Drawing Title | Author         | Date | Drawing No. | Ver | Schematic Design – Master Plan – 321 Reserve Road, Upper Coomera | Dunn Moran Landscape Architects | 18-09-2024 | SD-01 to SD-05 | C |
|--|---|---------------|----------------|------|-------------|-----|--|---------------------------------|------------|----------------|---|
| Drawing Title  | Author  | Date          | Drawing No.    | Ver  |             |     |  |                                 |            |                |   |
| Schematic Design – Master Plan – 321 Reserve Road, Upper Coomera | Dunn Moran Landscape Architects   | 18-09-2024    | SD-01 to SD-05 | C    |             |     |  |                                 |            |                |   |

|                  |   |
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|                  | <ul style="list-style-type: none"> <li>viii Vehicle exclusion bollards are to be located on the boundary line between the public road reserve and or private driveways and public open space.</li> <li>ix Safety measures where the recreation linkage crosses internal Driveway 07 including a wombat crossing and associated signage (approved through an Operational Works Footpath development application).</li> <li>x Unless otherwise access infrastructure i.e., gates, bollards and fencing to be in accordance with SC6.12.10 – Land development guidelines Standard drawings.</li> <li>xi Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical i.e., acoustic fencing.</li> <li>xii Cross sectional elevations of the public/private interface at a minimum of 4 different locations.</li> <li>xiii Retention of existing vegetation.</li> <li>xiv Where trees are located near side boundaries or underground services, root containment systems must be utilised.</li> <li>xv Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.</li> <li>xvi Trees must be a minimum 2 metre distance laterally from the inlet gullies.</li> <li>xvii All built structures and planning associated with an entry statement must be located within private property.</li> <li>xviii 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.</li> <li>xix All batters treated in accordance with the Change to ground level and creation of new waterways code of the City Plan.</li> </ul> <p>b Construct and maintain the public open space identified above until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 7 – Procedures.</p> <p>c All works must be completed and approved by the City prior to commencement of the use in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 7 – Procedures.</p> |
| <p><b>28</b></p> | <p><b>Retaining walls</b> (<i>specific condition</i>)</p> <p>Retaining walls on site must comply with the following:</p> <ul style="list-style-type: none"> <li>a Retaining walls must be of concrete sleeper or vertical keystone; any concrete footings must be discrete (e.g., post/pier footings) or otherwise be generally consistent with the cross section forming part of the approved landscape drawings (LD03).</li> <li>b Retaining walls must be charcoal colour with a split face finish; exposed steel components must be painted charcoal.</li> </ul>  |
| <p><b>29</b></p> | <p><b>Vegetation clearing</b></p> <p>Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to any works commencing at no cost to Council:</p> <p>and include in particular:</p> <ul style="list-style-type: none"> <li>i The approved MCU drawing.</li> <li>ii The approved building layout.</li> <li>iii The approved bushfire management plan.</li> <li>iv The approved fauna management plan.</li> <li>v The approved vegetation management plan.</li> <li>vi A sediment and erosion control and construction management plan.</li> </ul>   |

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| 30               | <p><b>No damage to retained vegetation</b></p> <p>Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.</p>  |
| 31               | <p><b>Koala safe road design</b> (<i>specific condition</i>)</p> <p>Obtain an operational works approval for each relevant stage for the design and implementation of wildlife signage to minimise the risk of koala death or injury from vehicle strike in accordance with the Queensland Manual of Uniform Traffic Control Devices (MUTCD) 2023 prepared by the Department of Transport and Main Roads, prior to commencement of use for each relevant stage:</p> <ul style="list-style-type: none"> <li>a Install appropriate wildlife signage in accordance with the DTMR Queensland Manual of Uniform Traffic Control Devices (MUTCD) 2023.</li> <li>b Locations of the signs are to be determined during the operational works assessment process having regard to the amended Fauna Management Plan.</li> </ul>  |
| <b>Transport</b> |   |
| 32               | <p><b>Off street vehicle and car parking facilities</b></p> <ul style="list-style-type: none"> <li>a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, in accordance with the Transport code of the City Plan and include in particular: <ul style="list-style-type: none"> <li>i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles, parking spaces and service areas) must be in accordance with the approved drawings.</li> <li>ii Residential visitor spaces must be freely accessible.</li> <li>iii All car parking facilities are drained and sealed.</li> <li>iv All visitor car parking spaces are to be line marked.</li> <li>v Wheel stops must be provided in 90 degree visitor car parking spaces fronting pedestrian pathways and communal open space areas to prevent vehicle encroachment.</li> <li>vi Speed humps must be provided at regular intervals (maximum interval 100 metres) on the internal circulation roadway throughout the development to control vehicle speeds.</li> <li>vii Clearly identified signage and directional markings including: <ul style="list-style-type: none"> <li>- 'No entry' signage at the Tian Crescent driveway clearly visible to drivers on Tian Crescent.</li> <li>- Signage and line marking denoting 'visitor parking' for visitor car parking spaces.</li> <li>- Shared zone signage (20km/hr) upon entry to the site and at regular intervals along the internal circulation roadway.</li> <li>- Speed humps must be provided at regular intervals (maximum interval 100 metres) on the internal circulation roadway throughout the development to control vehicle speeds.</li> <li>- Delineation of parking spaces for people with disabilities.</li> </ul> </li> </ul> </li> <li>b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times.</li> <li>c The off-street parking facilities must only be used for vehicle parking.</li> </ul> |
| 33               | <p><b>Loading and unloading (excluding waste collection vehicles)</b></p> <p>Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular:</p> <ul style="list-style-type: none"> <li>a Loading and unloading of any vehicle servicing the development must be conducted wholly within the site.</li> <li>b A vehicle, or vehicle waiting to be loaded or unloaded, must stand entirely within the site.</li> </ul>  |
| 34               | <p><b>Footpaths</b></p> <ul style="list-style-type: none"> <li>a Obtain an operational works approval for the design and construction of all footpaths</li> </ul>   |

marked on the drawings listed below, prior to commencement of the use at no cost to Council:

| Drawing Title                                      | Author                | Date       | Drawing No. | Ver |
|--|-----------------------|------------|-------------|-----|
| Site Plan of Layout (as amended in red by Council) | Red Door Architecture | 13.09.2024 | DA-0-010    | 27  |

and include in particular:

- i A new 2 metre wide footpath required along Tian Crescent for the full frontage of the site.
  - ii A minimum 2.5 metre wide path connecting the existing public footpath on Reserve Road to the pedestrian footpath recreation link.
  - iii A minimum 1.5 metre wide path connecting the existing public footpath on Reserve Road to the internal pedestrian footpath links at the property boundary either side of the reserve road entrance.
  - iv A 'Wombat Crossing' over Driveway 7 which links to each side of the recreation link footpath. The 'Wombat Crossing' must be designed in accordance with the requirements of Austroads Guide to Traffic-Management Part 8 – Local Area Traffic Management Section 7.2.4 – Wombat Crossings.
- b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.

**35 Tian Crescent security gate (specific condition)**

A gate must be installed on the property boundary at the Tian Crescent exit driveway which opens for vehicles exiting the site but does not allow vehicles to enter the site from Tian Crescent.

**36 Site access/ Reserve Road / Lawson Street roundabout intersection**

- a Obtain an operational works approval for the design and construction of the southern site access leg of the site access / Reserve Road / Lawson Street roundabout marked on the drawings listed below prior to commencement of the use at no cost to Council:

| Drawing Title   | Author         | Date      | Drawing No.  | Ver |
|---|----------------|-----------|--------------|-----|
| Residential Development - RFI Response Reserve Road Site Access                         | TTM Consulting | 5.06.2024 | 23BRT0641-08 | B   |
| Residential Development - RFI Response Tian Cres Site Access 9.80m GCCC Side Loader RCV | TTM Consulting | 5.06.2024 | 23BRT0641-12 | B   |

and include in particular:

- i A formal roundabout leg with minimum 3.5metre wide travel lanes, minimum 4.5 metre verges and raised concrete median in accordance with Austroads Guide to Road Design Part 4B: Roundabouts.
- ii Linemarking and signage at the roundabout leg in accordance with Manual of Uniform Traffic Control Devices (MUTCD).

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|                    | <ul style="list-style-type: none"> <li>iii A 2m wide pedestrian refuge within the median on the southern leg linking the two kerb ramps on Reserve Road.</li> <li>iv Any modifications to intersection lighting to achieve compliance with Council's Land Development Guidelines.</li> </ul> <p>b Construct and maintain the works 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.</p>   |
| <b>Engineering</b> |  |
| <b>37</b>          | <p><b>Existing structures and services</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.</li> </ul>   |
| <b>38</b>          | <p><b>Boundary fences</b></p> <ul style="list-style-type: none"> <li>a Construct a boundary fence between open space/private land generally in accordance with the following the plan titled: Fence Plan, dated 13/09/2024, Rev. 8, prepared by Red Door Architects. For any areas of fencing not detailed by this plan, fences are to be constructed generally in accordance with City Plan Policy SC6.12.5 – Land development guidelines – Public open space standards table 5.10. The boundary fence must be constructed prior to commencement of the use.</li> <li>b The boundary fence must be: <ul style="list-style-type: none"> <li>i A maximum of 1.2 metres in height if solid/non transparent construction; or</li> <li>ii A maximum of 1.8 metres in height if 50% transparent construction</li> </ul> </li> </ul> |
| <b>39</b>          | <p><b>Boundary markers</b></p> <ul style="list-style-type: none"> <li>a Install galvanised steel boundary marker posts at any boundary change of direction, along the boundary between proposed public open space and private land to ensure sufficient line of site of common boundaries is observed at all times, prior to the commencement of the use.</li> <li>b The boundary markers must be designed and constructed in accordance with City Plan Policy SC6.12 – Land development guidelines – Standard drawings – Open Space Infrastructure Drawing No. 05-717; Bollards – Metal "Pedestrian Bollard Type 4".</li> <li>c No marker posts are required along boundaries where fences or bollards exist or are to be installed.</li> </ul>   |
| <b>40</b>          | <p><b>Rectification of Council's infrastructure</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.</li> </ul>  |
| <b>41</b>          | <p><b>Electrical reticulation</b></p> <p>Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>a Provide electricity to all proposed dwellings.</li> </ul>   |

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|                            | <ul style="list-style-type: none"> <li>b No additional poles and pole-mounted transformers are to be erected within public roads.</li> <li>c Meet the requirements of the electricity supplier (e.g., Energex).</li> </ul>  |
| <b>42</b>                  | <p><b>Telecommunications network</b></p> <p>Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>a Provide underground telecommunications to all proposed dwellings, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice.</li> <li>b 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.</li> <li>c Meet the telecommunications industry standards (e.g., Telstra/NBN Co standards).</li> </ul>   |
| <b>Stormwater Drainage</b> |   |
| <b>43</b>                  | <p><b>Stormwater Infrastructure Construction</b></p> <ul style="list-style-type: none"> <li>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 commencement of the use at no cost to Council; and include in particular: <ul style="list-style-type: none"> <li>i Hardstand areas must be graded towards landscape areas to promote infiltration of stormwater runoff.</li> <li>ii No impervious runoff is to be diverted to Council's drainage system without treatment.</li> </ul> </li> <li>b Construct and maintain the stormwater drainage system at no cost to Council at all times.</li> </ul>  |
| <b>44</b>                  | <p><b>Overland flow paths and hydraulic alterations</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>b The development must not: <ul style="list-style-type: none"> <li>i Increase peak flow rates downstream from the site.</li> <li>ii Increase flood levels external to the site.</li> <li>iii Increase duration of inundation external to the site that could cause loss or damage.</li> </ul> </li> </ul>   |
| <b>45</b>                  | <p><b>Maintenance of stormwater quantity and proprietary treatment devices (<i>specific condition</i>)</b></p> <p>Prepare and implement a site-specific stormwater quantity (detention tank) and stormwater quality improvement devices (SQID) maintenance management plan (MMP) by a suitably qualified professional consistent with the maintenance requirements of the proposed devices prior to the commencement of use. The approved MMP must be included in the Body Corporate by-laws or Community Management Plan, or Site Management Plan. The MMP must address the following:</p> <ul style="list-style-type: none"> <li>a Evidence of payment in full of the supply and initial installation costs of the proprietary treatment devices by the owner/developer prior to plan sealing or commencement of use.</li> <li>b The MMP must require the legal entity to maintain a record of all maintenance undertaken on the devices, available to Council upon request.</li> <li>c The MMP must include all ongoing associated lifecycle costs related to the device (e.g., cleaning, inspection, maintenance, replacement, access, certifications, reporting, health and safety plans, training, etc.).</li> <li>d The MMP must include the ongoing lifecycle costs (maintenance and replacement) of the proposed devices.</li> <li>e Evidence of payment of the first three years of ongoing lifecycle costs must be included with the MMP.</li> </ul> |

| <b>Sewer and Water Works</b> |  |
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| <b>46</b>                    | <p><b>Sewer reticulation – Specific condition</b></p> <p>Obtain an Operational Works approval for the design and construction of the necessary sewer reticulation upgrades at the locations identified on page 31 of the ‘Water Supply and Sewerage Network Capacity Assessment’ report, Final Report V1 dated 8 July 2024 by H2One:</p> <ul style="list-style-type: none"> <li>a) 169m of 300mm (ID) gravity sewer main between existing sewer structures ‘9000139180’ and ‘9000105855’.</li> <li>b) 51m of 375mm (ID) gravity sewer main between existing sewer structures ‘9000105855’ and ‘9000105685’.</li> <li>c) 50m of 375mm (ID) gravity sewer main between existing sewer structures ‘9000105685’ and ‘9000105698’ as the early delivery of LGIP identified ‘GP149’ works.</li> </ul> <p>The above upgrades are to be completed and commissioned prior to commencement of the use at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>i Scope of works shall include replacement sewer maintenance holes to suit the new upsized sections of gravity sewer main.</li> <li>ii Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy.</li> <li>iii Any existing property connections shall be reconnected to the new upgraded gravity sewer main.</li> <li>iv Remove / seal / cap redundant sewer property services.</li> </ul> <p><i>Notes:</i></p> <p>An “Application Work on the City’s infrastructure” form is required for the above works.</p> |
| <b>47</b>                    | <p><b>Sewer connection</b></p> <p>Obtain an Operational Works approval for the design and construction of a sewer connection for the proposal and connect to Council’s sewer network at the existing 150mm main in Tian Crescent, prior to commencement of the use at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>a Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy.</li> <li>b The development is permitted with a single sewer connection to Council’s sewerage network.</li> <li>c 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</li> <li>d 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.</li> <li>e Ensure all proposed buildings, deep landscaping, structures, and footings are a minimum 1 metre clear of the property sewer connection.</li> <li>f Remove / seal / cap redundant sewer property services.</li> </ul> <p><i>Notes:</i></p> <p>An “Application Work on the City’s infrastructure” form is required for the above works.</p>  |
| <b>48</b>                    | <p><b>Water reticulation – Specific condition</b></p> <p>Obtain an Operational Works approval for the design and construction of the water main extension ‘PI_PI_PIPE_WSSIP_027’ as outlined within the ‘Necessary trunk infrastructure (LGIP identified)’ condition of this decision notice prior to commencement of the use at no cost to Council and include in particular:</p> <ul style="list-style-type: none"> <li>a Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.</li> </ul>  |

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|                  | <p>b The size of the new pipework shall be confirmed via network modelling undertaken by the Applicant during the detailed design (OPW) phase.</p> <p>c The extension shall be from the existing DN200 watermain located on Rangeview Road and connect into the existing reticulation network near Tian Crescent with a boundary valve remaining closed during standard operating conditions.</p> <p>d The Applicant shall liaise with the City's Water &amp; Waste Assessment Team during the OPW phase prior to making a formal design submission.</p> <p><i>Notes:</i><br/>An "Application Work on the City's infrastructure" form is required for the above works.</p>  |
| <p><b>49</b></p> | <p><b>Water connection – Specific condition</b></p> <p>Obtain an Operational Works approval for the design and construction of a water connection for the proposal and connect to Council's water network at one of the following locations prior to commencement of the use at no cost to Council:</p> <p>a The existing 100mm main in Tian Crescent; or,</p> <p>b The planned 'PI_PI_PIPE_WSSIP_027' trunk water main located within Reserve Road.</p> <p>Include in particular:</p> <p>i The proposed development is permitted to connect to Council's water network through a singular connection as outlined below:<br/>(a) This connection will supply a single master meter for potable water; and<br/>(b) If required, a single fire meter.</p> <p>ii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.</p> <p>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.</p> <p>iv Water meters must be in accordance with Council's Metering Technical Specifications &amp; standard drawings and SEQ Large Water Meter Arrangements drawings.</p> <p>v The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly.</p> <p>vi Remove redundant water meters / connections.</p> <p><i>Notes:</i><br/>An "Application Work on the City's infrastructure" form is required for the above works.</p> |
| <p><b>50</b></p> | <p><b>Sub-metering</b></p> <p>Provide individual sub-metering for each unit including common property generally in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.</p>   |
| <p><b>51</b></p> | <p><b>Fire loading</b></p> <p>Ensure the fire loading does not exceed 15 L/s for 4 hours duration.</p> <p><i>Explanatory Notes:</i></p> <p>a Compliance with this condition may require certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.</p> <p>b This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above.</p> <p>c The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.</p>   |

|                                | <p>d <i>If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc.</i></p> <p>e <i>If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.</i></p>  |   |                      |                                |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |
|--------------------------------|---|---|----------------------|--------------------------------|--------------------|-----|-----------------------|--------------------|------------------|----------------------|----------------------------|----------------------------|----------------------------------|---|-------------------|--------------------------------|
| <b>Solid Waste Management</b>  |   |   |                      |                                |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |
| <b>52</b>                      | <p><b>Bin type, storage capacity and storage points</b></p> <p>Provide the following equipment to service the development prior to commencement of the use at no cost to Council:</p> <p>1 x 240L general waste wheelie bin and 1 x 240L recycling wheelie bin for each approved dwelling.</p>  |   |                      |                                |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |
| <b>Construction Management</b> |   |   |                      |                                |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |
| <b>53</b>                      | <p><b>Fauna management</b></p> <p>a Implement the fauna management measures identified in the plan listed below at no cost to Council:</p> <table border="1"> <thead> <tr> <th>Plan Title</th> <th>Author</th> <th>Date</th> <th>Plan Reference No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>Fauna Management Plan</td> <td>S5 Environmental</td> <td>5 September 2024</td> <td>S523066 FMP 001-0013</td> <td>D</td> </tr> </tbody> </table> <p>b Undertake the fauna management works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans; and include in particular:</p> <p>i All fauna infrastructure and habitat features proposed in the amended Fauna Management Plan are to be constructed prior to practical completion of civil works.</p> <p>ii All permanent fauna-exclusion fencing is to be installed in accordance with the amended Fauna Management Plan prior to commencement of use.</p> | Plan Title  | Author               | Date                           | Plan Reference No. | Ver | Fauna Management Plan | S5 Environmental   | 5 September 2024 | S523066 FMP 001-0013 | D                          |                            |                                  |   |                   |                                |
| Plan Title                     | Author  | Date  | Plan Reference No.   | Ver                            |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |
| Fauna Management Plan          | S5 Environmental  | 5 September 2024  | S523066 FMP 001-0013 | D                              |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |
| <b>54</b>                      | <p><b>Certification of works - Health and Regulatory Services</b></p> <p>Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:</p> <table border="1"> <thead> <tr> <th colspan="5">Health and Regulatory Services</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Acoustic compliance report</td> <td>Prior to commencement of the use</td> <td>Proposed Residential Townhouse Development 301-323 Reserve Road Upper Coomera – Acoustic report ; Prepared by: Acoustic Works; dated: 8 March 2-24; ref: 2024014; Ver: R01B</td> <td>Acoustic Engineer</td> <td>Health and Regulatory Services</td> </tr> </tbody> </table>  | Health and Regulatory Services  |                      |                                |                    |     | Certified document    | Certification date | Plan             | Expert discipline    | Requesting Council Section | Acoustic compliance report | Prior to commencement of the use | Proposed Residential Townhouse Development 301-323 Reserve Road Upper Coomera – Acoustic report ; Prepared by: Acoustic Works; dated: 8 March 2-24; ref: 2024014; Ver: R01B | Acoustic Engineer | Health and Regulatory Services |
| Health and Regulatory Services |   |   |                      |                                |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |
| Certified document             | Certification date  | Plan  | Expert discipline    | Requesting Council Section     |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |
| Acoustic compliance report     | Prior to commencement of the use  | Proposed Residential Townhouse Development 301-323 Reserve Road Upper Coomera – Acoustic report ; Prepared by: Acoustic Works; dated: 8 March 2-24; ref: 2024014; Ver: R01B | Acoustic Engineer    | Health and Regulatory Services |                    |     |                       |                    |                  |                      |                            |                            |                                  |   |                   |                                |

|   | <p>The certification is to confirm:<br/>The development has been designed and constructed in accordance with the recommendations outlined in an approved Acoustic Report.</p>  |  |   |                                   |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
|---|--|--|---|-----------------------------------|--|--|---------------------------|---------------------------|-----------------------|--------------------------|-----------------------------------|------------------------------------|--|--|---|------------------------|--------------------------------|--|--|--|--|---------------------------|---------------------------|----------------------|--------------------------|-----------------------------------|---|----------------------------------|---|--|------------------------|
| <p><b>55</b></p>                        | <p><b>Certification of works – Bushfire Management</b></p> <p>Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:</p> <table border="1" data-bbox="363 359 1399 772"> <thead> <tr> <th colspan="5"><b>Bushfire Management</b></th> </tr> <tr> <th><b>Certified document</b></th> <th><b>Certification date</b></th> <th><b>Plan / Drawing</b></th> <th><b>Expert discipline</b></th> <th><b>Requesting Council Section</b></th> </tr> </thead> <tbody> <tr> <td>A compliance certificate statement</td> <td>Prior to a request is made to Council to approve the plan of subdivision</td> <td>Bushfire hazard assessment and management plan for 301-321 Reserve Road, Upper Coomera by S5 Environmental, 7 March 2024, S523066_BHAMP_v1.3</td> <td>A suitably qualified and experienced bushfire management consultant</td> <td>Bushfire Assessment</td> </tr> </tbody> </table> <p>The certification is to confirm:<br/>Development is undertaken in accordance with the approved Bushfire Management Plan.</p> <p>The certification is to also confirm:</p> <ul style="list-style-type: none"> <li>i Specified Asset Protection / Radiation Zones are created and maintained between the building and the retained classified vegetation.</li> </ul>  | <b>Bushfire Management</b>   |   |                                   |  |  | <b>Certified document</b> | <b>Certification date</b> | <b>Plan / Drawing</b> | <b>Expert discipline</b> | <b>Requesting Council Section</b> | A compliance certificate statement | Prior to a request is made to Council to approve the plan of subdivision | Bushfire hazard assessment and management plan for 301-321 Reserve Road, Upper Coomera by S5 Environmental, 7 March 2024, S523066_BHAMP_v1.3 | A suitably qualified and experienced bushfire management consultant | Bushfire Assessment    |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| <b>Bushfire Management</b>              |  |  |   |                                   |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| <b>Certified document</b>               | <b>Certification date</b>  | <b>Plan / Drawing</b>  | <b>Expert discipline</b>  | <b>Requesting Council Section</b> |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| A compliance certificate statement      | Prior to a request is made to Council to approve the plan of subdivision   | Bushfire hazard assessment and management plan for 301-321 Reserve Road, Upper Coomera by S5 Environmental, 7 March 2024, S523066_BHAMP_v1.3 | A suitably qualified and experienced bushfire management consultant | Bushfire Assessment               |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| <p><b>56</b></p>                        | <p><b>Certification of works - Subdivision Engineering</b></p> <p>Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p> <table border="1" data-bbox="363 1115 1399 1423"> <thead> <tr> <th colspan="5"><b>Subdivision Engineering</b></th> </tr> <tr> <th><b>Certified document</b></th> <th><b>Certification date</b></th> <th><b>Plan/ Drawing</b></th> <th><b>Expert discipline</b></th> <th><b>Requesting Council Section</b></th> </tr> </thead> <tbody> <tr> <td>Certificate for electricity supply</td> <td>Prior to commencement of the use</td> <td>-</td> <td>An authorised supplier (e.g. Energex)</td> <td>Development Compliance</td> </tr> </tbody> </table> <p>The certification is to confirm:<br/>Electricity supply is available to all proposed dwellings.</p> <table border="1" data-bbox="363 1562 1399 1837"> <thead> <tr> <th colspan="5"><b>Subdivision Engineering</b></th> </tr> <tr> <th><b>Certified document</b></th> <th><b>Certification date</b></th> <th><b>Plan/ Drawing</b></th> <th><b>Expert discipline</b></th> <th><b>Requesting Council Section</b></th> </tr> </thead> <tbody> <tr> <td>Contractual agreement (e.g., Agreement)</td> <td>Prior to commencement of the use</td> <td>-</td> <td>The authorised telecommunication carrier (e.g., Telstra, NBN Co)</td> <td>Development Compliance</td> </tr> </tbody> </table> | <b>Subdivision Engineering</b>   |   |                                   |  |  | <b>Certified document</b> | <b>Certification date</b> | <b>Plan/ Drawing</b>  | <b>Expert discipline</b> | <b>Requesting Council Section</b> | Certificate for electricity supply | Prior to commencement of the use   | -  | An authorised supplier (e.g. Energex)                               | Development Compliance | <b>Subdivision Engineering</b> |  |  |  |  | <b>Certified document</b> | <b>Certification date</b> | <b>Plan/ Drawing</b> | <b>Expert discipline</b> | <b>Requesting Council Section</b> | Contractual agreement (e.g., Agreement) | Prior to commencement of the use | - | The authorised telecommunication carrier (e.g., Telstra, NBN Co) | Development Compliance |
| <b>Subdivision Engineering</b>          |  |  |   |                                   |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| <b>Certified document</b>               | <b>Certification date</b>  | <b>Plan/ Drawing</b>   | <b>Expert discipline</b>  | <b>Requesting Council Section</b> |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| Certificate for electricity supply      | Prior to commencement of the use   | -  | An authorised supplier (e.g. Energex)                               | Development Compliance            |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| <b>Subdivision Engineering</b>          |  |  |   |                                   |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| <b>Certified document</b>               | <b>Certification date</b>  | <b>Plan/ Drawing</b>   | <b>Expert discipline</b>  | <b>Requesting Council Section</b> |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |
| Contractual agreement (e.g., Agreement) | Prior to commencement of the use   | -  | The authorised telecommunication carrier (e.g., Telstra, NBN Co)    | Development Compliance            |  |  |                           |                           |                       |                          |                                   |                                    |  |  |   |                        |                                |  |  |  |  |                           |                           |                      |                          |                                   |   |                                  |   |  |                        |

|   |  |  |  |  |
|---|--|--|--|--|
| <p>Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).</p>   |  |  |  |  |
| <p>The certification is to confirm:<br/>Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g., Telstra / NBN Co standards).</p> |  |  |  |  |

**57 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:

| <b>Hydraulics and Water Quality</b> |                                  |  |  |                                   |
|-------------------------------------|----------------------------------|--|--|-----------------------------------|
| <b>Certified document</b>           | <b>Certification date</b>        | <b>Plan/ Drawing</b>   | <b>Expert discipline</b>                           | <b>Requesting Council Section</b> |
| Post construction certification     | Prior to commencement of the use | "Site Based Stormwater Management Plan, 301-321 Reserve Road, Upper Coomera Lot 701 on SP259694 & Lots 35-38 on SP208828 – Proposed Townhouse Development" prepared by Cozens Regan Group Pty Ltd, 14/09/2024, Revision C. | Registered Professional Engineer Queensland (RPEQ) | Hydraulics & Water Quality        |

The certification is to confirm:  
All stormwater devices (quantity and quality) 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 and are functioning as designed.

| <b>Hydraulics and Water Quality</b> |                           |                      |                          |                                   |
|-------------------------------------|---------------------------|----------------------|--------------------------|-----------------------------------|
| <b>Certified document</b>           | <b>Certification date</b> | <b>Plan/ Drawing</b> | <b>Expert discipline</b> | <b>Requesting Council Section</b> |

|   |   |  |  |                                   |
|---|---|--|--|-----------------------------------|
| Long – term maintenance agreement   | Prior to commencement of the use  | “Site Based Stormwater Management Plan, 301-321 Reserve Road, Upper Coomera Lot 701 on SP259694 & Lots 35-38 on SP208828 – Proposed Townhouse Development” prepared by Cozens Regan Group Pty Ltd, 14/09/2024, Revision C. | The owner/ Body corporate for the development      | Development compliance            |
| <p>The certification is to confirm:<br/> An agreement has been entered into with a proprietor or an appropriate entity for the life of the development for the long-term maintenance of the stormwater quantity (detention tank) and propriety treatment devices for the life of the development (in minimum 10-year periods).</p> <p>The certification is to also provide:</p> <ul style="list-style-type: none"> <li>i Evidence that the supply and installation costs of the proprietary devices have been paid for in full by the owner/developer prior to commencement of use.</li> <li>ii A copy of the agreement with all the ongoing lifecycle costs (maintenance and replacement) annualised.</li> <li>iii Evidence of the prepayment of the first three years lifecycle costs.</li> </ul> |   |  |  |                                   |
| <b>Hydraulics and Water Quality</b>   |   |  |  |                                   |
| <b>Certified document</b>   | <b>Certification date</b>   | <b>Plan/ Drawing</b>   | <b>Expert discipline</b>                           | <b>Requesting Council Section</b> |
| Confirmation of cartridge/ device / filter media replacement  | Once the use has commenced for the life of the development at the schedule specified below. | “Site Based Stormwater Management Plan, 301-321 Reserve Road, Upper Coomera Lot 701 on SP259694 & Lots 35-38 on SP208828 – Proposed Townhouse Development” prepared by Cozens Regan Group Pty Ltd, 14/09/2024, Revision C. | Registered Professional Engineer Queensland (RPEQ) | Development compliance            |
| The certification is to confirm that the stormwater propriety treatment devices have been   |   |  |  |                                   |

cleaned and maintained and are functioning as designed and the following maximum replacement schedule has been adhered to:

- i Atlan Stormsacks – 3 years
- ii Atlan Cartridge Filters – 4 years
- iii Atlan Basin coarse sediment filter (coalescer) – 2 years
- iv Atlan Basin bioretention filter media - 10 years
- v Atlan FlowGuard Filter Media Bag – 1 year
- vi Hume Filter cartridge replacement – 2 years
- vii Hume Filter vacuum sump clean and filter cartridge backwash – 1 year
- viii Ocean Protect Stormfilter Cartridge – 2 years
- ix Ocean Protect OceanGuard – 3 years

**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) | “Site Based Stormwater Management Plan, 301-321 Reserve Road, Upper Coomera Lot 701 on SP259694 & Lots 35-38 on SP208828 – Proposed Townhouse Development” prepared by Cozens Regan Group Pty Ltd, 14/09/2024, Revision C. | 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.

**Hydraulics and Water Quality**

| Certified document                               | Certification date                               | Plan/ Drawing                       | Expert discipline                                  | Requesting Council Section   |
|--|--|-------------------------------------|--|------------------------------|
| Flood safety of overland flow/ waterway crossing | Prior to commencement of the use of the premises | 301-321 Reserve Rd, Upper Coomera - | Registered Professional Engineer Queensland (RPEQ) | Hydraulics and Water Quality |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  | Hydraulic Assessment, prepared by Allan & Dennis Pty Ltd, dated - 07/06/2024, Rev – 02, as approved by this consent. |  |  |
| <p>Flood safety requirements are to be undertaken and certified by a suitably qualified hydraulic/flood engineer registered on RPEQ, in particular:</p> <ul style="list-style-type: none"> <li>i The proposed road surface above the waterway crossing; or</li> <li>ii The proposed access to the dwelling/development satisfies the QUDM's flood safety criteria.</li> <li>iii The proposed culvert to be constructed in accordance with the requirements of 4.4.25 Culvert design of Land Development Guidelines.</li> </ul> |  |  |  |  |  |
| <b>58</b>  | <p><b>Erosion and sediment control plan</b></p> <ul style="list-style-type: none"> <li>a Prepare and implement Erosion and sediment control plan generally in accordance with the Healthy waters code, City Plan Policy SC6.12 - Land development guidelines and State Planning Policy, July 2017 requirements, prior to any works commencing.</li> <li>b The Erosion and sediment control plan must be prepared by a suitably qualified scientist/engineer professional in erosion and sediment control and include in particular:           <ul style="list-style-type: none"> <li>i Demonstrate sediment control structures (e.g., sediment fence) will be placed at the base of all materials on site to mitigate any sediment runoff.</li> <li>ii 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.</li> <li>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 &amp; Sediment Control (IECA Australasia, November 2008).</li> <li>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)</li> <li>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.</li> <li>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.</li> <li>vii Accumulated sediment from basins and other controls is removed within two months and disposed of appropriately without causing water contamination.</li> <li>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.</li> <li>ix Demonstrate all inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.</li> </ul> </li> </ul> |  |  |  |  |
| <b>59</b>  | <p><b>Certification of works - Water and Waste</b></p>   |  |  |  |  |

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

| Certified document         | Certification date               | Expert discipline   | Requesting Council Section |
|----------------------------|----------------------------------|---|----------------------------|
| Fire loading certification | Prior to commencement of the use | Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier | Water and Waste            |

**60 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.

**61 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.

**Environmental Offsets**

**62 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:

| Prescribed environmental matters  | Extent of impact              |
|---|-------------------------------|
| Medium priority vegetation under City Plan.<br>Information Note: This is a prescribed matter of local environmental significance. | 8,800m <sup>2</sup> or 0.88ha |

*Information Note: the extent of impact identified above, has been extracted from*

Reserve Road and Tian Crescent (ROL/2022/130) –Offset Proposal, prepared by S5 Environmental, dated 4 September 2024, file reference S523066\_OPL\_V1.1.

b The offset must be:

- i Calculated in accordance with the *Queensland Environmental Offsets Policy*.
- ii Delivered in compliance with conditions:
  - Notifying the intended offset delivery approach.
  - Reaching agreement about delivery (deemed condition under the *Environmental Offsets Act 2014 section 19B*).
  - Compliance with agreed delivery arrangement (deemed condition under the *Environmental Offsets Act 2014 section 22*).
  - If financial settlement offset – payment (deemed condition under the *Environmental Offsets Act 2014 section 24*).

|                  |  |
|------------------|--|
|                  | <p>c Staged delivery of the offset is allowed, provided that it reflects the development staging approved in Condition 2 – Approved drawings of this approval.</p> <ul style="list-style-type: none"> <li>i Notifying intended offset delivery approach.</li> <li>ii Reaching agreement about delivery (deemed condition under the <i>Environmental Offset Act 2014 section 19B</i>).</li> <li>iii Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>).</li> <li>iv If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>).</li> </ul>   |
| <p><b>63</b></p> | <p><b>Notifying intended offset delivery approach</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a States the way in which it is proposed the offset required by condition '<b>Environmental offset required</b>' will be delivered.</li> <li>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) Environmental offsets Act 2014, as well as addressing the following: <ul style="list-style-type: none"> <li>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".</li> <li>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).</li> <li>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'): <ul style="list-style-type: none"> <li>- 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.</li> <li>- Soil/mulch interface will have a humus layer with evidence of established activity of soil microorganisms.</li> </ul> </li> <li>iv Provides for active maintenance for the duration of the offset establishment period.</li> <li>v Accommodates Council inspection of the offset planting area at 6 monthly intervals during the offset planting period and offset establishment period.</li> </ul> </li> <li>c If staged delivery of the offset is proposed in accordance with paragraph c of condition '<b>Environmental offset required</b>' – is accompanied by staged offset details in the approved form.</li> </ul> <p><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 from are available on the Queensland Government Environmental Offsets website.</i></p> |
| <p><b>64</b></p> | <p><b>Reaching agreement about delivery</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>)</p> <p>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'.</p> <p><i>Information Note: The City's notice in response to the notice of election will state the process for documenting the arrangement.</i></p>   |
| <p><b>65</b></p> | <p><b>Compliance with agreed delivery arrangement</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>)</p>  |

|  |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
|--|---|---------------------------------|---|---|--|---------------------------|--|--|-----------------------------|---|------------------------------|--|
|  | The agreed delivery arrangement (including the agreed offset delivery plan) must be complied with at all times.   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>66</b>  | <p><b>If financial settlement offset – payment</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>)</p> <p>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.</p> <p>a in the amount specified in the agreed delivery arrangement.</p> <p>b in the way and by the time stated in the agreed delivery arrangement.</p> <p>c to the entity/entities identified in the agreed delivery arrangement.</p>  |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>Plumbing and Drainage Act 2018</b>  |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>67</b>  | <p><b>Plumbing and drainage works</b></p> <p>Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing.</p> <p><i>Note:</i></p> <p><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></p>   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>Advice Notes</b>  |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>A</b>   | <p><b>Development infrastructure</b></p> <p>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.</p>  |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>B</b>   | <p><b>Further development permits / compliance permits</b></p> <p>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:</p> <table border="1" data-bbox="365 1207 1396 1402"> <tr> <td><b>Environmental Assessment</b></td> </tr> <tr> <td>- Operational works - vegetation clearing</td> </tr> <tr> <td>- Environmental management plan – Aquatic Fauna Management Plan</td> </tr> <tr> <td>- Operational works – Civil works (including fauna infrastructure)</td> </tr> </table> <table border="1" data-bbox="365 1438 1396 1570"> <tr> <td><b>Contributed assets</b></td> </tr> <tr> <td>- Connections / disconnections: Application to work on the City's Infrastructure</td> </tr> <tr> <td>- Temporary Road Closure and Works Zone Permit Application</td> </tr> </table> <table border="1" data-bbox="365 1606 1396 1696"> <tr> <td><b>Landscape Assessment</b></td> </tr> <tr> <td>- Operational works - landscape works (Private works)</td> </tr> </table> <table border="1" data-bbox="365 1732 1396 1816"> <tr> <td><b>Open Space Assessment</b></td> </tr> <tr> <td>- Operational works - landscape works (Public works)</td> </tr> </table> | <b>Environmental Assessment</b> | - Operational works - vegetation clearing | - Environmental management plan – Aquatic Fauna Management Plan | - Operational works – Civil works (including fauna infrastructure) | <b>Contributed assets</b> | - Connections / disconnections: Application to work on the City's Infrastructure | - Temporary Road Closure and Works Zone Permit Application | <b>Landscape Assessment</b> | - Operational works - landscape works (Private works) | <b>Open Space Assessment</b> | - Operational works - landscape works (Public works) |
| <b>Environmental Assessment</b>  |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| - Operational works - vegetation clearing  |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| - Environmental management plan – Aquatic Fauna Management Plan                  |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| - Operational works – Civil works (including fauna infrastructure)               |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>Contributed assets</b>  |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| - Connections / disconnections: Application to work on the City's Infrastructure |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| - Temporary Road Closure and Works Zone Permit Application                       |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>Landscape Assessment</b>  |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| - Operational works - landscape works (Private works)                            |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| <b>Open Space Assessment</b>   |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |
| - Operational works - landscape works (Public works)                             |   |                                 |   |   |  |                           |  |  |                             |   |                              |  |

|   |   |                              |   |                                    |                                      |                        |                                      |
|---|---|------------------------------|---|------------------------------------|--------------------------------------|------------------------|--------------------------------------|
|   | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>Plumbing and Drainage</b></td> </tr> <tr> <td style="padding: 5px;">- Permit for plumbing and drainage work</td> </tr> <tr> <td style="padding: 5px;"><b>Transport Impact Assessment</b></td> </tr> <tr> <td style="padding: 5px;">- Operational works - infrastructure</td> </tr> <tr> <td style="padding: 5px;"><b>Water and Waste</b></td> </tr> <tr> <td style="padding: 5px;">- Operational works - infrastructure</td> </tr> </table> <p>A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above.</p> <p>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).</p> | <b>Plumbing and Drainage</b> | - Permit for plumbing and drainage work | <b>Transport Impact Assessment</b> | - Operational works - infrastructure | <b>Water and Waste</b> | - Operational works - infrastructure |
| <b>Plumbing and Drainage</b>            |   |                              |   |                                    |                                      |                        |                                      |
| - Permit for plumbing and drainage work |   |                              |   |                                    |                                      |                        |                                      |
| <b>Transport Impact Assessment</b>      |   |                              |   |                                    |                                      |                        |                                      |
| - Operational works - infrastructure    |   |                              |   |                                    |                                      |                        |                                      |
| <b>Water and Waste</b>                  |   |                              |   |                                    |                                      |                        |                                      |
| - Operational works - infrastructure    |   |                              |   |                                    |                                      |                        |                                      |
| <b>C</b>                                | <p><b>Encroachment of works</b></p> <p>If any operational works, the subject of this approval encroaches on adjoining land, Upper Coomera Adventure Parklands, a letter from the adjoining owner Parks and Open Space Planning must be submitted to Council consenting to the carrying out of these works.</p>  |                              |   |                                    |                                      |                        |                                      |
| <b>D</b>                                | <p><b>Vegetation protection</b></p> <p>A property notification will be applied to the lot / subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.</p>  |                              |   |                                    |                                      |                        |                                      |
| <b>E</b>                                | <p><b>Listing of Koala under EPBC Act</b></p> <p>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>  |                              |   |                                    |                                      |                        |                                      |
| <b>F</b>                                | <p><b>Riverine Protection Permit</b></p> <p>A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing / adjoining the site.</p>   |                              |   |                                    |                                      |                        |                                      |
| <b>G</b>                                | <p><b>Species Management Program</b></p> <p>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.</p> <p>Further advice is found on:</p> <p><a href="https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/">https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/</a></p>  |                              |   |                                    |                                      |                        |                                      |
| <b>H</b>                                | <p><b>Works in properties other than the development land</b></p> <p>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".</p> <p>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</p>   |                              |   |                                    |                                      |                        |                                      |

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|          | <p>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.</p>  |
| <b>I</b> | <p><b>Council water and sewer mains to be protected during site works</b></p> <p>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.</p> <p>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.</p> |
| <b>J</b> | <p><b>Connections and disconnections</b></p> <p>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 Contributed Assets.</p> <p>Refer to Water and Sewerage Connections Policy, available on Council's website<br/> <a href="http://www.cityofgoldcoast.com.au">http://www.cityofgoldcoast.com.au</a></p>   |
| <b>K</b> | <p><b>No open trenching of the road pavement for water connections across / in roadways</b></p> <p>Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval.</p> <p>Refer to Water and Sewerage Connections Policy, available on Council's website<br/> <a href="http://www.cityofgoldcoast.com.au">http://www.cityofgoldcoast.com.au</a></p>   |
| <b>L</b> | <p><b>Water meter sizing</b></p> <p>All water meters 40mm in diameter or larger must be installed aboveground and on lot. Unrestricted access to the water service (including meters) must be provided at all times.</p> <p>Refer to SEQ Larger Water Meter Arrangement Drawings<br/> <a href="https://www.seqcode.com.au/seq-water-supply-code">https://www.seqcode.com.au/seq-water-supply-code</a></p>  |
| <b>M</b> | <p><b>Connections to, alteration or realignment of Council infrastructure</b></p> <p>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.</p> <p>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.</p>   |
| <b>N</b> | <p><b>Operational Works meeting prior to lodgement</b></p> <p>Council encourages contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works.</p> <p>Contact <a href="mailto:GCWDA@goldcoast.qld.gov.au">GCWDA@goldcoast.qld.gov.au</a> to arrange a meeting.</p>   |

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| <b>O</b> | <p><b>Design, Constructability and Minor change applications</b></p> <p>The application has been approved based on the information provided by the consultant. Council is not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.</p>  |
| <b>P</b> | <p><b>Compliance with conditions</b></p> <p>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.</p>   |
| <b>Q</b> | <p><b>Indigenous cultural heritage legislation and duty of care requirement</b></p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> ('<b>ACHA</b>') 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:</p> <ul style="list-style-type: none"> <li>a Is not negated by the issuing of this development approval;</li> <li>b Applies on all land and water, including freehold land;</li> <li>c Lies with the person or entity conducting an activity; and</li> <li>d If breached, is subject to criminal offence penalties.</li> </ul> <p>Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.</p> <p>Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.</p> <p>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.</p>   |
| <b>R</b> | <p><b>Infrastructure charges</b></p> <p>Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.</p>  |
| <b>S</b> | <p><b>Properly made submissions</b></p> <p>There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.</p>  |
| <b>T</b> | <p><b>Applicant responsibilities</b></p> <p>The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</p> <p>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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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').</li> <li>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).</li> </ul> |

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|          | <p>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>.</p> <p>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.</p> <p>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.</p> <p>g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.</p> <p>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.</p> |
| <b>U</b> | <p><b>Weeds, pest animals and ants</b></p> <p>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.</p> <p>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.</p>   |
| <b>V</b> | <p><b>Fire ant control</b></p> <p>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 <a href="http://daf.qld.gov.au">Fire Ants Portal (daf.qld.gov.au)</a>.</p>  |
| <b>W</b> | <p><b>Incorporation of Equitable Access at the Detailed Design Stage</b></p> <p>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.</p>  |
| <b>X</b> | <p><b>Bushfire management</b></p> <p>A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times.</p>   |
| <b>Y</b> | <p><b>Bushfire management</b></p> <p>Queensland Fire and Emergency Services (QFES) provides further information regarding bushfire management and is available on <a href="https://www.qfes.qld.gov.au/">https://www.qfes.qld.gov.au/</a></p>  |

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| <b>Z</b>                      | <b>Stormwater</b><br>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.  |
| <b>Property Notifications</b> |   |
| <b>A</b>                      | <b>Bushfire management</b><br>There are development approval conditions applicable in relation to bushfire management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/53. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a>   |
| <b>B</b>                      | <b>Stormwater</b><br>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/2024/53. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a>  |
| <b>C</b>                      | <b>Hours of operation and loading and unloading</b><br>The communal open space areas and all associate activities are limited to the hours of 7:00 am to 10:00 pm only. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/53. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a>  |
| <b>D</b>                      | <b>Vegetation protection</b><br>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 COM/2024/53. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a>   |
| <b>E</b>                      | <b>Community Management Statement (CMS) – Development obligations</b><br>There are Body Corporate development obligations associated with the ongoing ownership, operation, and maintenance of the private development. All property owner(s) must ensure compliance with the Community Management Statement and approval conditions applicable in relation to the Body Corporate development obligations on this lot / subsequent lots. Refer to Council of the City of Gold Coast's Decision Notice COM/2024/53. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a> |

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| <b>Development Conditions imposed by Council as Assessment Manager</b> |   |
| <b>PART B – Operational works – Tree works</b>                         |   |
| <b>General</b>   |   |
| <b>1</b>   | <b>Timing</b>   |
| 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. |

| <p><b>2</b></p>                                  | <p><b>Approved drawings</b></p> <p>Undertake and maintain the development generally in accordance with the following drawings:</p> <table border="1" data-bbox="349 220 1388 1428"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>Vegetation Management Plan Overall Layout</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_001</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Layout 1 of 3</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_002</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Layout 2 of 3</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_003</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Layout 3 of 3</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_004</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 1 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_010</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 2 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_011</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 3 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_012</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 4 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_013</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 5 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_014</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 6 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_015</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 7 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_016</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 8 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_017</td> <td>C</td> </tr> <tr> <td>Vegetation Management Plan Schedule Sheet 9 of 9</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_018</td> <td>C</td> </tr> </tbody> </table> <p>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.</p> | Drawing Title    | Author             | Date | Drawing No.        | Ver | Vegetation Management Plan Overall Layout | S5 Environmental | 4 September 2024 | S523066_VMP_001 | C | Vegetation Management Plan Layout 1 of 3 | S5 Environmental | 4 September 2024 | S523066_VMP_002 | C | Vegetation Management Plan Layout 2 of 3 | S5 Environmental | 4 September 2024 | S523066_VMP_003 | C | Vegetation Management Plan Layout 3 of 3 | S5 Environmental | 4 September 2024 | S523066_VMP_004 | C | Vegetation Management Plan Schedule Sheet 1 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_010 | C | Vegetation Management Plan Schedule Sheet 2 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_011 | C | Vegetation Management Plan Schedule Sheet 3 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_012 | C | Vegetation Management Plan Schedule Sheet 4 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_013 | C | Vegetation Management Plan Schedule Sheet 5 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_014 | C | Vegetation Management Plan Schedule Sheet 6 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_015 | C | Vegetation Management Plan Schedule Sheet 7 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_016 | C | Vegetation Management Plan Schedule Sheet 8 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_017 | C | Vegetation Management Plan Schedule Sheet 9 of 9 | S5 Environmental | 4 September 2024 | S523066_VMP_018 | C |
|--|--|------------------|--------------------|------|--------------------|-----|---|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|--|------------------|------------------|-----------------|---|
| Drawing Title                                    | Author   | Date             | Drawing No.        | Ver  |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Overall Layout        | S5 Environmental   | 4 September 2024 | S523066_VMP_001    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Layout 1 of 3         | S5 Environmental   | 4 September 2024 | S523066_VMP_002    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Layout 2 of 3         | S5 Environmental   | 4 September 2024 | S523066_VMP_003    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Layout 3 of 3         | S5 Environmental   | 4 September 2024 | S523066_VMP_004    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 1 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_010    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 2 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_011    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 3 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_012    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 4 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_013    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 5 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_014    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 6 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_015    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 7 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_016    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 8 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_017    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan Schedule Sheet 9 of 9 | S5 Environmental   | 4 September 2024 | S523066_VMP_018    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| <p><b>3</b></p>                                  | <p><b>Approved Plans</b></p> <p>Undertake and maintain the development generally in accordance with the following plans:</p> <table border="1" data-bbox="349 1648 1388 1764"> <thead> <tr> <th>Plan Title</th> <th>Author</th> <th>Date</th> <th>Plan Reference No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td>Vegetation Management Plan</td> <td>S5 Environmental</td> <td>4 September 2024</td> <td>S523066_VMP_001</td> <td>C</td> </tr> </tbody> </table>   | Plan Title       | Author             | Date | Plan Reference No. | Ver | Vegetation Management Plan                | S5 Environmental | 4 September 2024 | S523066_VMP_001 | C |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Plan Title                                       | Author   | Date             | Plan Reference No. | Ver  |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| Vegetation Management Plan                       | S5 Environmental   | 4 September 2024 | S523066_VMP_001    | C    |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |
| <p><b>4</b></p>                                  | <p><b>Amended Plans</b></p>  |                  |                    |      |                    |     |   |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |  |                  |                  |                 |   |

Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:

**Environmental Assessment**

| Plan Title  | Author             | Date             | Plan Reference No.   | Ver |
|---|--------------------|------------------|----------------------|-----|
| Fauna Management Plan   | S5 Environmental   | 5 September 2024 | S523066 FMP 001-0013 | D   |
| Proposed townhouse development – Phase 2 Roadworks and services | Cozens Regan Group | September 2024   | 230176               | P2  |

- a The following amendments must be included: Obtain a Management Plan approval for a Fauna 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.
  - i Aquatic fauna management measures to be implemented during dam and waterway dewatering works. Aquatic fauna management measures to be implemented during dam and waterway dewatering works.
  - ii Location and detailed design of the dry culvert and all fencing in accordance with DES Koala-Sensitive Design Guideline 2022.
  - iii Detailed design of aquatic culvert in accordance with DTMR Fauna Sensitive Transport Infrastructure Delivery 2024.
- b Undertake and maintain the development generally in accordance with the approved plans.
- c All fauna infrastructure and habitat features proposed in the amended Fauna Management Plan is to be constructed prior to practical completion of civil works.
- d All permanent fauna-exclusion fencing is to be installed in accordance with the amended Fauna Management Plan prior to commencement of use.

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.

**5 Scope of works**

Undertake the vegetation clearing in accordance with the following scope of works:

| Vegetation ID No.   | Quantity and species | Approved works                 | Justification of works   |
|---|----------------------|--------------------------------|--|
| Trees 1-39, 107-148, 175, 185, 189-213, 239, 259-268,270-274, 280, 295-632, 634-638, 644-809,830-993,1079,1083,1094,1096-1274,1282-1284,1286,1287,1298, 1298, 1302. | Mixture of species   | Total removal                  | To accommodate construction of an approved development and associated earthworks |
| Tree 149, 152-155, 170, 173, 174, 176-178, 184, 214-223, 226, 228 -230, 234-238, 240-242, 244, 247-258,269, 275-279, 281-291, 633,639-                              | Mixture of species   | To be retained and not damaged | Outside area of works  |

|   |  |  |  |
|---|--|--|--|
| 643,810-829,994-1078,<br>1080-1082,1084-<br>1093,1095,1275-<br>1281,1285,1288-<br>1297,1299-1301. |  |  |  |
|---|--|--|--|

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.

**Environmental and Landscaping**

**6 Vegetation management**

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

| Plan Title                 | Author           | Date             | Plan Reference No. | Ver |
|----------------------------|------------------|------------------|--------------------|-----|
| Vegetation Management Plan | S5 Environmental | 4 September 2024 | S523066_VMP_001    | C   |

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

**7 Fauna management**

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

| Plan Title                         | Author           | Date             | Plan Reference No.   | Ver |
|------------------------------------|------------------|------------------|----------------------|-----|
| Fauna Management Plan (as amended) | S5 Environmental | 5 September 2024 | S523066 FMP 001-0013 | D   |

b Undertake the fauna management works generally in accordance with an operational works approval and City Plan Policy SC6.8 – Environmental management plans; and include in particular:

- i Install 20 of nest boxes as outlined in the amended Fauna Management Plan.
- ii Nest boxes must be well insulated and rainproof (although where appropriate, drainage holes provided).
- iii Nest boxes are to be placed a minimum of 3m from the ground.

**8 Tree pruning and work**

a Topping, lopping, spur or spike climbing of any tree must not occur.

b Pruning may only occur in a manner consistent with the *Australian Standard AS4373 -2007 – Pruning of Amenity Trees*.

c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with *Australian Standard AS4373 - 2007 - Pruning of Amenity Trees*.

**9 Root pruning and barriers**

a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers.

b Ensure root barriers are installed to a minimum depth of 900mm along the side closest to

|   | the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.  |                                  |                  |   |  |
|---|---|----------------------------------|------------------|---|--|
| <b>10</b>   | <p><b>No damage to retained vegetation</b></p> <p>Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.</p>  |                                  |                  |   |  |
| <b>Environmental Offsets</b>  |   |                                  |                  |   |  |
| <b>11</b>   | <p><b>Environmental offsets required</b></p> <p>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:</p> <table border="1"> <thead> <tr> <th>Prescribed environmental matters</th> <th>Extent of impact</th> </tr> </thead> <tbody> <tr> <td> <ul style="list-style-type: none"> <li>Medium priority vegetation under City Plan.</li> <li>Information Note: This is a prescribed matter of local environmental significance.</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>8,800m<sup>2</sup> or 0.88ha</li> </ul> </td> </tr> </tbody> </table> <p><i>Information Note: the extent of impact identified above, has been extracted from Reserve Road and Tian Crescent (ROL/2022/130) –Offset Proposal, prepared by S5 Environmental, dated 4 September 2024, file reference S523066_OPL_V1.1.</i></p> <p>b The offset must be:</p> <ol style="list-style-type: none"> <li>Calculated in accordance with the <i>Queensland Environmental Offsets Policy</i>.</li> <li>Delivered in compliance with conditions: <ul style="list-style-type: none"> <li>Notifying the intended offset delivery approach.</li> <li>Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>).</li> <li>Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>).</li> <li>If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>).</li> </ul> </li> </ol> <p>c Staged delivery of the offset is allowed, provided that it reflects the development staging approved in PART A – Condition 2 of this approval.</p> <ol style="list-style-type: none"> <li>Notifying intended offset delivery approach.</li> <li>Reaching agreement about delivery (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>).</li> <li>Compliance with agreed delivery arrangement (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>).</li> <li>If financial settlement offset – payment (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>).</li> </ol> | Prescribed environmental matters | Extent of impact | <ul style="list-style-type: none"> <li>Medium priority vegetation under City Plan.</li> <li>Information Note: This is a prescribed matter of local environmental significance.</li> </ul> | <ul style="list-style-type: none"> <li>8,800m<sup>2</sup> or 0.88ha</li> </ul> |
| Prescribed environmental matters  | Extent of impact  |                                  |                  |   |  |
| <ul style="list-style-type: none"> <li>Medium priority vegetation under City Plan.</li> <li>Information Note: This is a prescribed matter of local environmental significance.</li> </ul> | <ul style="list-style-type: none"> <li>8,800m<sup>2</sup> or 0.88ha</li> </ul>  |                                  |                  |   |  |
| <b>12</b>   | <p><b>Notifying intended offset delivery approach</b></p> <p>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:</p> <p>a States the way in which it is proposed the offset required by condition '<b>Environmental offset required</b>' will be delivered.</p>   |                                  |                  |   |  |

|                  |   |
|------------------|---|
|                  | <p>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) Environmental offsets Act 2014, as well as addressing the following:</p> <ul style="list-style-type: none"> <li>i Is prepared in accordance with the South East Queensland Ecological Restoration Framework Code of Practice, Guidelines and Manual, SEQ Catchments (2012), utilising the ecological restoration approach “reconstruction”.</li> <li>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).</li> <li>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’): <ul style="list-style-type: none"> <li>- 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.</li> <li>- Soil/mulch interface will have a humus layer with evidence of established activity of soil microorganisms.</li> </ul> </li> <li>iv Provides for active maintenance for the duration of the offset establishment period.</li> <li>v Accommodates Council inspection of the offset planting area at 6 monthly intervals during the offset planting period and offset establishment period.</li> </ul> <p>c If staged delivery of the offset is proposed in accordance with paragraph c of condition ‘<b>Environmental offset required</b>’ – is accompanied by staged offset details in the approved form.</p> <p><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 from are available on the Queensland Government Environmental Offsets website.</i></p> |
| <p><b>13</b></p> | <p><b>Reaching agreement about delivery</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>)</p> <p>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’.</p> <p><i>Information Note: The City’s notice in response to the notice of election will state the process for documenting the arrangement.</i></p>  |
| <p><b>14</b></p> | <p><b>Compliance with agreed delivery arrangement</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>)</p> <p>The agreed delivery arrangement (including the agreed offset delivery plan) must be complied with at all times.</p>  |
| <p><b>15</b></p> | <p><b>If financial settlement offset – payment</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>)</p> <p>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.</p> <ul style="list-style-type: none"> <li>a in the amount specified in the agreed delivery arrangement.</li> <li>b in the way and by the time stated in the agreed delivery arrangement.</li> <li>c to the entity/entities identified in the agreed delivery arrangement.</li> </ul>   |

| <b>Construction Management</b>  |  |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |
|---|--|---------------------------------|--|--|---|------------------------------|----------------------------------|------------------------------|--|---------------------------------|--|--|---|---|--|
| <b>16</b>   | <p><b>Erosion and sediment control</b></p> <p>a Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:</p> <ul style="list-style-type: none"> <li>i Sediment control structures e.g., sediment fence must be placed at the base of all materials imported on site to mitigate sediment run-off.</li> <li>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.</li> <li>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.</li> <li>iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6. 12– Land development guidelines.</li> </ul>   |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |
| <b>17</b>   | <p><b>Supervision of works</b></p> <p>During construction of any works the following professionals must be appointed to supervise the below described actions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2"><b>Environmental Assessment</b></th> </tr> <tr> <th style="background-color: #cccccc;"><b>Expertise required of the suitably qualified professional</b></th> <th style="background-color: #cccccc;"><b>Actions to be overseen by the professional</b></th> </tr> </thead> <tbody> <tr> <td>Minimum AQF Level 3 Arborist</td> <td>Implementation of all tree works</td> </tr> <tr> <td>Minimum AQF Level 5 Arborist</td> <td>Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained</td> </tr> </tbody> </table><br><table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2"><b>Environmental Assessment</b></th> </tr> <tr> <th style="background-color: #cccccc;"><b>Expertise required of the suitably qualified professional</b></th> <th style="background-color: #cccccc;"><b>Actions to be overseen by the professional</b></th> </tr> </thead> <tbody> <tr> <td>DES approved spotter catcher must be present during: <ul style="list-style-type: none"> <li>a The pre-start meeting</li> <li>b Damage to / removal of vegetation</li> </ul> </td> <td> <p>Ensure identification of all fauna habitat trees prior to commencement of works.</p> <p>Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.</p> <p>Identify replacement nest boxes or habitat creation (in retained trees) requirements, to replace lost hollow bearing habitat trees.</p> <p>Ensure actions / recommendations within the amended Fauna Management Plan are undertaken.</p> <p>Ensure actions / recommendations from the pre-clearance (fauna assessment) report are undertaken.</p> </td> </tr> </tbody> </table> | <b>Environmental Assessment</b> |  | <b>Expertise required of the suitably qualified professional</b> | <b>Actions to be overseen by the professional</b> | Minimum AQF Level 3 Arborist | Implementation of all tree works | Minimum AQF Level 5 Arborist | Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained | <b>Environmental Assessment</b> |  | <b>Expertise required of the suitably qualified professional</b> | <b>Actions to be overseen by the professional</b> | DES approved spotter catcher must be present during: <ul style="list-style-type: none"> <li>a The pre-start meeting</li> <li>b Damage to / removal of vegetation</li> </ul> | <p>Ensure identification of all fauna habitat trees prior to commencement of works.</p> <p>Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.</p> <p>Identify replacement nest boxes or habitat creation (in retained trees) requirements, to replace lost hollow bearing habitat trees.</p> <p>Ensure actions / recommendations within the amended Fauna Management Plan are undertaken.</p> <p>Ensure actions / recommendations from the pre-clearance (fauna assessment) report are undertaken.</p> |
| <b>Environmental Assessment</b>   |  |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |
| <b>Expertise required of the suitably qualified professional</b>  | <b>Actions to be overseen by the professional</b>  |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |
| Minimum AQF Level 3 Arborist  | Implementation of all tree works   |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |
| Minimum AQF Level 5 Arborist  | Construction and fencing works within the Tree Protection Zone (TPZ) of subject trees to be retained   |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |
| <b>Environmental Assessment</b>   |  |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |
| <b>Expertise required of the suitably qualified professional</b>  | <b>Actions to be overseen by the professional</b>  |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |
| DES approved spotter catcher must be present during: <ul style="list-style-type: none"> <li>a The pre-start meeting</li> <li>b Damage to / removal of vegetation</li> </ul> | <p>Ensure identification of all fauna habitat trees prior to commencement of works.</p> <p>Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.</p> <p>Identify replacement nest boxes or habitat creation (in retained trees) requirements, to replace lost hollow bearing habitat trees.</p> <p>Ensure actions / recommendations within the amended Fauna Management Plan are undertaken.</p> <p>Ensure actions / recommendations from the pre-clearance (fauna assessment) report are undertaken.</p>   |                                 |  |  |   |                              |                                  |                              |  |                                 |  |  |   |   |  |

|  | <p>Ensure actions / recommendations from the Pre-start meeting are undertaken.</p> <p><i>Note: A DES approved spotter catcher is a person who holds a rehabilitation permit with an extended authority issued by the Department of Environment and Science specifying the holder may take, keep or use an animal who habitat is about to be destroyed by human activity.</i></p>   |                                     |                   |  |  |  |                    |                    |               |                   |                            |                               |                                    |                                     |               |  |
|--|--|-------------------------------------|-------------------|--|--|--|--------------------|--------------------|---------------|-------------------|----------------------------|-------------------------------|------------------------------------|-------------------------------------|---------------|--|
| <p><b>18</b></p>   | <p><b>Pre-clearance report</b></p> <p>Submit a pre-clearance (fauna assessment) report for review 1 week prior to the pre-start meeting, generally in accordance with the Environmental significance overlay code and City Plan Policy SC6.8 – Environmental management plans and include:</p> <ul style="list-style-type: none"> <li>a Detailed pre-clearance survey by a DES approved Spotter Catcher undertaken no more than 2 weeks prior to commencement of works.</li> <li>b Fauna management controls.</li> </ul>   |                                     |                   |  |  |  |                    |                    |               |                   |                            |                               |                                    |                                     |               |  |
| <p><b>19</b></p>   | <p><b>Pre-start inspection</b></p> <p>Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.11 City Plan Policy – Land development guidelines for the following:</p> <table border="1" data-bbox="344 758 1411 1079"> <thead> <tr> <th data-bbox="344 758 1036 810">Purpose</th> <th data-bbox="1036 758 1411 810">Council contact</th> </tr> </thead> <tbody> <tr> <td data-bbox="344 810 1036 1079">           Prior to this meeting, offsets are to be paid in accordance with the Environmental Offsets conditions imposed in this decision notice.<br/><br/>           Undertake a pre-clearing meeting on site to discuss matters related to fauna assessment and tree protection fencing.<br/><br/>           Qualified arborist and spotter catcher to be present.<br/><br/>           Tree protection fencing to be installed prior to the meeting.         </td> <td data-bbox="1036 810 1411 1079">           Environmental Assessment<br/>07 5582 8866         </td> </tr> </tbody> </table> <p>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.</p>  | Purpose                             | Council contact   | Prior to this meeting, offsets are to be paid in accordance with the Environmental Offsets conditions imposed in this decision notice.<br><br>Undertake a pre-clearing meeting on site to discuss matters related to fauna assessment and tree protection fencing.<br><br>Qualified arborist and spotter catcher to be present.<br><br>Tree protection fencing to be installed prior to the meeting. | Environmental Assessment<br>07 5582 8866 |  |                    |                    |               |                   |                            |                               |                                    |                                     |               |  |
| Purpose  | Council contact  |                                     |                   |  |  |  |                    |                    |               |                   |                            |                               |                                    |                                     |               |  |
| Prior to this meeting, offsets are to be paid in accordance with the Environmental Offsets conditions imposed in this decision notice.<br><br>Undertake a pre-clearing meeting on site to discuss matters related to fauna assessment and tree protection fencing.<br><br>Qualified arborist and spotter catcher to be present.<br><br>Tree protection fencing to be installed prior to the meeting. | Environmental Assessment<br>07 5582 8866   |                                     |                   |  |  |  |                    |                    |               |                   |                            |                               |                                    |                                     |               |  |
| <p><b>20</b></p>   | <p><b>Certification of works</b></p> <p>Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p> <table border="1" data-bbox="344 1297 1411 1612"> <thead> <tr> <th colspan="5" data-bbox="344 1297 1411 1350">Environmental Assessment</th> </tr> <tr> <th data-bbox="344 1350 581 1465">Certified document</th> <th data-bbox="581 1350 789 1465">Certification date</th> <th data-bbox="789 1350 997 1465">Plan/ Drawing</th> <th data-bbox="997 1350 1192 1465">Expert discipline</th> <th data-bbox="1192 1350 1411 1465">Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td data-bbox="344 1465 581 1612">Post clearing arborist report</td> <td data-bbox="581 1465 789 1612">Upon practical completion of works</td> <td data-bbox="789 1465 997 1612">Approved Vegetation Management Plan</td> <td data-bbox="997 1465 1192 1612">AQF5 Arborist</td> <td data-bbox="1192 1465 1411 1612">Environmental Assessment<br/>07 5582 8866</td> </tr> </tbody> </table> <p>The certification is to confirm:</p> <p>Certify the works on site were undertaken in accordance with the approved Vegetation Management Plan and the Pre-start meeting.</p> <p>The certification is to also provide:</p> <ul style="list-style-type: none"> <li>i Confirmation all vegetation identified to be retained has been retained without damage.</li> </ul> | Environmental Assessment            |                   |  |  |  | Certified document | Certification date | Plan/ Drawing | Expert discipline | Requesting Council Section | Post clearing arborist report | Upon practical completion of works | Approved Vegetation Management Plan | AQF5 Arborist | Environmental Assessment<br>07 5582 8866 |
| Environmental Assessment   |  |                                     |                   |  |  |  |                    |                    |               |                   |                            |                               |                                    |                                     |               |  |
| Certified document   | Certification date   | Plan/ Drawing                       | Expert discipline | Requesting Council Section   |  |  |                    |                    |               |                   |                            |                               |                                    |                                     |               |  |
| Post clearing arborist report  | Upon practical completion of works   | Approved Vegetation Management Plan | AQF5 Arborist     | Environmental Assessment<br>07 5582 8866   |  |  |                    |                    |               |                   |                            |                               |                                    |                                     |               |  |

- ii Any recommended actions to remediate damage to any retained vegetation.
- iii The tree protection fencing has been maintained and no works has occurred within this area.

**Environmental Assessment**

| Certified document                   | Certification date                 | Plan/ Drawing                              | Expert discipline            | Requesting Council Section               |
|--------------------------------------|------------------------------------|--|------------------------------|--|
| Post clearing spotter catcher report | Upon practical completion of works | Amended and approved Fauna Management Plan | DES approved spotter catcher | Environmental Assessment<br>07 5582 8866 |

The certification is to confirm:  
 Certify the works on site were undertaken in accordance with the amended and approved Fauna Management Plan, Pre-start meeting and pre-clearing fauna report.

The certification is to also provide:

- i Works on site were supervised by a qualified fauna spotter catcher.
- ii Provide details of all animals encountered, including relocations and mortalities.

**21 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.

**Development Conditions imposed by Council as Assessment Manager**

**PART C – Operational works – Change to ground level**

**General**

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

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

| <b>Operational Works</b>     |                    |       |             |     |
|------------------------------|--------------------|-------|-------------|-----|
| Drawing Title                | Author             | Date  | Drawing No. | Ver |
| Notes Sheet                  | Cozens Regan Group | 03/24 | C01         | P1  |
| Erosion and Sediment Control | Cozens Regan       | 05/24 | C02         | P2  |

|  |                    |       |      |    |
|--|--------------------|-------|------|----|
| Cover Sheet and Site Notes                                   | Group              |       |      |    |
| Erosion & Sediment Control Site Catchments                   | Cozens Regan Group | 03/24 | C03  | P1 |
| Phase 1A & 1B Preliminaries, Vegetation Removal & Earthworks | Cozens Regan Group | 05/24 | C04  | P2 |
| Phase 1A & 1B Preliminaries, Vegetation Removal & Earthworks | Cozens Regan Group | 05/24 | C04A | P2 |
| Phase 2 Roadworks and Services                               | Cozens Regan Group | 05/24 | C05  | P2 |
| Phase 3 Stabilisation Plan                                   | Cozens Regan Group | 05/24 | C06  | P2 |
| Erosion & Sediment Control Details                           | Cozens Regan Group | 03/24 | C07  | P1 |
| Type 'B' Deemed to Comply Sediment Basin Details             | Cozens Regan Group | 03/24 | C08  | P1 |
| Overall Earthworks Plan                                      | Cozens Regan Group | 09/24 | C09  | P4 |
| Bulk Earthworks Plan – 1 of 5                                | Cozens Regan Group | 09/24 | C10  | P6 |
| Bulk Earthworks Plan – 2 of 5                                | Cozens Regan Group | 09/24 | C11  | P7 |
| Bulk Earthworks Plan – 3 of 5                                | Cozens Regan Group | 09/24 | C12  | P7 |
| Bulk Earthworks Plan – 4 of 5                                | Cozens Regan Group | 09/24 | C13  | P8 |
| Bulk Earthworks Plan – 5 of 5                                | Cozens Regan Group | 09/24 | C14  | P8 |
| Site Sections Sheet 1 of 2                                   | Cozens Regan Group | 09/24 | C15  | P7 |
| Site Sections Sheet 2 of 2                                   | Cozens Regan Group | 09/24 | C16  | P7 |

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.

| <b>3</b>  | <b>Approved Plans – Geotechnical Engineering</b>  |                   |                             |            |  |                                 |  |  |  |  |                   |               |             |                           |            |   |                                      |                   |                             |
|---|---|-------------------|-----------------------------|------------|--|---------------------------------|--|--|--|--|-------------------|---------------|-------------|---------------------------|------------|---|--------------------------------------|-------------------|-----------------------------|
|   | Undertake and maintain the development generally in accordance with the following plans:  |                   |                             |            |  |                                 |  |  |  |  |                   |               |             |                           |            |   |                                      |                   |                             |
|   | <table border="1"> <thead> <tr> <th colspan="5"><b>Geotechnical Engineering</b></th> </tr> <tr> <th><b>Plan Title</b></th> <th><b>Author</b></th> <th><b>Date</b></th> <th><b>Plan Reference No.</b></th> <th><b>Ver</b></th> </tr> </thead> <tbody> <tr> <td>Landslide Risk Assessment, Proposed Industrial Development, # 301 to 321 Reserve Road, Upper Coomera QLD 4209</td> <td>Qualtest Geotechnical and Laboratory</td> <td>23 September 2024</td> <td>Job No.: 24-416, 6843 Rev A</td> <td>-</td> </tr> </tbody> </table> |                   |                             |            |  | <b>Geotechnical Engineering</b> |  |  |  |  | <b>Plan Title</b> | <b>Author</b> | <b>Date</b> | <b>Plan Reference No.</b> | <b>Ver</b> | Landslide Risk Assessment, Proposed Industrial Development, # 301 to 321 Reserve Road, Upper Coomera QLD 4209 | Qualtest Geotechnical and Laboratory | 23 September 2024 | Job No.: 24-416, 6843 Rev A |
| <b>Geotechnical Engineering</b>   |   |                   |                             |            |  |                                 |  |  |  |  |                   |               |             |                           |            |   |                                      |                   |                             |
| <b>Plan Title</b>   | <b>Author</b>   | <b>Date</b>       | <b>Plan Reference No.</b>   | <b>Ver</b> |  |                                 |  |  |  |  |                   |               |             |                           |            |   |                                      |                   |                             |
| Landslide Risk Assessment, Proposed Industrial Development, # 301 to 321 Reserve Road, Upper Coomera QLD 4209 | Qualtest Geotechnical and Laboratory  | 23 September 2024 | Job No.: 24-416, 6843 Rev A | -          |  |                                 |  |  |  |  |                   |               |             |                           |            |   |                                      |                   |                             |
| <b>4</b>  | <b>When the approval lapses if works is not completed</b>   |                   |                             |            |  |                                 |  |  |  |  |                   |               |             |                           |            |   |                                      |                   |                             |

|                            |  |
|----------------------------|--|
|                            | This approval will lapse if the works is not completed by 30 November 2027, in accordance with section 88 of the Planning Act 2016.  |
| <b>Engineering</b>         |  |
| <b>5</b>                   | <p><b>Rectification of Council's infrastructure</b></p> <p>a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to an 'on maintenance' inspection, at no cost to Council.</p> <p>b Maintain the rectified Council infrastructure at no cost to Council at all times.</p>   |
| <b>6</b>                   | <p><b>Earthworks</b></p> <p>a Construct the earthworks identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.12 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings.</p> <p>b Maintain the earthworks identified above at no cost to Council at all times.</p>   |
| <b>Stormwater Drainage</b> |  |
| <b>7</b>                   | <p><b>Overland flow paths and hydraulic alterations</b></p> <p>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.</p> <p>b The development must not:</p> <ul style="list-style-type: none"> <li>i Increase peak flow rates downstream from the site</li> <li>ii Increase flood levels external to the site</li> <li>iii Increase duration of inundation external to the site that could cause loss or damage</li> </ul>   |
| <b>8</b>                   | <p><b>Erosion and sediment control</b></p> <p>a Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council.</p> <p>b Undertake works generally in accordance with the operational works approval and include in particular:</p> <ul style="list-style-type: none"> <li>i Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A).</li> <li>ii Erosion, sediment and dust control measures must be implemented in accordance with the approved plan/drawings and the Best Practice Erosion &amp; Sediment Control (IECA Australasia, November 2008).</li> <li>iii Sediment control structures (e.g., sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff.</li> <li>iv A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.</li> <li>v 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.</li> <li>vi Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance including the certification</li> </ul> |

of implemented erosion and sediment controls on site by a suitably qualified professional.

## Construction Management

### 9 Construction management plan

- a Prepare and submit for approval a Construction management plan prior to any works commencing.
- b The Construction management plan must be prepared by a suitably qualified professional and include in particular:
  - i Specify the type and height of perimeter security fencing and lockable gates to be used by vehicle or and pedestrian traffic.
  - ii Provide details for the parking of site workers vehicles.
  - iii Provide details on the location of street lights, fire hydrants, sewer and stormwater pipes and manholes and footpaths around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during works.
  - iv Location and size of work zones for the loading and unloading of materials and deliveries and any construction zones or occupied space on the external verge or pavement within the road reserve.
  - v Location and details of public information signs with contact name/s and phone numbers.
  - vi Provide details of proposed sediment and erosion control measures including any rubble grids or shakers.
  - vii Provide specific details for the storage of any hazardous or dangerous material on site and the particulars and location of any required signage as applicable.
  - viii Provide details of how the general public and the surrounding residents will be informed of changes in traffic flows during construction, (newspaper, leaflet, community liaison meeting, etc.).
  - ix Provide details of any proposed staging of works and the timing of deliveries inclusive of concrete pours.
  - x Provide details of any proposed temporary vehicle crossing points.
  - xi Location of buildings and structures on adjacent properties.
  - xii Provide details of how pedestrian movement around the site will be managed during and outside work hours.
  - xiii Provide details of traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works.
  - xiv Provide hours of construction.
  - xv Details on the presentation of hoarding to the street.
  - xvi Provide details for tree management.
  - xvii Demonstrate how the general public will be protected from construction activities.
  - xviii Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity including collection, storage and disposal of all waste materials.
  - xix Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers.
  - xx Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed.
  - xxi Identify measures and work practices to ensure non-recyclable debris transported from the site is disposed of at an approved waste facility.
  - xxii Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both

on-site dust nuisance and contamination of external properties, roadways and receiving waterways.

c Implement the Construction management plan during all construction works at no cost to Council.

**10 Certification of works**

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

**Operational Works**

| Certified document  | Certification date                  | Plan/ Drawing | Expert discipline                                  | Requesting Council Section |
|---|-------------------------------------|---------------|--|----------------------------|
| Appendix A Certification from the Land Development Guidelines | Upon practical completion of works. | N/A           | Registered Professional Engineer Queensland (RPEQ) | Contributed Assets         |

The certification is to confirm:

- All works have been undertaken generally in accordance with the approval.

**Geotechnical**

| Certified document                  | Certification date                  | Plan/ Drawing | Expert discipline                                  | Requesting Council Section |
|-------------------------------------|-------------------------------------|---------------|--|----------------------------|
| Geotech certification for stability | Upon practical completion of works. | N/A           | Registered Professional Engineer Queensland (RPEQ) | Contributed Assets         |

The certification is to confirm:

- Cut/fill batters associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.
- Constructed cut/fill batters on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.

**Geotechnical**

| Certified document                | Certification date                  | Plan/ Drawing | Expert discipline                                  | Requesting Council Section |
|-----------------------------------|-------------------------------------|---------------|--|----------------------------|
| Geotech certification for level 1 | Upon practical completion of works. | N/A           | Registered Professional Engineer Queensland (RPEQ) | Contributed Assets         |

The certification is to confirm:

- Earthworks have been carried out in accordance with AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*.
- Supervision of bulk earthworks was completed to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007.

- Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.

**11 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 document | Certification date                 | Plan/ Drawing | Expert discipline  | Requesting Council Section |
|--------------------|------------------------------------|---------------|--|----------------------------|
| Batters design     | Prior to commencement of any works | -             | Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering | Geotechnical Engineering   |

The certification is to confirm:

All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.

**Geotechnical Engineering**

| Certified document   | Certification date                                     | Plan/ Drawing | Expert discipline  | Requesting Council Section |
|----------------------|--|---------------|--|----------------------------|
| Batters construction | Immediately after completion of all earthworks on site |               | Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering | Development Compliance     |

The certification is to confirm:

All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.

**Geotechnical Engineering**

| Certified document                         | Certification date                                     | Plan/ Drawing | Expert discipline  | Requesting Council Section |
|--|--|---------------|--|----------------------------|
| Post construction earthworks certification | Immediately after completion of all earthworks on site | -             | Registered Professional Engineer of Queensland (RPEQ) specialising | Development Compliance     |

|  |  |  |  | in<br>geotechnical<br>engineering |  |                          |  |  |   |   |   |
|--|--|--|--|-----------------------------------|--|--------------------------|--|--|---|---|---|
| <p>The certification is to confirm:</p> <ul style="list-style-type: none"> <li>i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments.</li> <li>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.</li> <li>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.</li> </ul> |  |  |  |                                   |  |                          |  |  |   |   |   |
| 12   | <p><b>Supervision of works</b></p> <p>During construction of any works the following professionals must be appointed to supervise the below described actions:</p> <table border="1" data-bbox="342 653 1409 905"> <thead> <tr> <th colspan="2" data-bbox="342 653 1409 699"><b>Operational works</b></th> </tr> <tr> <th data-bbox="342 699 716 800"><b>Expertise required of the suitably qualified professional</b></th> <th data-bbox="716 699 1409 800"><b>Actions to be overseen by the professional</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="342 800 716 905">Registered Professional Engineer of Queensland (RPEQ)</td> <td data-bbox="716 800 1409 905">Bulk earthworks inspected to level 1 in accordance with AS3798-2007</td> </tr> </tbody> </table>   |  |  |                                   |  | <b>Operational works</b> |  | <b>Expertise required of the suitably qualified professional</b> | <b>Actions to be overseen by the professional</b> | Registered Professional Engineer of Queensland (RPEQ) | Bulk earthworks inspected to level 1 in accordance with AS3798-2007 |
| <b>Operational works</b>   |  |  |  |                                   |  |                          |  |  |   |   |   |
| <b>Expertise required of the suitably qualified professional</b>   | <b>Actions to be overseen by the professional</b>  |  |  |                                   |  |                          |  |  |   |   |   |
| Registered Professional Engineer of Queensland (RPEQ)  | Bulk earthworks inspected to level 1 in accordance with AS3798-2007  |  |  |                                   |  |                          |  |  |   |   |   |
| 13   | <p><b>Availability of approved plans, drawings and reports</b></p> <p>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.</p>  |  |  |                                   |  |                          |  |  |   |   |   |
| 14   | <p><b>Haulage access/site management plan</b></p> <ul style="list-style-type: none"> <li>a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing.</li> <li>b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular. <ul style="list-style-type: none"> <li>i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers.</li> <li>ii Provide Loading/unloading operations.</li> <li>iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed.</li> <li>iv Identify measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials.</li> <li>v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council.</li> <li>vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways.</li> </ul> </li> </ul> |  |  |                                   |  |                          |  |  |   |   |   |

|   | c Comply with the Haulage access/site management plan during all construction works at no cost to Council.  |                                      |                 |  |   |   |                                      |
|---|---|--------------------------------------|-----------------|--|---|---|--------------------------------------|
| <b>15</b>   | <p><b>Transport of soil/fill/excavated material</b></p> <p>During the transportation of soil and other fill/excavated material:</p> <p>a All trucks hauling soil, or fill/excavated material must have their loads secure and covered.</p> <p>b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis.</p> <p>c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.</p>   |                                      |                 |  |   |   |                                      |
| <b>16</b>   | <p><b>Earthworks as-constructed data</b></p> <p>Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with City Plan Policy SC6.12 – Land development guidelines, section 8.5 prior to request for practical completion of the works.</p>  |                                      |                 |  |   |   |                                      |
| <b>17</b>   | <p><b>Pre-start inspection</b></p> <p>Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines for the following:</p> <table border="1" data-bbox="354 747 1398 873"> <thead> <tr> <th>Purpose</th> <th>Council contact</th> </tr> </thead> <tbody> <tr> <td>Review and discuss Operational works – change to ground level approval</td> <td>Contributed Assets<br/>(07) 5582 9034</td> </tr> </tbody> </table> <p>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.</p>   | Purpose                              | Council contact | Review and discuss Operational works – change to ground level approval | Contributed Assets<br>(07) 5582 9034  |   |                                      |
| Purpose   | Council contact   |                                      |                 |  |   |   |                                      |
| Review and discuss Operational works – change to ground level approval  | Contributed Assets<br>(07) 5582 9034  |                                      |                 |  |   |   |                                      |
| <b>18</b>   | <p><b>Hold point inspection</b></p> <p>Arrange a hold point inspection to complete the requirements identified in SC.6.12 City Plan Policy – Land development guidelines/Landscape work code of the City Plan for the following:</p> <table border="1" data-bbox="354 1087 1398 1318"> <thead> <tr> <th>Purpose</th> <th>Hold Point</th> <th>Council contact</th> </tr> </thead> <tbody> <tr> <td>Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines</td> <td>As indicated in SC6.12 City Plan Policy – Land development guidelines</td> <td>Contributed Assets<br/>(07) 5582 9034</td> </tr> </tbody> </table> <p>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.</p> | Purpose                              | Hold Point      | Council contact  | Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines | As indicated in SC6.12 City Plan Policy – Land development guidelines | Contributed Assets<br>(07) 5582 9034 |
| Purpose   | Hold Point  | Council contact                      |                 |  |   |   |                                      |
| Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines | As indicated in SC6.12 City Plan Policy – Land development guidelines   | Contributed Assets<br>(07) 5582 9034 |                 |  |   |   |                                      |
| <b>19</b>   | <p><b>Practical Completion</b></p> <p>Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines, section 7.3.1 City civil engineering inspections for the following:</p> <table border="1" data-bbox="354 1562 1398 1709"> <thead> <tr> <th>Purpose</th> <th>Hold Point</th> <th>Council contact</th> </tr> </thead> <tbody> <tr> <td>Confirm completion of works have been undertaken in accordance with this approval</td> <td>Prior to receiving a practical completion letter</td> <td>Contributed Assets<br/>07 5582 9034</td> </tr> </tbody> </table> <p>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.</p>  | Purpose                              | Hold Point      | Council contact  | Confirm completion of works have been undertaken in accordance with this approval   | Prior to receiving a practical completion letter                      | Contributed Assets<br>07 5582 9034   |
| Purpose   | Hold Point  | Council contact                      |                 |  |   |   |                                      |
| Confirm completion of works have been undertaken in accordance with this approval   | Prior to receiving a practical completion letter  | Contributed Assets<br>07 5582 9034   |                 |  |   |   |                                      |
| <b>20</b>   | <b>Bond</b>   |                                      |                 |  |   |   |                                      |

|                            |  |                           |  |          |   |
|----------------------------|--|---------------------------|--|----------|---|
|                            | <p>a Provide security to Council in the amount of \$65,000 to secure:</p> <ul style="list-style-type: none"> <li>i Compliance with all conditions of this approval.</li> </ul> <p>b Provide the security prior to arranging a Pre-start inspection. Council will hold the security until:</p> <ul style="list-style-type: none"> <li>ii Works are acceptable to proceed to on maintenance/practical completion.</li> </ul> <p><i>Information Note: Contact Contributed Assets on 07 5582 9034 for more information on the Bond lodgement.</i></p>  |                           |  |          |   |
| <p><b>Advice Notes</b></p> |  |                           |  |          |   |
| <p><b>A</b></p>            | <p><b>Further development permits/compliance permits</b></p> <p>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:</p> <table border="1" data-bbox="354 558 1398 646"> <tr> <td colspan="2" data-bbox="354 558 1398 600"> <p><b>City Assets</b></p> </td> </tr> <tr> <td data-bbox="354 600 431 646"> <p>-</p> </td> <td data-bbox="431 600 1398 646"> <p>Operational Works Approval for infrastructure (culverts)</p> </td> </tr> </table> <p>A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.</p>  | <p><b>City Assets</b></p> |  | <p>-</p> | <p>Operational Works Approval for infrastructure (culverts)</p> |
| <p><b>City Assets</b></p>  |  |                           |  |          |   |
| <p>-</p>                   | <p>Operational Works Approval for infrastructure (culverts)</p>  |                           |  |          |   |
| <p><b>B</b></p>            | <p><b>Compliance with conditions</b></p> <p>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.</p>  |                           |  |          |   |
| <p><b>C</b></p>            | <p><b>Indigenous cultural heritage legislation and duty of care requirement</b></p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs (DATSIMA). 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:</p> <ul style="list-style-type: none"> <li>a Is not negated by the issuing of this development approval;</li> <li>b Applies on all land and water, including freehold land;</li> <li>c Lies with the person or entity conducting an activity; and</li> <li>d If breached, is subject to criminal offence penalties.</li> </ul> <p>Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.</p> <p>Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.</p> <p>The applicant should contact DATSIMA's Cultural Heritage Coordination Unit on 07 3405 3050 for further information on the responsibilities of developers under the ACHA.</p> |                           |  |          |   |
| <p><b>D</b></p>            | <p><b>Encroachment of works</b></p> <p>If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.</p>  |                           |  |          |   |
| <p><b>E</b></p>            | <p><b>Applicant responsibilities</b></p> <p>The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</p> <p>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:</p> <ul style="list-style-type: none"> <li>a Obtaining all other/further necessary approvals, licences, permits, resource entitlements</li> </ul>   |                           |  |          |   |

|                 |  |
|-----------------|--|
|                 | <p>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;</p> <p>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');</p> <p>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);</p> <p>d Ensuring the correcting 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;</p> <p>e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds \$150,000. 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; and</p> <p>f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.</p> |
| <p><b>F</b></p> | <p><b>Water usage</b></p> <p>The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water &amp; Waste Recycled Water Management Team. More information is available for viewing on Council's website <a href="http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html">http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html</a></p>  |
| <p><b>G</b></p> | <p><b>Fire ant control</b></p> <p>Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 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 <a href="http://www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants">www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants</a>.</p>  |

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

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|                                 |   |
|---------------------------------|---|
| Details of proposed development | <p>The proposed development is for:</p> <ul style="list-style-type: none"><li>• Multiple dwelling (181 townhouse units)</li><li>• Change to ground level</li><li>• Vegetation clearing</li><li>• Waterway barrier works</li></ul>   |
| Assessment benchmarks           | <p>The following assessment benchmarks applied to the proposed development:</p> <ul style="list-style-type: none"><li>• Strategic framework</li><li>• Rural zone code</li><li>• Medium density residential zone code</li><li>• Acid sulfate soils overlay code</li><li>• Airport environs overlay code</li><li>• Bushfire hazard overlay code</li><li>• Environmental significance overlay code</li><li>• Landslide hazard overlay code</li><li>• Fire services in developments accessed by common private title code</li><li>• Driveways and vehicle crossings code</li><li>• General development provisions code</li><li>• Healthy waters code</li><li>• Multiple accommodation code</li><li>• Reconfiguring a lot code</li><li>• Solid waste management code</li><li>• Transport code</li><li>• Vegetation management code</li></ul>   |
| Relevant matters                | <p>The proposed development was assessed against, or having regard to, the following relevant matters:</p> <ul style="list-style-type: none"><li>• Officers are satisfied the proposed development will not result in an undesirable development pattern as it promotes a logical urban structure, responds to the ground truthed environmental state of the site, and respects the character of this locality.</li><li>• This site is an uncommon circumstance within the City Plan zoning that seeks inconsistent development intensity within a single allotment.</li><li>• The proposed development provides an intentional design that concentrates intensity closer to Reserve Road within the Medium density residential zoning, with less intensity anticipated for the central portion of the site. This provides a clear delineation and buffer between the Rural zoned land to be retained for conservation and the Medium density resident zone area.</li><li>• The development provides a built form outcome that respects the lower intensity character of the immediate surrounding residential developments.</li><li>• The development will improve the environmental outcome for the site through extensive vegetation rehabilitation and restoration of</li></ul> |

the waterway and vegetated connectivity, and will contribute to the scenic amenity and green space values of the Gold Coast, including maintaining a green frame to the City's urban areas.

- The development includes logical staging which requires the dedication of the local recreation link, established communal open space, vehicle circulation for waste collection, delivery of necessary connections and upgrades of services, and car parking provision to accommodate each stage respectively.
- The development addresses historical rural activities over the premises by providing rehabilitation works through the site and restoration of the waterway previously augmented into a man-made dam. The development provides an overall net benefit to protection of matters of environmental significance and linkages.
- The development accommodates expected car parking demand entirely within site.
- The development will manage stormwater to meet the quality and quantity objectives for the water quality.
- The development footprint is deliberately designed to respond to the site constraints and is considered to provide an improved long term environmental outcome to that of the previously approved lot configuration which was only partially delivered.

| Matters raised in submissions | Issue   | How matter was dealt with  |
|-------------------------------|---|--|
|                               | <u>Environmental</u>  |  |
|                               | <ul style="list-style-type: none"> <li>• Concerns for tree removal</li> <li>• Loss of fauna habitat</li> <li>• Area better utilised as a wildlife dedication area</li> <li>• Suggested reduction in development footprint</li> <li>• Damage to soil causing erosion of surrounding areas</li> <li>• Does not protect and enhance the natural area</li> <li>• Impacts on the waterway</li> </ul> | <p>The proposed development seeks to utilise the environmentally degraded portions of the site to establish a development footprint. Where damage to vegetation cannot be avoided, compensatory planting and environmental offsets are to be provided.</p> <p>The State Assessment Referral Agency (SARA) has reviewed the proposed development including the removal of trees and has provided the following condition:</p> <p><i>“Interfering with koala habitat is limited to the clearing of 325 nonjuvenile koala habitat trees as shown on the Vegetation Management Plan”.</i></p> <p>In addition to restricting the number of trees to be removed, SARA imposed the following condition for compensatory planting.</p> <p><i>“Undertake rehabilitation, including (but not limited to) planting of at least 975 koala habitat trees on site”</i></p> <p>Through the above conditions imposed by SARA, extensive rehabilitation works</p> |

including koala habitat tree planting will occur within the site.

A significant portion of the subject site will be dedicated as public open space for conservation purposes following environmental rehabilitation works.

The proposal includes dedication of areas for conservation including a total area of 89,130m<sup>2</sup>. The submitted rehabilitation management plan has demonstrated the protection and connection of matters of environmental significance within and external to the subject site including the waterway.

The proposed rehabilitation works seek to realign and naturalise the highly modified waterway, undertake extensive rehabilitation in degraded areas, offsetting any residual impacts to Medium priority vegetation, and dedicating these areas to Council for conservation to protect the ecological value of the site in perpetuity.

Officers have reviewed the proposed environmental strategy and assessed and approved the following plans:

- Vegetation Management Plan.
- Fauna Management Plan.
- Aquatic Fauna Management Plan.
- Erosion and Sediment Control Plan.
- Stabilisation Plan.
- Landslide Risk Assessment.

In addition to the approved plans, throughout the undertaking of works, supervision of works will be required prior to and during the works undertaken including:

- Pre-clearance survey by a Department of Environment and Science approved Spotter Catcher for safe management of fauna within the site.
- Pre-clearing meeting to ensure tree protection fencing by a qualified arborist.

Post works inspection are required to certify that works have been carried out in accordance with the above-mentioned plans.

On balance, while the proposed development does require the clearing of trees on the site, the ecological value of the site will be significantly improved following the extensive rehabilitation works. The dedication of the conservation area allows for protection of a significant sized and restored ecological corridor and enhances the natural landscape along the ridgeline and the waterway area.

The proposed development is residential in nature and does not propose any activities that are uncharacteristic to the surrounding residential character. To ensure that the proposal does not create noise impacts to the surrounding residents, a condition is imposed restricting the opening hours of the main communal open space area including the pool area.

In response to the concerns raised about the built form design, the applicant has provided amended drawings which demonstrate further articulation to the facades of dwellings which will be viewable from the street and adjoining developments. The architectural design now demonstrates a high-quality architectural finish while maintaining an affordable housing product.

To ensure the interface with street frontage, approximately 1.5m of landscaping is provided addressing the street frontage in front of the residential fencing. To ensure the screening landscaping is maintained at a high-quality long term, an easement benefitting the City is imposed within the frontage area allowing City officers to maintain the landscape works in the scenario that the private development fails to uphold the frontage landscaping requirements.

The proposal provides high quality communal open space areas for future residents. Additionally, the proposal delivers a public recreation link to be

### Amenity

- Noise impacts associated increased density
- Construction impacts disturbing the local residents
- Aesthetically displeasing streetscape
- Does not adequately address the street or interface with adjoining properties.

dedicated to Council which can freely accessed by both the future residents and members of the public. The linkage is embellished with public furniture and landscaping to provide a comfortable pedestrian experience and consistent with the Local Government Infrastructure Plan (LGIP).

To protect the amenity of the surrounding residents during the construction phase, a condition is imposed requiring a construction management plan to be submitted for approval outlining development control measures in place during the construction phase.

#### Road network

- Increased traffic generation
- Car parking issues on Tian Crescent

In support of the proposed development, the Applicant has provided a Transport Impact Assessment. The reporting data demonstrated the anticipated vehicle trips generated via the proposed development. Peak traffic volumes onto the four laned Reserve Road were determined to require no additional mitigating measures with the exception of providing a formal fourth leg to the roundabout as the main point of entry to the site to manage traffic flow.

To ensure that traffic flows are not directed into Tian Crescent as a result of the development, no entry is available into the development via Tian Crescent. Access is restricted by way of a gate, only allowing for exit movements from the subject site from an internal sensor trigger.

With regard to car parking, each of the townhouse units achieves a minimum of 2 car parking spaces per unit with one space in the garage and one space within the driveway. Additionally, many of the units benefit from a visitor car parking space allocated to the unit for exclusive use. Finally, shared visitor car parking is provided throughout the development within each individual stage of the development, ensuring that the car parking provision is compliant with Acceptable outcome AO1 of the Transport code which determines the car parking

provision required for developments.

### Character

- Impact the rural vegetated character
- High density housing or commercial properties conflicts with the local character.
- The scale and design of the development conflicts with the single dwelling situated on a large block in the area.

The subject site is encumbered by a unique zoning arrangement including Medium density residential zone and Rural zone. The proposal meets the intent of the Medium density residential portion of the site which addresses Reserve Road, through the provision of compact residential development.

On balance the proposal has met the intent of the Medium density residential zone area through the efficient development of urban areas while appropriately responding to the site constraints. While the development footprint does extend into the Rural zone designation, the proposal seeks to utilise environmentally degraded parts of the site and improve the mapped waterway located within the Urban neighbourhood Medium density residential zoned area.

The proposal provides affordable housing options in the form of three bedroom townhouses. The mix of housing typologies and façade design contributes to an attractive built form framed by a natural landscape setting.

Despite land use conflicts with the rural production areas intent, the development is considered to promote natural values through rehabilitation and conservation in this unique instance.

### Development layout

Suggest incorporating a walkway around the existing dam to maintain vegetation and green space.

The existing dam, as a result of the previous plantation use on the site, has deteriorated the natural watercourse running through the site. As part of the rehabilitation and land dedication plans for the development, the natural waterway is to be restored and rehabilitated to a natural area.

The proposed recreation linkage to be dedicated runs alongside the planned waterway rehabilitation area, allowing for surrounding residents of the area to benefit from the natural landscape character of the site.

## Housing

More housing isn't needed

Section 3.2.2 of the City Plan identifies that the Gold Coast needs approximately 130,000 new dwellings to support predicted population growth. While the majority of new dwellings will occur in inner-city urban neighbourhoods, one third of new dwellings will occur in the urban areas identified in Coomera, Pimpama, and Upper Coomera.

Additional housing is anticipated and required within the Upper Coomera urban areas. As shown in Strategic map 1 in the consideration of the Strategic framework within this report, the subject site forms part of the urban neighbourhood and anticipates the delivery of housing.

The supply of housing within the immediate area is consistent with the anticipated population growth within the City.

## Civil design

- The development may adversely impact local drainage patterns, increase in impervious surfaces will result in increased stormwater runoff potentially resulting in flooding and erosion.
- Overburden existing drainage systems impacting existing residents.

Due to the increased hardstand areas, the proposed development is supported by a stormwater management plan (SWMP) 'Site Based Stormwater Management Plan, 301-321 Reserve Road, Upper Coomera Lot 701 on SP259694 & Lots 35-38 on SP208828 – Proposed Townhouse Development by COZENS REGAN GROUP PTY LTD'. The SWMP includes an inground stormwater detention tank to retain water from rainfall events. Prior to discharge of the collected stormwater, stormwater quality improvement devices (SQIDs) treat the runoff and manage the discharge speed of the treated stormwater as to not overburden the drainage systems during a rainfall event.

The devices outlined within the SWMP are to remain in private ownership and managed by the future Body Corporate.

Officers consider that the development appropriately manages the risk of increased runoff generated as a result of the increased impervious areas.

## Infrastructure

Not enough infrastructure to add another 181 dwellings.

Through the objection to the proposed development, a submitter raised concerns regarding the burden to local infrastructure as a result of the additional

181 dwellings. While the specific infrastructure was not identified, as part of the conditions of approval the following trunk infrastructure is delivered to support the development:

- Installation of gravity sewer line and sewer maintenance holes providing early delivery of LGIP identified 'GP149'.
- Installation of 773m of watermain which is LGIP2 identified "PI\_PI\_PIPE\_WSSIP\_027".

In addition to the trunk infrastructure, the development is conditioned to provide / manage the following infrastructure:

- Stormwater management devices are to remain the ownership and operation of the private owner at all times.
- Private pump station and private rising main.
- Electrical reticulation.
- Connections to the telecommunications network.

Further, the development is providing public recreational infrastructure by way of the recreation linkage to be provided through the site.

Officers consider that the development delivers the necessary infrastructure internal and external to the site to service the development.

#### Reasons for decision

An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows:

- Officers are satisfied the proposed development, will not result in an undesirable development pattern as it promotes a logical urban structure, responds to the ground truthed environmental state of the site, and respects the character of this locality.
- This site is an uncommon circumstance within the City Plan zoning that seeks inconsistent development intensity within a single allotment. The development has responded to the zoning conflicts and delivers the anticipated density for the urban area on balance within the site.

- The proposed development provides an intentional design that concentrates intensity closer to Reserve Road within the Medium density residential zoning, with less intensity anticipated for the central portion of the site. This provides a clear delineation and buffer between the Rural zoned land to be retained for conservation and the Medium density resident zone.
- The development provides a built form outcome that respects the lower intensity character of the immediate surrounding residential developments.
- The development will improve the environmental outcome for the site through extensive vegetation rehabilitation and restoration of the waterway and will contribute to the scenic amenity and green space values of the Gold Coast, including maintaining a green frame to the City's urban areas.
- The development includes logical staging which requires the dedication of the recreation link, established communal open space, vehicle circulation for waste collection, delivery of necessary connections and upgrades of service, and car parking provision to accommodate each stage respectively.
- The development addresses historical rural production activities by providing rehabilitation works through the site and restoration of the waterway previously augmented into a man made dam.
- The development accommodates expected car parking demand entirely within site.
- The development will manage stormwater to meet the quality and quantity objectives for the water quality.
- The development footprint is deliberately designed to respond to the site constraints and is considered to provide an improved outcome to that of the previously approved lot configuration which was only partially delivered.
- Entry movements from Tian Crescent are restricted by way of an 'exit only' gate to ensure traffic flow into Tian Crescent from Reserve Road does not increase as a result of the development.
- A substantial landscape buffer is provided along the Reserve Road frontage including 1.5m wide landscape bed to accommodate trees within the site frontage in addition to the existing verge planting.
- A fourth roundabout leg is provided to access the development to assist in managing traffic flow to and from Reserve Road.
- Variation in façade treatments have been provided to create differentiation and diversity across the townhouses and to present an articulated architectural design to areas viewable from the public realm while maintaining low building cost and an affordable housing product.
- The recreation linkage provided along the restored waterway allows the public to benefit from the recreational value and green landscape character of the waterway and the conservation area.

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*

Strengthening and diversifying  
the economy theme:  
*Specific outcomes 3.5.6(1)-(3)*

Rural zone code:  
*Overall outcomes 6.2.20.2(1)-(3)*

*Reasons for the approval despite  
non-compliance with benchmark*

As outlined above, despite non-compliance with the City Plan due to the conflicting zoning and considerable constraints, officers have had regard to relevant matters outlined above which have supported a favourable outcome in this unique instance.

Matters prescribed by a  
regulation

Not applicable