Our reference: MIN/2018/1803
Your reference:

Decision notice— change application approval including amended suite of development conditions for MCU201600082 / PN328041/123/DA1
(Given under section 83(1) of the *Planning Act 2016*.

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 1 November 2018 for the development approval dated 12 October 2016.

Date of decision notice: 20 December 2018

Applicant details

Applicant name:	Lino Girardi
Applicant contact details:	C/- Arnold Development Consultants UNIT 1 / 55 Douglas St MILTON QLD 4064

Application details

Application number:	MIN/2018/1803
Approval sought:	Minor change
Details of the change:	Amendment to Material Change of Use conditions as follows: • Conditions 1, 6, 24, 28, and 29. Amendment to Reconfiguring a Lot conditions as follows: • Conditions 1, 6, 20, 21, 22, 23, 24, 25, 28, 38, 39, 63, 64, 79, 80, 81 and 82.
Original Application number	MCU201600082
Details of original decision	Development Permit for Material Change of Use for Detached dwellings (55 dwellings), Development Permit for Reconfiguring a Lot for a 2 into 55 lot subdivision, roads and public open space and Preliminary Approval for Operational Works for Change to Ground Level and Vegetation Clearing.
Date of original decision	10 October 2016

Location details

Street address:	43 Finnegan Way, & Lilly Pilly Drive, COOMERA QLD 4209
Real property description:	Lot 1 SP250201, Lot 900 SP250193

Decision

Date of decision:	18 December 2018
Decision details:	Under Delegated Authority, the Manager of the City Development Branch of Council has resolved to approve the change in full and amend the existing conditions of approval and/or impose new conditions**.**

Affected Entity(s) for the application

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

Details of the approval

Development permit	Material Change of Use for Detached dwellings (55 Dwellings), Development Permit for Reconfiguring a Lot for a 2 into 55 lot subdivision, roads and public open space.

Conditions

New and/or amended conditions of approval for a combined development permit for Material Change of Use for Detached dwellings (55 Dwellings), Development Permit for Reconfiguring a Lot for a 2 into 55 lot subdivision, roads and public open space are enclosed in this notice.

Conditions for Preliminary Approval for Operational Works for Change to Ground Level and Vegetation Clearing remain unchanged as part of this Minor Change.

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

Further development permits

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

- Operational Works for Vegetation Clearing
- Operational Works for Change to Ground Level
- Building Works

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

Properly made submissions

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

Approved plans and drawings

Approved plans and drawings reflecting the approved change(s) are attached and are identified in the conditions imposed by Council in the amended suite of development conditions.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

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

AUTHORISED BY

Karley Lawler
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast

enc:

New and/or amended conditions imposed by Council, as the Responsible Entity
Amended suite of development conditions for development approval MIN/2018/1803

Attach:
Stamped approved plans and drawings for development approval MIN/2018/1803
Appeal rights extracts

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

The Nature of Decision (Part A) which currently reads:
Development Permit for Material Change of Use for Detached dwellings (59 dwellings)

Is changed to read as follows:
Development Permit for Material Change of Use for Detached dwellings (55 dwellings)

Part A - Condition 1 which currently reads:

1 **Amended plans/drawings to be submitted**

a Amended plans/drawings must be submitted generally in accordance with:

Plan No.	Title	Date	Prepared by
DA01	Cover sheet	2 JUN 2016	MPS Architects
DA02	Plan of development	2 JUN 2016	MPS Architects
DA03	Development layout plan	2 JUN 2016	MPS Architects
DA04	Indicative perspectives	2 JUN 2016	MPS Architects
DA05	Indicative streetscape	2 JUN 2016	MPS Architects
DA06	Indicative streetscape	2 JUN 2016	MPS Architects
DA07	Indicative streetscape	2 JUN 2016	MPS Architects
DA08	Indicative streetscape	2 JUN 2016	MPS Architects
DA09	Type A/7.2m lot frontage	2 JUN 2016	MPS Architects
DA010	Type A/7.5m lot frontage	2 JUN 2016	MPS Architects
DA011	Type A/corner lots	2 JUN 2016	MPS Architects
DA012	Type A/Lot 9	2 JUN 2016	MPS Architects
DA013	Type A/Lot 50	2 JUN 2016	MPS Architects
DA014	Type B/10.5m lot frontage	2 JUN 2016	MPS Architects
DA015	Type C/7.2m lot frontage	2 JUN 2016	MPS Architects
DA016	Type C/7.5m lot frontage	2 JUN 2016	MPS Architects
DA017	Type C/corner lots	2 JUN 2016	MPS Architects
DA018	Type C/lot 9	2 JUN 2016	MPS Architects
DA019	Type C/lot 50	2 JUN 2016	MPS Architects
DA020	Type D/11m lot frontage	2 JUN 2016	MPS Architects
DA021	Type D/11m lot frontage	2 JUN 2016	MPS Architects
DA022	Type D/corner lots	2 JUN 2016	MPS Architects
DA023	Type D/lot 18	2 JUN 2016	MPS Architects
DA024	Type E/10.5m lot frontage	2 JUN 2016	MPS Architects
DA025	Type E/11m lot frontage	2 JUN 2016	MPS Architects
DA026	Type E/10.5m lot frontage	2 JUN 2016	MPS Architects
DA027	Type E/11m lot frontage	2 JUN 2016	MPS Architects
DA028	Type E/Corner lots	2 JUN 2016	MPS Architects
DA029	Type E/lot 18	2 JUN 2016	MPS Architects
DA030	Type F/corner lot	2 JUN 2016	MPS Architects
DA031	Type G/11m lot frontage	2 JUN 2016	MPS Architects
DA032	Type G/11m lot frontage	2 JUN 2016	MPS Architects
DA033	Type G/corner lots	2 JUN 2016	MPS Architects

DA034	Type G/lot 18	2 JUN 2016	MPS Architects
DA035	Type H/11m lot frontage	2 JUN 2016	MPS Architects
DA036	Type H/11m lot frontage	2 JUN 2016	MPS Architects
DA037	Type H/corner lots	2 JUN 2016	MPS Architects
DA038	Type H/lot 18	2 JUN 2016	MPS Architects
DA039	Type I/7.5m lot frontage	2 JUN 2016	MPS Architects
DA040	Type I/corner lots	2 JUN 2016	MPS Architects
DA041	Type I/lot 9	2 JUN 2016	MPS Architects
DA042	Type J/10.5m lot frontage	2 JUN 2016	MPS Architects
DA043	Type J/10.5m lot frontage	2 JUN 2016	MPS Architects
DA044	Type J/11m frontage	2 JUN 2016	MPS Architects
DA045	Type J/11m lot frontage	2 JUN 2016	MPS Architects
DA046	Type J/corner lots	2 JUN 2016	MPS Architects
DA047	Type J/lot 18	2 JUN 2016	MPS Architects
DA048	Type K/corner lots	2 JUN 2016	MPS Architects
DA049	Type L/7.2m lot frontage	2 JUN 2016	MPS Architects
DA050	Type L/7.5m lot frontage	2 JUN 2016	MPS Architects
DA051	Type L/corner lots	2 JUN 2016	MPS Architects
DA052	Type L/lot 9	2 JUN 2016	MPS Architects
DA053	Type L/lot 50	2 JUN 2016	MPS Architects
DA054	Parking plan	2 JUN 2016	MPS Architects
DA055	Fencing plan 3 – 25	2 JUN 2016	MPS Architects
DA056	Fencing plan 29 – 59	2 JUN 2016	MPS Architects
DA057	Colour palette	2 JUN 2016	MPS Architects
FIN10-04	Typical Residential Lot Types A, C & D Landscape Plans		Byrns Lardner
FIN10-05	Typical Residential Lot Types E, F & G Landscape Plans		Byrns Lardner
FIN10-06	Typical Residential Lot Types H, I & J Landscape Plans		Byrns Lardner
FIN10-07	Typical Residential Lot Types B, K & L Landscape Plans		Byrns Lardner

showing the following amendments:

i Reflection of the updated 55 lot subdivision layout as illustrated on plan titled *Subdivision Proposal Plan, Drawing number: 7040.20_POD, Drawn by: Arnold Development Consultants, Dated: 14/09/2016.*

ii Redesignation of dwelling types to suit the new lot types illustrated on plan titled *Subdivision Proposal Plan, Drawing number: 7040.20_POD, Drawn by: Arnold Development Consultants, Dated: 14/09/2016.*

iii Inclusion of a Non-trunk Recreation Park adjoining an running parallel to Niccy Road which has a minimum area of at least 3,000m².

iv Ensure all dwelling side entrances have extended covered awnings to provide appropriate weather protection and amenity for residents.

v Removal of reference to bins being stored inside garages for type A lots.

vi Privacy screens which cover at least 50% of the window for the northern second

storey windows on proposed lots 1, 10, 25, 26, 41, 42, 59.

b The amended plans/drawings are to be submitted to Council for approval by the Chief Executive Officer prior to the earlier of:

i Issue of a development permit for the carrying out of building work.

ii Commencement of the use of the premises.

c The amended plans/drawings, when approved by the Chief Executive Officer, will be the approved plans/drawings forming part of this approval and a stamped copy will be returned to the applicant. The development must be carried out in general accordance with the approved plans/drawings.

Is changed to read as follows:

1 **Approved drawings**

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

Plan No.	Title	Date	Prepared by
7040.36_POD_RevA	Subdivision Proposal Plan	16/10/2018	Arnold Development Consultants
7040.36_MB_RevD	Metes and Bounds Plan	16/10/2018	Arnold Development Consultants
7040.36_STG	Staging Plan	30/10/2018	Arnold Development Consultants
DA01	Cover sheet	25 October 2018	MPS Architects
DA02	Plan of development	25 October 2018	MPS Architects
DA03	Development layout plan	25 October 2018	MPS Architects
DA04	Indicative perspectives	25 October 2018	MPS Architects
DA05	Indicative streetscape	25 October 2018	MPS Architects
DA06	Indicative streetscape	25 October 2018	MPS Architects
DA07	Indicative streetscape	25 October 2018	MPS Architects
DA08	Indicative streetscape	25 October 2018	MPS Architects
DA08B	Indicative streetscape	25 October 2018	MPS Architects
DA09	Type A/7.2m lot frontage	25 October 2018	MPS Architects
DA010	Type A/7.5m lot frontage	25 October 2018	MPS Architects
DA011	Type A/corner lots	25 October 2018	MPS Architects
DA012	Type A/Lot 9	25 October 2018	MPS Architects
DA014	Type B/10.5m lot frontage	25 October 2018	MPS Architects
DA015	Type C/7.2m lot frontage	25 October 2018	MPS Architects

DA016	Type C/7.5m lot frontage	25 October 2018	MPS Architects
DA017	Type C/corner lots	25 October 2018	MPS Architects
DA018	Type C/lot 9	25 October 2018	MPS Architects
DA019	Type C/lot 46	25 October 2018	MPS Architects
DA020	Type D/11m lot frontage	25 October 2018	MPS Architects
DA021	Type D/11m lot frontage	25 October 2018	MPS Architects
DA022	Type D/corner lots	25 October 2018	MPS Architects
DA024	Type E/10.5m lot frontage	25 October 2018	MPS Architects
DA025	Type E/11m lot frontage	25 October 2018	MPS Architects
DA026	Type E/10.5m lot frontage	25 October 2018	MPS Architects
DA027	Type E/11m lot frontage	25 October 2018	MPS Architects
DA028	Type E/Corner lots	25 October 2018	MPS Architects
DA029	Type E/lot 18	25 October 2018	MPS Architects
DA030	Type F/corner lot	25 October 2018	MPS Architects
DA031	Type G/11m lot frontage	25 October 2018	MPS Architects
DA032	Type G/11m lot frontage	25 October 2018	MPS Architects
DA033	Type G/corner lots	25 October 2018	MPS Architects
DA035	Type H/11m lot frontage	25 October 2018	MPS Architects
DA036	Type H/11m lot frontage	25 October 2018	MPS Architects
DA038	Type H/lot 18	25 October 2018	MPS Architects
DA039	Type I/7.5m lot frontage	25 October 2018	MPS Architects
DA040	Type I/corner lots	25 October 2018	MPS Architects
DA041	Type I/lot 9	25 October 2018	MPS Architects
DA042	Type J/10.5m lot frontage	25 October 2018	MPS Architects
DA043	Type J/10.5m lot frontage	25 October 2018	MPS Architects
DA044	Type J/11m frontage	25 October 2018	MPS Architects
DA045	Type J/11m lot frontage	13 December 2018	MPS Architects
DA046	Type J/corner lots	25 October 2018	MPS Architects

DA047	Type J/lot 18	25 October 2018	MPS Architects
DA049	Type L/7.2m lot frontage	25 October 2018	MPS Architects
DA050	Type L/7.2m lot frontage	25 October 2018	MPS Architects
DA051	Type L/corner lots	25 October 2018	MPS Architects
DA052	Type L/lot 9	25 October 2018	MPS Architects
DA053	Type L/lot 46	25 October 2018	MPS Architects
DA053A	Type R/10.0m frontage	25 October 2018	MPS Architects
DA053B	Type S/10.0m frontage	25 October 2018	MPS Architects
DA053C	Type U/10.0m frontage	25 October 2018	MPS Architects
DA054	Parking plan	25 October 2018	MPS Architects
DA055	Fencing plan 3 – 24	25 October 2018	MPS Architects
DA056	Fencing plan 25 – 59	25 October 2018	MPS Architects
DA057	Colour palette	25 October 2018	MPS Architects
FIN10-04	Typical Residential Lot Types A, C & D Landscape Plans	-	Byrns Lardner
FIN10-05	Typical Residential Lot Types E, F & G Landscape Plans	-	Byrns Lardner
FIN10-06	Typical Residential Lot Types H, I & J Landscape Plans	-	Byrns Lardner
FIN10-07	Typical Residential Lot Types B, K & L Landscape Plans	-	Byrns Lardner

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

Part A - Condition 6 which currently reads:

6	**Construction management plan** **Part A Construction Management Requirements** a The construction management plan must be submitted in accordance with the Application for Construction Management Plan form and Guidelines for Construction Management Plans are available on Council's website. b The construction management plan must address all activities associated with construction (excluding noise and dust issues), including but not limited to: i Vehicle access (including responsibility for maintenance of the defined cartage route) during hours of construction; ii Traffic management (including loading and unloading); iii Parking of vehicles (including on site employees and	**Timing** A construction management plan must be submitted to, and approved by, Council prior to the issue of any development permit for the carrying out of building work. The approved construction management plan must be complied with and kept on-site at all times during construction works.

delivery vehicles); iv Maintenance of safe pedestrian movement across the site's frontage/s (including by people with disabilities); v Building waste / refuse disposal; vi Presentation of hoarding to the street; vii Tree management. c The construction management plan must demonstrate that: i the general public will be adequately protected from construction activities; ii the building site will be kept clean and tidy to maintain public safety and amenity; and iii demand for occupation of the street and protection of Council assets will be well managed. d The approved construction management plan must be complied with and kept on-site at all times. **Part B Road/footpath Closure Requirements** Where as a result of construction work or activities it is necessary to temporarily close a road/footpath under the control of Council the following requirements will apply. e Where it is proposed to interfere with a road for any building or construction work such as a gantry, hoarding or skip bin, an application for temporary closure of a Council controlled road must be submitted to, and approved by, Council prior to the issue of any development permit for the carrying out of building work. Such application is to be lodged in conjunction with an application for approval of a construction management plan. f Where it is required to interfere with a road for any building or construction related work for a period in excess of two (2) weeks, a Road Closure Work Zone permit is to be obtained from Council's Traffic Management and Operations Branch. g Where it is required to occupy any portion of the road reserve in conjunction with building or construction work, a permit to occupy is to be obtained from Council's Property Section.	

Is deleted.
Part A - Condition 24 which currently reads:

24	**Wheelie bins – individual storage point** Wheelie bins must be stored at each dwelling as detailed on individual dwelling house type and frontage plans prepared by MPS Architects dated 2 June 2016 (Reference No. MSP 2686 DA09 – MSP 5686 DA053).	**Timing** Prior to occupation of the development

Is changed to read as follows:

24	**Wheelie bins – individual storage point** Wheelie bins must be stored at each dwelling as detailed on individual dwelling house type and frontage plans prepared by MPS Architects dated 25 October 2018 (Reference No. MPS 2686 DA09 – MPS 2686 DA053C).	**Timing** Prior to occupation of the development

Part A - Conditions 28 and 29 which currently reads:

28	**Connection point**	**Timing**

	a	Lots 1 to 17 as indicated on Subdivision Proposal Plan Project Number 7040.20 POD by Arnold Development Consultants dated 14/09/2016 shall be connected to the existing 150mm main in Jimmy Road as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water.	Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
	b	Lots 18 to 55 as indicated on Subdivision Proposal Plan Project Number 7040.20_POD by Arnold Development Consultants dated 14/09/2016 shall be connected to the existing 300mm main in Finnegan Environmental Reserve south-east of the proposed lots as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water.	
	c	The applicant is required, at no cost to Council to construct 150 mm sewer mains, from the nominated connection points above to each lot within the development site, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15,at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	
29	**Non – trunk sewer infrastructure works**		**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
	a	The applicant is required to construct a 150mm sewer main from Lot 17 as indicated on Subdivision Proposal Plan Project Number 7040.20_POD by Arnold Development Consultants dated 14/09/2016 to Council's existing 150mm main located at Jimmy Road, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council.	
	b	The applicant is required to construct 150mm sewer mains along Elise Avenue, Tess Road, Niccy Road and Lilly Pilly Drive to Council's existing 300mm main located in Finnegan Environmental Reserve south-east of the lots, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	

are changed to read as follows:

28	**Connection point**		**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
	a	Lots 1 to 17 as indicated on Subdivision Proposal Plan Project Number 7040.36_ POD_RevA by Arnold Development Consultants dated 16/10/2018 shall be connected to the existing 150mm main in Jimmy Road as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water.	
	b	Lots 18 to 55 as indicated on Subdivision Proposal Plan Project Number 7040.36_ POD_RevA by Arnold Development Consultants dated 16/10/2018 shall be connected to the existing 300mm main in Finnegan Environmental Reserve south-east of the proposed lots as	

	indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. c The applicant is required, at no cost to Council to construct 150 mm sewer mains, from the nominated connection points above to each lot within the development site, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	
29	***Non-trunk sewer infrastructure works*** a The applicant is required to construct a 150mm sewer main from Lot 17 as indicated on Subdivision Proposal Plan Project Number 7040.36_ POD_RevA by Arnold Development Consultants dated 16/10/2018 to Council's existing 150mm main located at Jimmy Road, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. b The applicant is required to construct 150mm sewer mains along Elise Avenue, Tess Road, Niccy Road and Lilly Pilly Drive to Council's existing 300mm main located in Finnegan Environmental Reserve south-east of the lots, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.

The Nature of Decision (Part B) which currently reads:
Development Permit for Reconfiguring a Lot for 59 residential lots, roads and public open space.

Is changed to read as follows:

Development Permit for Reconfiguring a Lot for 55 residential lots, roads and public open space.

Part B - Condition 1 which currently reads:

1 **Amended plans/drawings to be submitted**

a Amended plans/drawings must be submitted generally in accordance with:

Plan No.	Rev.	Title	Date	Prepared by
7040.20_POD		Subdivision Proposal Plan	14/09/2016	Arnold Development Consultants
7040.20_MB		Metes & Bounds Plan	14/09/2016	Arnold Development Consultants

showing the following amendments:

i Amend Waterway/drainage park described as Stormwater Basin in accordance with the approved Stormwater Management Plan.

ii Inclusion of a Non-trunk Recreation Park adjoining and running parallel to Niccy Road which has a minimum area of at least 3,000m²; and

iii Balance of the area to be dedicated as public open space for conservation purposes.

b The amended plans/drawings are to be submitted to Council for approval by the Chief Executive Officer prior to the earlier of:

i Compliance assessment of the subdivision plan.

c The amended plans/drawings, when approved by the Chief Executive Officer, will be the approved plans/drawings forming part of this approval and a stamped copy will be returned to the applicant. The development must be carried out in general accordance with the approved plans/drawings.

Is changed to read as follows:

1 **Approved drawings**

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

Plan No.	Title	Date	Prepared by
7040.36_POD_RevA	Subdivision Proposal Plan	16/10/2018	Arnold Development Consultants
7040.36_MB_RevD	Metes and Bounds Plan	16/10/2018	Arnold Development Consultants
7040.36_STG	Staging Plan	30/10/2018	Arnold Development Consultants

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

Part B - Condition 6 which currently reads:

6	**Roadworks: Residential collector streets** Design and construct Niccy Road to a 'Residential Collector Street' classification. The road must have a 7.5m wide carriageway and 4.5m wide verges on 16.5m (minimum) reserve. *Information note:* *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009 (i.e. non-trunk infrastructure).*	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or the commencement of the use.

Is changed to read as follows:

6	**Roadworks: Residential collector streets** Design and construct Niccy Road to a 'Residential Collector Street' classification. The road must have a 7.5m wide carriageway and 4.5m wide verges on 16.5m (minimum) reserve. The transition from a 4.5m wide verge to a 2.5m wide verge can occur over a 5m length at the northern boundary of the site where the proposed road joins existing Niccy Road. *Information note:* *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009 (i.e. non-trunk infrastructure).*	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or the commencement of the use.

Part B - Conditions 20 and 21 which currently read:

20	**No worsening of hydraulic conditions** The development must be designed and constructed so as to result in: a No increase in peak flow rates downstream from the site; b No increase in flood levels external to the site; and c No increase in duration of inundation external to the site that could cause loss or damage.	**Timing** At all times.
21	**Alteration of overland flow paths**	**Timing**

Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.	At all times.

Are changed to read as follows:

20 **Overland flow paths and hydraulic alterations** a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site ii Increase flood levels external to the site iii Increase duration of inundation external to the site that could cause loss or damage	**Timing** At all times.
21 **Deleted.**	

Part B – Condition 22 which currently reads:

22 **Stormwater management plan to be amended** The submitted stormwater management plan, being "Stormwater Management Plan – Proposed Residential Development over Lot 1 on SP250201 and Lot 900 on SP250193 at 43 Finnegan Way Coomera" prepared by Knobel Consulting Pty Ltd dated 27 May 2016, must be amended as follows: a Should the applicant wish to utilise the existing basin within Council's Open Space area (to the south of the subject site), the applicant must upgrade the basin to provide additional detention and treatment capacity necessary for the management of stormwater runoff from the subject development. b Should the proposal include any earthworks within the proposed parkland / environmental reserve located eastern part of the site, which is also working as an overland flow path for a large external catchment, the applicant must undertake a hydraulic impact assessment demonstrating that such earthworks will not compromise the existing conveyance capacity and will not cause any adverse hydraulic impacts (increase in flood level and/or flow velocity) external to the site. c The amended report must demonstrate achievement of stormwater quality and quantity management objectives of Council's planning policies. d The report must include the detail design drawings of the existing basin and the proposed modifications showing the extent of the basin on a layout plan, and including information about inlet-outlet systems, overflow weir, invert levels, sediment fore bay, maintenance access, erosion protection measures etc. Please also include cross and long sections of the modified basin. e The report must include sediment and erosion control structures/measures (e.g. sediment basin) required for the proposed development for the construction phase of the development showing the location and extent of the devices. Please note that all temporary sediment control measures/structures must be located within the subject site, so that the functions of the existing basin are not affected.	**Timing** As indicated within the wording of the condition.

	f Include scaled stormwater drainage layout plan/s showing both major and minor stormwater drainage systems for the proposal. Also demonstrate that the overland flow on the road network/s satisfies the flood safety criteria in accordance with Table 7.04.1 of QUDM (2008), i.e. depth < 0.25m, d x V < 0.25 sq. m/s during a range of flood events up to and including the Q100 flood event. g Include scaled plan / drawing showing that all lots are designed to be graded towards a road. Alternatively, provide inter-allotment drainage system (pipe and overland flow path) through the rear of the lots up to a lawful point of discharge to facilitate stormwater runoff by gravitational flow. h Submit the amended modelling files for Council's checking and record keeping purposes.	

Is changed to read as follows:

22	**Stormwater management plan to be complied with** The applicant must, submit certification from a Registered Professional Engineer Queensland (RPEQ) specialised in stormwater management confirming that all works have been carried out and completed in accordance with the approved stormwater management plan being "Residential Development 43 Finnegan Way, Coomera, Stormwater management plan, Revision 02" dated 22 October 2018 prepared by ADG Engineers (Aust) Pty Ltd.	**Timing** The certification must be submitted prior to compliance assessment of the subdivision plan

Part B - Conditions 23, 24, & 25 which currently read:

23	**Compliance assessment of amended stormwater management plan** The amended stormwater management plan is a document requiring compliance assessment under the *Sustainable Planning Act 2009*. A request for compliance assessment must be made in accordance with the *Sustainable Planning Act 2009* for a compliance certificate approving the document, in accordance with the following: **Matters or things against which the document must be assessed** • *City Plan Policy – Healthy waters development code* • *City Plan Policy – Land Development Guidelines*. **Compliance assessor:** City of Gold Coast **When the request for compliance assessment must be made** Prior to the earlier of any development applications for operational work (works for infrastructure or change to ground level) or commencement of works on site. The amended stormwater management plan is not an approved plan until a compliance certificate has been issued in respect of it.	**Timing** As indicated within the wording of the condition.
24	**Compliance certificate with future operational work development applications** A copy of the compliance certificate for the amended stormwater management plan must be provided with any future operational work development applications for works for infrastructure or change to ground level.	
25	**Implementation of and compliance with approved amended stormwater management plan**	

All works must be carried out and completed and all maintenance and monitoring implemented in accordance with the approved amended stormwater management plan and any conditions imposed on the compliance certificate, prior to a request for compliance assessment of the subdivision plan. ***Information note:*** *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009 (i.e. non-trunk infrastructure).*	

are all deleted.

Part B - Condition 28 which currently reads:

28	**SQIDs maintenance management plan** The applicant must submit to Council a SQID Maintenance Management Plan (MMP) that is: a prepared by a Registered Professional Engineer Queensland (RPEQ or equivalent) specialising in stormwater; and b developed in accordance with City Plan Policy - Land Development Guidelines and with reference to the Water by Design document "Maintaining Vegetated Stormwater Assets" Version 1 February. The MMP should be a concise document suitable for use by field staff in carrying out day-to-day maintenance activities. The MMP <u>must</u> include, but not necessarily be limited to, the following key information: • Design intent and description of the device(s) • The location and specific dimensions of the device(s) • Approved / designed water quality objectives • Water quality monitoring procedures • Monitoring frequency • Specifications and procedures for device(s) maintenance • Plant and equipment access details for maintenance activities • Maintenance activity schedule defining frequency, area (m^2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum • Performance indicators / intervention levels / triggers for reactive maintenance • Any necessary preventative maintenance measures • Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. • Approximate lifecycle maintenance costs Prior to acceptance for 'Off Maintenance' the applicant must submit a report to Council providing details of water quality performance monitoring including any recommendations or corrective action taken throughout the maintenance / defects liability period ('On Maintenance').	**Timing** Prior to Council accepting the works 'On Maintenance'.

Is changed to read as follows:

28	**Bioretention basin maintenance management plan (specific condition)** a Prepare a bioretention basin maintenance management plan	**Timing** Prior to Council accepting the works 'On

(MMP) and submit it to Council for record purposes. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy – SC6.11 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. b The MMP must include, but not necessarily be limited to, the following key information: i Design intent and description of the device(s). ii The location and specific dimensions of the device(s). iii Approved / designed water quality objectives. iv Water quality monitoring procedures. v Monitoring frequency. vi Specifications and procedures for device(s) maintenance. vii Plant and equipment access details for maintenance activities. viii Maintenance activity schedule defining frequency, area (m2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Approximate lifecycle maintenance costs.	Maintenance'.

Part B - Condition 38 which currently reads:

38 **Transfer of open space**

a The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):

Purpose	Description on Plan	Plan Reference
Waterway/Drainage Reserve	No description provided.	Amended Subdivision Proposal plan (refer amended plan condition)
Conservation Area	No description provided.	Amended Subdivision Proposal plan (refer amended plan condition)
Non-trunk Recreation Park (at least 3,000m² in area)	No description provided.	Amended Subdivision Proposal plan (refer to amended plan condition)

b The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to Council of the City of Gold Coast as Trustee. c Council will hold the land in trust for community infrastructure	**Timing** Transfer documents are to be lodged with Council at:

and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated. d The applicant must lodge the transfer documents with Council. e The transfer of the land to Council must be at no cost to Council. *Information note:* *Non-trunk Infrastructure - This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	a The same time as lodgement of the subdivision plans, or b If no subdivision plans are required, prior to the commencement of the use. Where subdivision plans are required, the applicant must provide Council with evidence of the transfer of the land identified in paragraph (a) within 30 days of the registration of the subdivision plan that shows the entirety of the land identified in paragraph (a).

Is changed to read as follows:

38 **Transfer of open space**

a The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):

Purpose	Description on Plan	Plan Reference
Waterway/Drainage Reserve	Drainage Reserve	Subdivision Proposal plan (7040.36_POD RevA dated 16.10.18)
Conservation Area	Conservation Parkland	Subdivision Proposal plan (7040.36_POD RevA dated 16.10.18)
Non-trunk Recreation Park (2,685m² in area)	Active Park	Subdivision Proposal plan (7040.36_POD RevA dated 16.10.18)

b The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to Council of the City of Gold Coast as Trustee. c Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated. d The applicant must lodge the transfer documents with Council. e The transfer of the land to Council must be at no cost to Council. *Information note:* *Non-trunk Infrastructure - This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	**Timing** Transfer documents are to be lodged with Council at: a The same time as lodgement of the subdivision plans, or b If no subdivision plans are required, prior to the commencement of the use. Where subdivision plans are required, the applicant must provide Council with

	evidence of the transfer of the land identified in paragraph (a) within 30 days of the registration of the subdivision plan that shows the entirety of the land identified in paragraph (a).

Part B - Conditions 63 & 64 which currently read:

63	**Connection point** a Lots 1 to 17 as indicated on Subdivision Proposal Plan Project Number 7040.20_POD by Arnold Development Consultants dated 14/09/2016 shall be connected to the existing 150mm main in Jimmy Road as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. b Lots 18 to 55 as indicated on Subdivision Proposal Plan Project Number 7040.20_POD by Arnold Development Consultants dated 14/09/2016 shall be connected to the existing 300mm main in Finnegan Environmental Reserve south-east of the proposed lots as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. c The applicant is required, at no cost to Council to construct 150 mm sewer mains, from the nominated connection points above to each lot within the development site, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15,at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
64	**Non – trunk sewer infrastructure works** a The applicant is required to construct a 150mm sewer main from Lot 17 as indicated on Subdivision Proposal Plan Project Number 7040.20_POD by Arnold Development Consultants dated 14/09/2016 to Council's existing 150mm main located at Jimmy Road, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. b The applicant is required to construct 150mm sewer mains along Elise Avenue, Tess Road, Niccy Road and Lilly Pilly Drive to Council's existing 300mm main located in Finnegan Environmental Reserve south-east of the lots, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.

are changed to read as follows:

63	**Connection point** a Lots 1 to 17 as indicated on Subdivision Proposal Plan Number 7040.36_POD_RevA by Arnold Development Consultants dated 16/10/2018 shall be connected to the	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a

	existing 150mm main in Jimmy Road as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. b Lots 18 to 55 as indicated on Subdivision Proposal Plan Number 7040.36_POD_RevA by Arnold Development Consultants dated 16/10/2018 shall be connected to the existing 300mm main in Finnegan Environmental Reserve south-east of the proposed lots as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. c The applicant is required, at no cost to Council to construct 150 mm sewer mains, from the nominated connection points above to each lot within the development site, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	Lot plan.
64	**Non – trunk sewer infrastructure works** a The applicant is required to construct a 150mm sewer main from Lot 17 as indicated on Subdivision Proposal Plan Number 7040.36_POD_RevA by Arnold Development Consultants dated 16/10/2018 to Council's existing 150mm main located at Jimmy Road, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. b The applicant is required to construct 150mm sewer mains along Elise Avenue, Tess Road, Niccy Road and Lilly Pilly Drive to Council's existing 300mm main located in Finnegan Environmental Reserve south-east of the lots, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.

Part B - Conditions 79, 80, 81 & 82 which currently read:

79	**Application for compliance permit for sewerage works required** The applicant must make an application to Council (Plumbing and Drainage Services) for a compliance permit for any compliance assessable sewerage works within the property. Without limiting the requirements of the *Plumbing and Drainage Act 2002* with which the works must comply, the application must: a be accompanied by a hydraulic design for all sewerage works within the property; b comply with Council's: i *Trade Waste Policy*; and ii *Trade Waste Pre-treatment Policy and Guidelines)*; and	**Timing** Prior to any on-site sewerage works occurring on site.

	c comply with Council's Waste Management Policy Relating to Refuse Requirements for Proposed and Existing Building Developments Within the City of Gold Coast dated January 1995. *Information note:* • *Sewerage works must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.* • *Plumbing and drainage approval is not an approval to discharge trade waste to Council's sewerage system. The generator of trade must complete an Application for Approval to Discharge Trade Waste to Council's sewerage system (available on Council's website) prior to discharging any trade waste.*	
80	**Application for compliance permit for water supply plumbing work required** The applicant must make an application to Council (Plumbing and Drainage Services) for a compliance permit for any compliance assessable water supply plumbing work within the property. Without limiting the requirements of the *Plumbing and Drainage Act 2002* with which the works must comply, the application must: a be accompanied by a hydraulic design for all water services within the property; and b comply with Section 7 of Council's *Land Development Guidelines*. *Information note:* *Water supply plumbing works must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works*.	**Timing** Prior to works occurring.
81	**Application for compliance permit for fire services plumbing work required** The applicant must make an application to Council (Plumbing and Drainage Services) for a compliance permit for all fire services plumbing work within the property. Without limiting the requirements of the *Plumbing and Drainage Act 2002* with which the works must comply, the application must be accompanied by a hydraulic design for all fire services within the property. *Information note:* *Plumbing works for fire services must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.*	**Timing** Prior to works occurring.
82	**Individual sub-metering to be provided** The developer shall provide individual sub-metering for all units within the complex including any common property, in accordance with *Sub-metering Policy dated 1 January 2008*, as follows unless otherwise approved by Gold Coast Water. a All meters and their locations shall be approved by Plumbing and Drainage. b For complexes that are dual reticulated, a sub-meter shall be supplied for each service. c Automatic Meter Reading (AMR) technology shall be utilised where free access for meter reading cannot be provided.	**Timing** At the time of lodgement of the Plumbing and Drainage application.

	d For high-rise complexes, sub-meters shall be installed in common areas such as stairwell landings or beside the elevator shaft. e For high-rise developments, the developer shall furnish the plumbing works, manifolds and the meter cabinets in a way that the sub-meter and its respective unit connection can be verified easily.	

Are all deleted.
As a result of the requested changes the following condition is also changed:
Part B - Condition 39 which currently reads:

39	**Preparation of open space management plan (OSMP)** a An open space management plan ('OSMP') must be prepared, addressing all areas of land to be transferred to Council or that must be publicly accessible. b The OSMP must be prepared by a suitably qualified professional and must be: i In accordance with City Plan's SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy; and ii Generally in accordance with: A The Open Space Management Statement (being Open Space Management Statement Proposed Residential Estate – Coomera Parks Stage 3, dated June 2016, Rev. C, prepared by Byrns Lardner Landscape Architecture & Environmental). B The approved reconfiguration layout (including any amendments required by these conditions). C Relevant conditions of approval. c The submitted OSMP must demonstrate compliance with the Open space requirements in SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy and must address the following site-specific issues: i Provide park type and purpose (i.e. Waterway/Drainage Reserve, Conservation, Bushland etc.); ii The Non-trunk Recreation Park must not have a gradient exceeding 1 in 10 and must include appropriate embellishments. iii Ecological values (remnant vegetation, significant flora and fauna) within public open space; iv Provide rehabilitation detail (Natural, Assisted Natural Regeneration, Reconstruction and Fabrication) for all areas to be dedicated as public open space including any areas affected by proposed change to ground level works; v Provide timing and performance indicators for all rehabilitation and weed control works; vi Provide contingency measures for areas which may fail through excessive weed control or assisted natural regeneration activities; vii Show stormwater infrastructure to be constructed within/adjacent proposed public open space; viii Provide detail of access infrastructure (bollards,	

fencing, gates etc.) at interface of public open space and private allotments and demonstrate how Council will gain suitable access for maintenance; ix Bushfire management planning recommendations (if applicable); x Provide cross-sectional elevations of the interface between private allotments and public open space showing the following: A Grade of land (horizontal: vertical) B Any retaining structures and setbacks from proposed public open space; and C Pathways and trails. xi Specific issues relating to Ecological Assessment	

Is changed to read as follows:

39 **Preparation of open space management plan (OSMP)** a An open space management plan ('OSMP') must be prepared, addressing all areas of land to be transferred to Council or that must be publicly accessible. b The OSMP must be prepared by a suitably qualified professional and must be: i In accordance with City Plan's SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy; and ii Generally in accordance with: A The Open Space Management Statement (being Open Space Management Statement Proposed Residential Estate – Coomera Parks Stage 3, dated June 2016, Rev. C, prepared by Byrns Lardner Landscape Architecture & Environmental). B The approved reconfiguration layout (including any amendments required by these conditions). C Relevant conditions of approval. c The submitted OSMP must demonstrate compliance with the Open space requirements in SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy and must address the following site-specific issues: i Provide park type and purpose (i.e. Waterway/Drainage Reserve, Conservation, Bushland etc.); ii The Non-trunk Recreation Park must not have a gradient exceeding 1 in 10 and must include appropriate embellishments. iii Demonstrate post development flood immunity design criteria for the non-trunk local recreation park in accordance with City Plan Part 4 Local Government Infrastructure Plan Table 4.4-8; iv Ecological values (remnant vegetation, significant flora and fauna) within public open space; v Provide rehabilitation detail (Natural, Assisted Natural Regeneration, Reconstruction and Fabrication) for all areas to be dedicated as public open space including any areas affected by proposed change to ground level works;	**Timing** As indicated within the wording of the condition.

	vi Provide timing and performance indicators for all rehabilitation and weed control works; vii Provide contingency measures for areas which may fail through excessive weed control or assisted natural regeneration activities; viii Show stormwater infrastructure to be constructed within/adjacent proposed public open space; ix Provide detail of access infrastructure (bollards, fencing, gates etc.) at interface of public open space and private allotments and demonstrate how Council will gain suitable access for maintenance; x Bushfire management planning recommendations (if applicable); xi Provide cross-sectional elevations of the interface between private allotments and public open space showing the following: A Grade of land (horizontal: vertical) B Any retaining structures and setbacks from proposed public open space; and C Pathways and trails. xii Specific issues relating to Ecological Assessment	

Amended suite of development conditions for development approval MIN/2018/1803

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the Development Permit for Material Change of Use for Detached dwellings (55 Dwellings), Development Permit for Reconfiguring a Lot for a 2 into 55 lot subdivision, roads and public open space, Preliminary Approval for Operational Works for Change to Ground Level and Vegetation Clearing dated 12 October 2016 is set out below.

Please note that the Preliminary Approval for Operational Works for Change to Ground Level and Vegetation Clearing conditions have not been amended as part of this Minor Change application.

NATURE OF DECISION

MATERIAL CHANGE OF USE

A Under Delegated Authority, the Manager City Development approves the issue of a development permit for material change of use for Detached dwellings (55 dwellings), subject to the following conditions:

1 **Approved drawings**

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

Plan No.	Title	Date	Prepared by
7040.36_POD_RevA	Subdivision Proposal Plan	16/10/2018	Arnold Development Consultants
7040.36_MB_RevD	Metes and Bounds Plan	16/10/2018	Arnold Development Consultants
7040.36_STG	Staging Plan	30/10/2018	Arnold Development Consultants
DA01	Cover sheet	25 October 2018	MPS Architects
DA02	Plan of development	25 October 2018	MPS Architects
DA03	Development layout plan	25 October 2018	MPS Architects
DA04	Indicative perspectives	25 October 2018	MPS Architects
DA05	Indicative streetscape	25 October 2018	MPS Architects
DA06	Indicative streetscape	25 October 2018	MPS Architects
DA07	Indicative streetscape	25 October 2018	MPS Architects
DA08	Indicative streetscape	25 October 2018	MPS Architects
DA08B	Indicative streetscape	25 October 2018	MPS Architects
DA09	Type A/7.2m lot frontage	25 October 2018	MPS Architects
DA010	Type A/7.5m lot frontage	25 October 2018	MPS Architects
DA011	Type A/corner lots	25 October 2018	MPS Architects

DA012	Type A/Lot 9	25 October 2018	MPS Architects
DA014	Type B/10.5m lot frontage	25 October 2018	MPS Architects
DA015	Type C/7.2m lot frontage	25 October 2018	MPS Architects
DA016	Type C/7.5m lot frontage	25 October 2018	MPS Architects
DA017	Type C/corner lots	25 October 2018	MPS Architects
DA018	Type C/lot 9	25 October 2018	MPS Architects
DA019	Type C/lot 46	25 October 2018	MPS Architects
DA020	Type D/11m lot frontage	25 October 2018	MPS Architects
DA021	Type D/11m lot frontage	25 October 2018	MPS Architects
DA022	Type D/corner lots	25 October 2018	MPS Architects
DA024	Type E/10.5m lot frontage	25 October 2018	MPS Architects
DA025	Type E/11m lot frontage	25 October 2018	MPS Architects
DA026	Type E/10.5m lot frontage	25 October 2018	MPS Architects
DA027	Type E/11m lot frontage	25 October 2018	MPS Architects
DA028	Type E/Corner lots	25 October 2018	MPS Architects
DA029	Type E/lot 18	25 October 2018	MPS Architects
DA030	Type F/corner lot	25 October 2018	MPS Architects
DA031	Type G/11m lot frontage	25 October 2018	MPS Architects
DA032	Type G/11m lot frontage	25 October 2018	MPS Architects
DA033	Type G/corner lots	25 October 2018	MPS Architects
DA035	Type H/11m lot frontage	25 October 2018	MPS Architects
DA036	Type H/11m lot frontage	25 October 2018	MPS Architects
DA038	Type H/lot 18	25 October 2018	MPS Architects
DA039	Type I/7.5m lot frontage	25 October 2018	MPS Architects
DA040	Type I/corner lots	25 October 2018	MPS Architects
DA041	Type I/lot 9	25 October 2018	MPS Architects
DA042	Type J/10.5m lot frontage	25 October 2018	MPS Architects
DA043	Type J/10.5m lot frontage	25 October 2018	MPS Architects
DA044	Type J/11m frontage	25 October 2018	MPS Architects

DA045	Type J/11m lot frontage	13 December 2018	MPS Architects
DA046	Type J/corner lots	25 October 2018	MPS Architects
DA047	Type J/lot 18	25 October 2018	MPS Architects
DA049	Type L/7.2m lot frontage	25 October 2018	MPS Architects
DA050	Type L/7.2m lot frontage	25 October 2018	MPS Architects
DA051	Type L/corner lots	25 October 2018	MPS Architects
DA052	Type L/lot 9	25 October 2018	MPS Architects
DA053	Type L/lot 46	25 October 2018	MPS Architects
DA053A	Type R/10.0m frontage	25 October 2018	MPS Architects
DA053B	Type S/10.0m frontage	25 October 2018	MPS Architects
DA053C	Type U/10.0m frontage	25 October 2018	MPS Architects
DA054	Parking plan	25 October 2018	MPS Architects
DA055	Fencing plan 3 – 24	25 October 2018	MPS Architects
DA056	Fencing plan 25 – 59	25 October 2018	MPS Architects
DA057	Colour palette	25 October 2018	MPS Architects
FIN10-04	Typical Residential Lot Types A, C & D Landscape Plans	-	Byrns Lardner
FIN10-05	Typical Residential Lot Types E, F & G Landscape Plans	-	Byrns Lardner
FIN10-06	Typical Residential Lot Types H, I & J Landscape Plans	-	Byrns Lardner
FIN10-07	Typical Residential Lot Types B, K & L Landscape Plans	-	Byrns Lardner

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

2	**Changes requiring further approval** Changes to the approved design that are not generally in accordance with the approved plans/drawings require approval in accordance with the *Sustainable Planning Act 2009*; except as follows: Where changes to the approved design are undertaken to comply with a signed written instruction from the Chief Executive Officer or his representative because of on site or in-situ conditions or errors or omissions in approved drawings, such changes will be accepted as being a permissible change and no further approval from the assessment manager will be required.	**Timing** At all times.

	Information note: *The Sustainable Planning Act 2009 sets out the procedures for changing approvals where the change can be classified as a permissible change. If the change is not a permissible change, a new development approval is required.*	
3	**Decision notice and approved plans/drawings to be submitted with subsequent application** A copy of this decision notice and accompanying stamped approved plans/drawings must be submitted with any building development application or operational works application relating to or arising from this development approval.	**Timing** As indicated within the wording of the condition.
4	**Decision notice and approved plans/drawings to be retained on site** A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.	**Timing** At all times.
AMENITY		
5	**Restricted paint colours** Buildings and structures must not be painted in highly reflective, bright or obtrusive colours.	**Timing** At all times.
CONSTRUCTION MANAGEMENT		
6	**Deleted.**	
7	**Noise management** a Noise from construction activities must not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in schedule 1 of the *Environmental Protection (Noise) Policy 2008*. b When requested by Council, monitoring must be undertaken to investigate any complaint of environmental nuisance caused by noise. c The monitoring must be carried out: i by a suitably qualified acoustic engineer; ii at the potentially affected sensitive receptor/s; iii by applying the procedure set out in chapter 5, part 3 of the *Environmental Protection Regulation 2008*; and iv within 5 business days of receipt of the request from Council. d The data and monitoring results must be provided to Council within 3 business days of completion of the monitoring. e If the acoustic quality objectives stated in schedule 1, column 3 of the *Environmental Protection (Noise) Policy 2008* have been exceeded at a sensitive receptor stated in column 1 at a time of day stated in column 2, a noise management plan must be submitted to Council for approval within 10 business days of completion of the monitoring.	**Timing** As indicated within the wording of the condition.

	f The noise management plan must: i be prepared by a suitably qualified acoustic engineer; ii provide details of noise sources; iii identify the measures and work practices that will be implemented to ensure that noise from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in schedule 1 of the *Environmental Protection (Noise) Policy 2008*; iv identify the procedures to be adopted for monitoring of noise emissions; v provide details of complaint response procedures that will be adopted; vi identify the procedures to be adopted for revision and review of the noise management plan. g The approved noise management plan must be complied with and kept on-site at all times.	
8	**Dust management** a The release of dust and particulate matter from construction activities must not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in schedule 1 of the *Environmental Protection (Noise) Policy 2008*. b When requested by Council, monitoring must be undertaken to investigate any complaint of environmental nuisance caused by dust or particulate matter. c The monitoring must be carried out: i by a suitably qualified professional; ii at the potentially affected sensitive receptor/s; iii by applying the procedure set out in chapter 5, part 3 of the *Environmental Protection Regulation 2008*; and iv within 5 business days of receipt of the request from Council. d The data and monitoring results must be provided to Council within 3 business days of completion of the monitoring. e If the air quality objectives stated in schedule 1, column 3 of the *Environmental Protection (Air) Policy 2008* have been exceeded at a sensitive receptor, a dust management plan must be submitted to Council for approval within 10 business days of completion of the monitoring. f The dust management plan must: i be prepared by a suitably qualified professional; ii provide details of sources of dust and particulate emissions; iii identify the measures and work practices that will be implemented to ensure that the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the *Environmental Protection Act 1994*) at any sensitive receptor stated in	**Timing** As indicated within the wording of the condition.

	schedule 1 of the *Environmental Protection (Noise) Policy 2008*; iv identify the procedures to be adopted for monitoring and reporting of air emissions; v provide details of complaint response procedures that will be adopted; and vi identify the procedures to be adopted for revision and review of the dust management plan. g The approved dust management plan must be complied with and kept on-site at all times.	
9	**Transport of soil/fill/excavated material** During the transportation of soil and other fill/excavated material: a All trucks hauling soil, or fill/excavated material must have their loads secure and covered; 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; and c Prior to vehicles exiting the site, measures must be taken to remove soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.	**Timing** At all times while works are occurring.
10	**Workplace health and safety** The *Workplace Health and Safety Act 2011* and AS 1742 *Manual of Uniform Traffic Control Devices* must be complied with in carrying out the works, including ensuring safe traffic control and safe public access in respect of works being conducted on a road.	**Timing** At all times while works are occurring.
11	**Public safety to be ensured** The applicant must, at no cost to Council, ensure that all reasonable safeguards in and around the works are undertaken and maintained at all times to ensure the safety of the public. Such safeguards include, but are not limited to, erecting and maintaining barricades, guards, fencing and signs (and ensuring removal after completion of works) and watching and flagging traffic.	**Timing** At all times while works are occurring.
CAR PARKING AND ACCESS		
12	**Off street car parking facilities** a Off-street car parking facilities must be designed, constructed and maintained to the satisfaction of the Chief Executive Officer, at no cost to Council, in accordance with AS2890.1 (latest version). b Off-street facilities for car parking must only be used for vehicle parking. c A minimum of 2 spaces per detached dwelling. d Off-street car parking facilities must be drained and sealed.	**Timing** Prior to the commencement of the use and at all times.
VEHICULAR CROSSINGS AND DRIVEWAYS		
13	**Domestic (Residential) driveways – gradients and geometry** a Driveways within domestic (residential) lots must comply with the requirements of AS2890.1:2004 *Parking facilities Part 1: Off-street car parking* (as relevant to domestic driveways), including the following gradient requirements.	**Timing** At the time of driveway construction and then maintained at all times.

	i Gradients must not exceed 1 in 4 (25%). ii Appropriate grade transitions shall be provided for any change in grade larger than 1:8 (12.5%) for a summit (crest) or 1:6.7 (15%) for a sag. The grade transitions shall be a minimum of 2.0 metres in length. b Where the gradient of driveway/s exceeds 12.5%, safe pedestrian access facilities must be provided to Council's satisfaction (e.g. handrails, steps and/or cleats). c The section of driveway across the verge (referred to in Council's *Land Development* Guidelines as the 'Vehicular Crossing') must comply with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* and requires a Vehicular Crossing licence (VXO) from Council prior to construction.	
LANDSCAPE WORKS ON PRIVATE LAND		
14	**Landscaping Must Comply With Typical Plans** Landscaping within the frontage setback area of all dwellings must be generally in accordance with the approved *Typical Residential Lot Types A, C, D, E, F, G, H, I, J, B, K & L Landscape Plans prepared by Byrns Lardner, Dwgs: FIN 10-04-07.* *Explanatory Note – in order for landscaping to be considered 'generally in accordance' with these plans, garden areas must be provided which contain trees in 45 litre bag size and shrub and groundcover planting as per the typical plan. Garden edging and mulch must be installed. Where a 3m separation between the tree and building foundations is not possible, root barrier must be installed to manufacturer's specifications.*	**Timing** At all times.
BUSHFIRE MANAGEMENT		
15	**Bushfire management plan must be complied with** a All development carried out must be in accordance with the approved bushfire management plan (BMP) inclusive of the Queensland Fire & Emergency Services Cover Sheet, being Bushfire Management Report FM 2499-1 for 43 Finnegan Way Coomera, A 328041, dated 17/12/2015, prepared by Eldon Bottcher Architect Pty Ltd. b All measures required by the approved BMP must be implemented prior to the commencement of the use of the premises. c The approved BMP must be complied with at all times for the life of the development and the use of the premises. *Information note:* *A notification has been placed on Council's rates card for the property advising that an approved bushfire management plan is in existence, is available to ensuing owners, and must be complied with by ensuing owners.* *Information note:* • *Where the bushfire management plan (BMP) has triggered the requirements of AS3959.2009 – Construction of dwellings in bushfire prone areas, the Queensland Fire & Emergency Services (QFES) only assesses the development's compliance with the applicable performance criteria.*	**Timing** As indicated within the wording of the condition.

	• *QFES does not accept any responsibility or liability for, or give approval as to the accuracy of the bushfire attack levels that are contained in the BMP.*	
16	**Certification of compliance with approved bushfire management plan** The applicant must provide certification from a suitably qualified professional that the approved bushfire management plan (BMP) has been fully implemented on-site.	**Timing** This certification must be provided to Council prior to the commencement of the use of the premises.
17	**Bushfire management information for new purchasers** The applicant must provide a copy of the approved bushfire management plan (BMP) inclusive of the Queensland Fire & Emergency Services Cover Sheet to each new purchaser and, in the case of a community titles scheme, the BMP must also be referenced in the Community Management Statement, so that each resident is informed about: a The requirement for the approved BMP to be complied with at all times for the life of the development and the use of the premises; b The potential bushfire hazard on the site; c Their responsibility for fire management; and d The measures available for ongoing fire hazard mitigation.	**Timing** Prior to the transfer or sale of property.
18	**Road design to provide access for fire fighters** Roads are to be designed and constructed to provide safe access for fire fighters.	**Timing** At all times.
19	**Water supply requirements for fire-fighting (reticulated water supply)** For uses involving new or existing buildings with a gross floor area greater than 50m^2, each lot must have a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire-fighting purposes at all times.	**Timing** Prior to the use commencing and then maintained at all times.
20	**Deviations require approval** Should any changes to the development or site parameters occur, the applicant is responsible for advising the bushfire consultant to ensure that the bushfire management plan (BMP) is not affected by these changes. This is including but not limited to areas of revegetation, conservation, covenants and retained bushland. Where amendments to the development or site parameters are proposed, an amended bushfire management plan (BMP) that takes into account the changes may be required to be lodged. Any such amended plan will be subject to further assessment and approval.	**Timing** At all times.
21	**Compliance with the recommendations** All recommendations made in response to the bushfire management plan (BMP) by the bushfire consultant or Queensland Fire & Emergency Services (QFES), should be considered as requirements and conditions of approval for this application unless otherwise stated in writing by the Gold Coast City Council. Where there is a conflict, the conditions listed within the BMP apply.	**Timing** At all times.
22	**Approved bushfire management plan and Council's decision notice**	**Timing** At all times.

	A copy of the approved bushfire management plan (BMP) is to accompany Council's decision notice for this application and must be distributed to individual and future lot owners.	
HEALTH AND REGULATORY SERVICES		
23	**Wheelie bins – individual servicing points** The wheelie bin servicing points must comply with the following requirements: a Sufficient access and clearance for the waste collection vehicles to service the bins, including adequate unobstructed overhead space for the swinging arm action of the waste collection vehicle b Clearly separated from car parking bays, driveways, footpaths and pedestrian access, and any other similar areas c Clear of speed control devices or similar provisions which inhibit direct access to the bins for servicing d Minimum road frontage of one (1) metre per wheelie bin	**Timing** At all times
24	**Wheelie bins – individual storage point** Wheelie bins must be stored at each dwelling as detailed on individual dwelling house type and frontage plans prepared by MPS Architects dated 25 October 2018 (Reference No. MPS 2686 DA09 – MPS 2686 DA053C).	**Timing** Prior to occupation of the development
25	**Acoustic report – prior to building approval** An acoustic report must be submitted and approved by Council prior to Building Approval. The report shall include: a The expected impact of noise from Finnegan Way on residential dwellings located on Lots 1 – 9 of the proposed development; b Assessment of the impact of traffic noise (including external areas) against the applicable criteria, in accordance with AS2107 - Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors and AS3671 - Acoustics – Road Traffic Noise Intrusion – Building Siting and Construction; and c The required control measures to achieve compliance with the applicable criteria and standards. The development must be designed and constructed in accordance with the recommendations of the approved acoustic report and any other conditions imposed in the approval of the report.	**Timing** Prior to Building Approval
SEWERAGE		
26	**SEWER RETICULATION** a All lots within the development must be connected to Council's sewer reticulation system at no cost to Council. b The applicant is responsible for any external works necessary to connect to Council's live sewer reticulation system.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
27	**Design, construction and standard of sewer reticulation** The design, construction and standard of the required sewer reticulation infrastructure to be carried out by the applicant must be	**Timing** At all times.

	in accordance with South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).	
28	**Connection point** a Lots 1 to 17 as indicated on Subdivision Proposal Plan Project Number 7040.36_ POD_RevA by Arnold Development Consultants dated 16/10/2018 shall be connected to the existing 150mm main in Jimmy Road as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. b Lots 18 to 55 as indicated on Subdivision Proposal Plan Project Number 7040.36_ POD_RevA by Arnold Development Consultants dated 16/10/2018 shall be connected to the existing 300mm main in Finnegan Environmental Reserve south-east of the proposed lots as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. c The applicant is required, at no cost to Council to construct 150 mm sewer mains, from the nominated connection points above to each lot within the development site, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
29	***Non-trunk sewer infrastructure works*** a The applicant is required to construct a 150mm sewer main from Lot 17 as indicated on Subdivision Proposal Plan Project Number 7040.36_ POD_RevA by Arnold Development Consultants dated 16/10/2018 to Council's existing 150mm main located at Jimmy Road, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. b The applicant is required to construct 150mm sewer mains along Elise Avenue, Tess Road, Niccy Road and Lilly Pilly Drive to Council's existing 300mm main located in Finnegan Environmental Reserve south-east of the lots, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
30	**Operational work (works for infrastructure) application required** The applicant must obtain a development permit for operational work (works for infrastructure) for any works (including augmentations) where the sewerage infrastructure assets are to be owned and/or maintained by Council.	**Timing** Prior to works occurring.
31	**Connection and disconnection – arrangements with Gold Coast Water** Any connections and disconnections to the existing sewerage network must be at the applicant's cost. The applicant must obtain	**Timing** Prior to connection and/or disconnection to existing infrastructure.

	written approval for the connection and disconnection to the existing sewerage network from Gold Coast Water (phone 1300 694 222).	
32	**Completion of external connections** All external sewer connections (including the completion of all infrastructure downstream of the development site to the point of connection and approved augmentation works) must be completed in accordance with engineering plans approved by Council and the connection application as approved by Gold Coast Water.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
33	**Public utility sewer easements to be provided** Public utility sewer easements must be provided for the purposes of access, maintenance and construction of services, in favour of and at no cost to Council, over Council's sewer infrastructure located in private land. Such easements must meet the following requirements: a Easement widths must comply with the requirements specified in South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code) for sewerage infrastructure. b The applicant must provide to Council a certification from the Registered Land Surveyor that the easements are correctly located over the infrastructure and meet the requirements of paragraph (a) of this condition. c The terms of such easements shall be to the satisfaction of Council's Chief Executive Officer. d Easement plans and associated documents must be duly signed by the owner of the burdened land (and any mortgagees, if necessary) before they are submitted to Council for execution. e When registering the easements, the Form 9 document shall refer to Registered Standard Terms Document No. 707918364. f No landscaping works involving tree/shrub plantings are permitted within Council's easement.	**Timing** The terms of the easement shall be executed prior to the earlier of compliance assessment of the Reconfiguring of a Lot plan or commencement of the use of the premises.
WATER SUPPLY RETICULATION		
34	**Water supply reticulation (potable only)** a All lots within the development must be connected to Council's potable water supply reticulation system at no cost to Council. b The applicant is responsible for any external works necessary to connect to Council's potable water supply reticulation system.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
35	**Design, construction and standard of water supply reticulation** The design, construction and standard of the required water supply reticulation infrastructure to be carried out by the applicant must be in accordance with South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).	**Timing** At all times.
36	**Connection point** a The existing 100mm mains in Jimmy Road, Elise Avenue, Tess Road and Niccy Road must be used as the potable	**Timing** Prior to a request for compliance assessment

	water supply connection points, unless otherwise approved by Gold Coast Water. b The existing 110mm mains cross connecting the eastern and western ends of Lilly Pilly Drive must be used as the potable water supply connection points, unless otherwise approved by Gold Coast Water. c The applicant is required, at no cost to Council to construct 100 mm potable water mains, from the nominated connection points above to each lot within the development site, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. d Where mains exist on the opposite side of the street, conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted). This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.	of the Reconfiguring of a Lot plan.
37	**Installation of property service, water meter box and meter** The applicant must: a Make application to Gold Coast Water for Gold Coast Water's Asset Audit and Handover Section (phone 1300 694 222) to arrange the property service, water meter box and meter installation. i The property service, water meter box and water meter shall be provided, at the boundary of each single residential lot, in accordance with *South East Queensland Design and Construction Code (SEQ D&C Code), Gold Coast Waters Network Modifications, Extension and Connections Policy and Procedure and/or any applicable COGC policies and procedures)*, at the applicant's cost; b Make application for Gold Coast Water to remove any redundant water meters and/or services, at the applicants cost. Removal must comply with *Gold Coast Waters Network Modifications, Extension and Connections Policy and Procedure*.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
38	**Non – trunk water infrastructure works** a The applicant is required to construct 100mm potable water mains along Jimmy Road and Elise Avenue to Council's existing 100mm mains located at Jimmy Road and Elise Avenue and a 100mm main along Lilly Pilly Drive from Elise Avenue to the existing 110mm cross connection near the corner of Finnegan Way and Lilly Pilly Drive, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. b The applicant is required to construct 100mm potable water mains along Tess Road and Niccy Road to Council's existing 100mm mains located at Tess Road and Niccy Road and a 100mm main along Lilly Pilly Drive from Tess Road to the existing 110mm cross connection near the eastern end of Christine Drive and Lilly Pilly Drive, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan,	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.

	K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	
39	**Operational work (works for infrastructure) application required** The applicant must obtain a development permit for operational work (works for infrastructure) for any works (including augmentations) where the water infrastructure assets are to be owned and/or maintained by Council.	**Timing** Prior to works occurring.
40	**Connection and disconnection – arrangements with Gold Coast Water** Any connections and disconnections to the existing water network must be at the applicant's cost. The applicant must obtain written approval for the connection and disconnection to the existing water network from Gold Coast Water (phone 1300 694 222).	**Timing** Prior to connection and/or disconnection to existing infrastructure.
41	**Completion of external connections** All external water connections (including the completion of all infrastructure downstream of the development site to the point of connection and approved augmentation works) must be completed in accordance with engineering plans approved by Council and the connection application as approved by Gold Coast Water.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan
42	**Supply standard** The applicant must provide water supply to the standard specified in Council's Land Development Guidelines and Gold Coast Waters Network Modifications, Extension and Connections Policy and Procedure.	**Timing** At all times.
43	**Fire loading** Fire loading must not exceed 15L/s for 2 hours duration.	**Timing** At all times.
PLUMBING		
44	**Application for compliance permit for sewerage works required** The applicant must make an application to Council (Plumbing and Drainage Services) for a compliance permit for any compliance assessable sewerage works within the property. Without limiting the requirements of the *Plumbing and Drainage Act 2002* with which the works must comply, the application must: a be accompanied by a hydraulic design for all sewerage works within the property; b comply with Council's: i *Trade Waste Policy*; and ii *Trade Waste Pre-treatment Policy and Guidelines)*; and c comply with Council's Waste Management Policy Relating to Refuse Requirements for Proposed and Existing Building Developments Within the City of Gold Coast dated January 1995. *Information note:* • *Sewerage works must not be carried out until a compliance*	**Timing** Prior to any on-site sewerage works occurring on site.

	permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works. • *Plumbing and drainage approval is not an approval to discharge trade waste to Council's sewerage system. The generator of trade must complete an Application for Approval to Discharge Trade Waste to Council's sewerage system (available on Council's website) prior to discharging any trade waste.*	
45	**Application for compliance permit for water supply plumbing work required** The applicant must make an application to Council (Plumbing and Drainage Services) for a compliance permit for any compliance assessable water supply plumbing work within the property. Without limiting the requirements of the *Plumbing and Drainage Act 2002* with which the works must comply, the application must: a be accompanied by a hydraulic design for all water services within the property; and b comply with Section 7 of Council's *Land Development Guidelines*. *Information note:* *Water supply plumbing works must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works*.	**Timing** Prior to works occurring.
46	**Application for compliance permit for fire services plumbing work required** The applicant must make an application to Council (Plumbing and Drainage Services) for a compliance permit for all fire services plumbing work within the property. Without limiting the requirements of the *Plumbing and Drainage Act 2002* with which the works must comply, the application must be accompanied by a hydraulic design for all fire services within the property. *Information note:* *Plumbing works for fire services must not be carried out until a compliance permit under the Plumbing and Drainage Act 2002 has been issued by Council for the works.*	**Timing** Prior to works occurring.
47	**Individual sub-metering to be provided** The developer shall provide individual sub-metering for all units within the complex including any common property, in accordance with *Sub-metering Policy dated 1 January 2008*, as follows unless otherwise approved by Gold Coast Water. a All meters and their locations shall be approved by Plumbing and Drainage. b For complexes that are dual reticulated, a sub-meter shall be supplied for each service. c Automatic Meter Reading (AMR) technology shall be utilised where free access for meter reading cannot be provided. d For high-rise complexes, sub-meters shall be installed in common areas such as stairwell landings or beside the elevator shaft. e For high-rise developments, the developer shall furnish the plumbing works, manifolds and the meter cabinets in a way	**Timing** At the time of lodgement of the Plumbing and Drainage application.

	that the sub-meter and its respective unit connection can be verified easily.	

RECONFIGURING A LOT

B Under Delegated Authority, the Manager City Development approves the issue of a development permit for reconfiguring a lot for 55 residential lots, roads and public open space, subject to the following conditions:

APPROVED DRAWINGS

1 **Approved drawings**

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

Plan No.	Title	Date	Prepared by
7040.36_POD_RevA	Subdivision Proposal Plan	16/10/2018	Arnold Development Consultants
7040.36_MB_Rev D	Metes and Bounds Plan	16/10/2018	Arnold Development Consultants
7040.36_STG	Staging Plan	30/10/2018	Arnold Development Consultants

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

2	**Changes requiring further approval** Changes to the approved design that are not generally in accordance with the approved plans/drawings require approval in accordance with the *Sustainable Planning Act 2009*; except as follows: Where changes to the approved design are undertaken to comply with a signed written instruction from the Chief Executive Officer or his representative because of on site or in-situ conditions or errors or omissions in approved drawings, such changes will be accepted as being a permissible change and no further approval from the assessment manager will be required. *Information note:* *The Sustainable Planning Act 2009 sets out the procedures for changing approvals where the change can be classified as a permissible change. If the change is not a permissible change, a new development approval is required.*	**Timing** At all times.
3	**Decision notice and approved plans/drawings to be submitted with subsequent application** A copy of this decision notice and accompanying stamped approved plans/drawings must be submitted with any building development application or operation works application relating to or arising from this development approval.	**Timing** As indicated within the wording of the condition.
4	**Decision notice and approved plans/drawings to be retained on site** A copy of this decision notice and stamped approved	**Timing** At all times.

	plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.	
ROADS		
5	**Finnegan Way frontage works** a Design and construct the southbound carriageway of Finnegan Way to a 'Urban Sub-Arterial (2-lane)' classification for the full site frontage, including relevant line-marking and signage, to the satisfaction of the Chief Executive Officer. The southbound carriageway must have a minimum width of 5.5 metres (comprising 2m wide bike lane and 3.5m wide traffic lane), barrier kerb and channel and stormwater drainage, and 6m wide verge. b Note that the existing infrastructure (k&c, footpath and street lighting) on the northern corner of the Finnegan Way / Lilly Pilly Drive intersection will need to be removed and the corner reconstructed to achieve the 5.5m carriageway width in Finnegan Way. c Dedicate as road, any land required to maintain a minimum 6m verge width for the full extent of the Finnegan Way site frontage. d Design and construct a 2m wide footpath for the frontage of the site to Finnegan Way. e Design and install category V5 street lighting to Finnegan Way for the frontage of the site. *Information note:* *This condition is imposed in accordance with section 647 of the Sustainable Planning Act 2009 (i.e. non-trunk infrastructure).* f Design, construction and standard must comply with City Plan- Land Development Guidelines. g The applicant must submit the design and specifications of the trunk transport work to Council for approval. The applicant must, where the value of work (excluding GST) is $15,000 or more but less than $200,000, invite written quotes and submit at least three quotes to Council for approval h The applicant must not commence trunk transport works until approval of the design and specifications and a quote or tender has been received from Council. i The applicant must provide evidence of payment and construction progress reports in the Council required format with every refund claim submitted to Council. j The Applicant must ensure that the contractor obtains and keeps in force for the term of the works contract, contract works insurance of not less than the approved value plus 10% and provide a copy to Council if requested. k The applicant must obtain and keep in place public liability insurance of not less than $25,000,000 and include the Council as a named insured and provide a copy to Council if requested.	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or the commencement of the use. **Timing (g)** Prior to Public Tender and approval of operational civil works (trunk works). **Timing (h)** Prior to pre-start for operational civil works **Timing (i)** At time of refund claim **Timing (j)** At all times **Timing (k and l)** Prior to pre-start for operational civil works (trunk works)

	l The Applicant must indemnify the Council against any liability, loss or damage claimed against the Council arising from the applicant's provision of the works excluding any liability, loss or damage arising from the Council's own actions, omissions or negligence.	
6	**Roadworks: Residential collector streets** Design and construct Niccy Road to a 'Residential Collector Street' classification. The road must have a 7.5m wide carriageway and 4.5m wide verges on 16.5m (minimum) reserve. The transition from a 4.5m wide verge to a 2.5m wide verge can occur over a 5m length at the northern boundary of the site where the proposed road joins existing Niccy Road. *Information note:* *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009 (i.e. non-trunk infrastructure).*	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or the commencement of the use.
7	**Roadworks: Residential access streets** Design and construct Jimmy Road, Elise Ave and Tess Road to a 'Residential Access Street' classification. The road/s must have a 7.5m wide carriageway and 4.5m wide verges on 16.5m (minimum) reserve. *Information note:* *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009 (i.e. non-trunk infrastructure).*	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or the commencement of the use.
8	**Roadworks: Line-marking and signage to proposed new roads** a All line-marking and signage to proposed new roads shall be undertaken in accordance with the details contained on the relevant Council standard drawings and the latest version of the Queensland Manual of Uniform Traffic Control Devices (MUTCD). b A line-marking and signage plan must be submitted with and form part of the operational works drawings for the roadworks. *Information note:* *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009 (i.e. non-trunk infrastructure).*	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or the commencement of the use.
9	**Kerb and channel profile** All roads are required to have 'barrier' kerb and channel (k&c).	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or the commencement of the use.
10	**Kerb return radius** Kerb returns at all standard residential access and collector street intersections are required to have a 6 metre maximum radius. At intersections on higher order roads, kerb return can be increased to 8 metres (or more as required) to facilitate bus and truck movements.	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or the commencement of the use.

11	**Road names to be submitted for new public roads** a The applicant must submit to Council for approval, on a road hierarchy plan, specific road names and designations for all proposed public roads within the site. b Where an existing road is proposed to be extended, the extension is required to have the same road name as the existing road. c All engineering drawings submitted with any development application for operational work (works for infrastructure) must display the approved street names.	**Timing** The plan must be submitted and approved prior to the making of any development application for operational work (works for infrastructure).
12	**Land required for corner truncations** a Land required to provide corner truncations at all intersections within the development site must be dedicated as road reserve. b At standard intersections the minimum truncation required is an area made by three equal chords of a 6 metre radius. c The verge width at truncations must be a minimum of 4.5 metres (excluding laneway truncations). d Truncations must be included on the subdivision plans.	**Timing** Prior to the commencement of the use of the premises or if the application is for a subdivision be included on the subdivision plans.
13	**Footpaths** The applicant must design and construct concrete footpaths as follows: i 2 metre wide path along the eastern verge of Niccy Road. ii 1.5 metre wide path along the eastern verge of Jimmy Road. iii 1.5 metre wide path along the northern side of Lilly Pilly Drive between Jimmy Road and the existing path to the west. a The applicant must apply for and obtain a development permit for operational work (works for infrastructure) from Council for the design and construction of the above footpath/s. Approval of landscaping plans, which show the location of footpaths, is not to be taken as an approval to construct such paths. *Information note:* *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009 (i.e. non-trunk infrastructure).*	**Timing** Prior to the earlier of Council's compliance assessment of the subdivision plans or commencement of the use.
14	**Street lighting** The applicant must design and install a street lighting system (including connections and energising) to all roads within and bounding the subdivision, at no cost to Council. a The design and construction of the street lighting system must: i Be in accordance with *SC6.9 City Plan policy – Land development guidelines, Standard Specifications and Drawings*; ii Meet the relevant requirements of the electricity	**Timing** Prior to compliance assessment of the subdivision plan.

	supplier (where the supplier is ENERGEX, this includes ENERGEX's *Public Lighting Construction Manual*); and iii Be acceptable to the electricity supplier (eg. ENERGEX) as 'Rate 2 Public Lighting' (refer ENERGEX's *Rate 2 Public Lighting Design Parameters*).	
15	**Permanent Survey Marks and connection to lots** a Connect all lots to Permanent Survey Marks (PSMs) in accordance with *SC6.9.6.3.3 City Plan policy – Land development guidelines* and *Guidelines for Creation and Submission of ADAC.xml Files*. More specifically: i the proposed lots must be connected to at least 3 existing or new coordinated permanent survey marks for inclusion in the City of Gold Coast Contributed Assets Register. b The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the subdivision plan/s when giving such plan/s to Council for compliance assessment. c Where new Permanent Survey Marks are installed, they must comply with the requirements of *SC6.9.6.3.3 City Plan policy – Land development guidelines*. More specifically: i be placed in locations so as to provide good coverage over the extent of the survey; ii be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4th order for vertical accuracy in accordance with DNRM (Department of Natural Resources and Mines) Guidelines. d Provide written confirmation, from a registered cadastral surveyor, that the above has been achieved.	**Timing** Prior to a request for compliance assessment of the subdivision plan.
ELECTRICAL RETICULATION &TELECOMMUNICATIONS		
16	**Electricity supply** a Submit to Council a copy of the 'Certificate of Supply' from an authorised electricity supplier (e.g. ENERGEX) as evidence that underground low-voltage electricity supply (sufficient for the ultimate use of each lot) is available to all proposed lots. b In supplying power to the site, no additional poles and/or pole-mounted transformers are to be erected.	**Timing** Prior to Council's compliance assessment of subdivision plans.
17	**Telecommunications** a Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along new/existing roads, in accordance with telecommunications industry standards (e.g. Telstra or NBN Co standards). b Size the pit and pipe infrastructure so as to cater for future installation of fibre optic cables.	**Timing** Prior to Council's compliance assessment of subdivision plans.

	c Provide certification to Council, from the authorised telecommunications carrier/contractor, that the works and infrastructure required above have been undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra or NBN Co standards). d Provide separate certifications for each individual stage within a multi-stage development. *Information note:* *For sites comprising 100 dwelling/lots or more, underground fibre optic cabling must be installed by NBN Co or an alternative carrier.*	
WORKS – COMPLIANCE AND COMPLETION		
18	**Compliance assessment of subdivision plan before completion of all works** In the event the applicant seeks the issue of a compliance certificate for the subdivision plan under section 407 of the *Sustainable Planning Act 2009* before all conditions have been complied with and, if Council, in its absolute discretion, agrees to the request the applicant must, before the compliance certificate is issued: b Give security to Council in the amount and form required by *SC6.9 City Plan policy – Land development guidelines, Standard Specifications and Drawings* and enter into a uncompleted works bond agreement with Council; and c Provide the following 'Preliminary As Constructed' data for the constructed sewerage and stormwater infrastructure works that will come under Council's ownership as contributed assets, certified by a Registered Professional Engineer of Queensland (RPEQ), in both hard copy and digital format in accordance with *Council's Standard Electronic Format For As Constructed Data*: i A completed As Constructed Data Submission Form available on Council's website (Tracks document #18557146); ii A Services Location Plan complying with the requirements of Council's *Standard Electronic Format For As Constructed Data* but also including the following additional information; A Location of sewerage house connections determined by offsets from allotment boundaries; B Location of As Constructed and/or proposed stormwater structures and lines in private property, showing easements (e.g. Property pits, field inlets, headwalls, stormwater pipework etc.); C Allotment numbers; and D The GCCC file reference PN# and any operational work approval numbers.	**Timing** As indicated within the wording of the condition.
19	**Compliance with Land Development Guidelines and operational work development permits** Unless otherwise specified in the conditions of this development permit, all works the subject of this approval must:	**Timing** At all times.

a Be designed, constructed and maintained in accordance with *SC6.9 City Plan policy – Land development guidelines, Standard Specifications and Drawings*; b In the case of assessable development, be approved by effective development permits for operational work prior to such works commencing, as this approval does not include approval of any operational work; and c Where any Standard and/or Specification and/or Code and/or Document as referred to or referenced in the *Land Development Guidelines* has been replaced or superseded, then the later or new Standard and/or Specification and/or Code and/or Documents are to be used. To be clear, the latest edition of any Standard, Specification, Code or Document is to take precedence.	
HYDRAULICS	
20 **Overland flow paths and hydraulic alterations** a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site ii Increase flood levels external to the site iii Increase duration of inundation external to the site that could cause loss or damage	**Timing** At all times.
21 **Deleted.**	
STORMWATER AND WATER QUALITY	
22 **Stormwater management plan to be complied with** The applicant must, submit certification from a Registered Professional Engineer Queensland (RPEQ) specialised in stormwater management confirming that all works have been carried out and completed in accordance with the approved stormwater management plan being "Residential Development 43 Finnegan Way, Coomera, Stormwater management plan, Revision 02" dated 22 October 2018 prepared by ADG Engineers (Aust) Pty Ltd.	**Timing** The certification must be submitted prior to compliance assessment of the subdivision plan
23 **Deleted.**	
24 **Deleted.**	
25 **Deleted.**	
26 **Engineering design drawings and supporting information for stormwater devices** a The applicant must submit to Council detailed engineering design drawings and supporting information for all stormwater management devices (e.g. grassed swales, wetlands, gross pollutant traps, bioretention basins, etc.) identified in the approved stormwater management plan. b Construction protection measures for the stormwater quality improvement devices are to be defined within the detailed engineering drawings (e.g. geo fabric and grassed turf must	**Timing** At the time of lodgement of a development application for operational work (works for infrastructure).

	be placed over the bioretention device during the construction phase) in accordance with City Plan Policy - Land Development Guidelines. c The engineering design drawings and supporting information are to be prepared in accordance with the City Plan Policy - Land Development Guidelines. d The engineering design drawings must include detail information of the major and minor drainage system of the proposed development including hydraulic calculations. e The engineering design drawings of the stormwater devices must include certification from a qualified professional engineer (RPEQ or equivalent) specialising in geotechnical engineering confirming that all cut, fill and batters (1:2) of the basin will achieve adequate stability with a factor of safety greater than 1.5. f If lots are not graded to a road, the engineering design drawings must identify the inter-allotment drainage system, including post developed contour levels. g The applicant must submit the drawings and information at the same time and together with a development application for operational work (works for infrastructure). This information must be provided within the bulk earthworks diagram if the filter media is to be placed within the device prior to commencing civil works on-site.	
27	**Certification that engineering drawings reflect stormwater management measures** The applicant must provide to Council certification from a Registered Professional Engineer Queensland (RPEQ or equivalent) specialising in stormwater that the submitted engineering drawings accurately reflect the stormwater management measures contained within the approved stormwater management plan.	**Timing** At the time of lodgement of any development application for operational work (works for infrastructure).
28	**Bioretention basin maintenance management plan (specific condition)** a Prepare a bioretention basin maintenance management plan (MMP) and submit it to Council for record purposes. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy – SC6.11 Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012. b The MMP must include, but not necessarily be limited to, the following key information: i Design intent and description of the device(s). ii The location and specific dimensions of the device(s). iii Approved / designed water quality objectives. iv Water quality monitoring procedures. v Monitoring frequency. vi Specifications and procedures for device(s) maintenance. vii Plant and equipment access details for maintenance activities.	**Timing** Prior to Council accepting the works ‘On Maintenance’.

	viii Maintenance activity schedule defining frequency, area (m2) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum. ix Performance indicators / intervention levels / triggers for reactive maintenance. x Any necessary preventative maintenance measures. xi Acceptable solutions for specific items, i.e. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc. xii Approximate lifecycle maintenance costs.	
29	**'On Maintenance' period for stormwater treatment devices** a The applicant is responsible for a 24-month 'On Maintenance' period for all stormwater treatment devices in accordance with City Plan Policy - Land Development Guidelines. During the 'On Maintenance' period, the applicant, and not Council, is responsible and liable for: i Maintaining stormwater treatment devices; ii Rectifying any defects and any damage that occurs, unless the damage is directly attributable to Council activities; and iii Undertaking water quality monitoring and submitting the results to Council, monthly, for assessment. b All works must be completed in accordance with the approved stormwater management plan at no cost to Council. c Bioretention devices will not be accepted as 'On Maintenance' until at least 80% of the contributing internal catchments have been completed and stabilised.	**Timing** Prior to Council accepting the treatment devices 'On Maintenance'.
30	**Public utility (stormwater) easements to be provided** Public utility (stormwater) easements must be provided for the purposes of access, maintenance and construction of services, in favour of and at no cost to Council, over Council stormwater infrastructure located in private land, including inter-allotment drainage systems. Such easements must meet the following requirements: a Easement widths must comply with the requirements specified in City Plan Policy - Land Development Guidelines, Standard Specifications and Drawings for stormwater infrastructure. b Notwithstanding the easement width requirements specified in City Plan Policy - Land Development Guidelines, Standard Specifications and Drawings, a 400 mm minimum horizontal clearance is required between infrastructure of differing types. c The applicant must provide to Council a certification from the surveyor that the easements are correctly located over the infrastructure and meet the requirements of paragraph (a) of this condition. d The terms of such easements shall be to the satisfaction of the Chief Executive Officer. e Easement plans and associated documents must be duly signed by the owner of the burdened land (and any	**Timing** The terms of the easement shall be executed prior to the earlier of compliance assessment of the subdivision plan or commencement of the use of the premises.

	mortgagees, if necessary) before they are submitted to Council for execution. f When registering the easements, the Form 9 document shall refer to the Registered Document No. 707918364.	
31	**Stormwater headwalls, outlets and associated flow paths and channels** a All stormwater headwalls/outlets and associated flow paths and channels must be: i Treated in a manner appropriate to their proposed landscaped surrounds; and ii Constructed in accordance with City Plan Policy - Land Development Guidelines, Standard Specifications and Drawings to avoid erosion and batter deterioration. For example, the channel from a stormwater outlet discharging into an area of revegetation must be constructed as a natural channel using site rock/stone and planted/revegetated as appropriate. b The aprons in front of stormwater headwalls must be constructed to ensure no under-scouring can occur. c The areas of cut surrounding the headwalls must be sufficiently stabilised to the satisfaction of the Chief Executive Officer to ensure that no erosion or destabilisation occurs.	**Timing** At all times.
EROSION AND SEDIMENT CONTROL		
32	**Erosion and sediment control** a Erosion, sediment and dust control measures must be designed, implemented and maintained in accordance with the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008). b Sediment control structures (e.g. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff. c 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. d To minimise unvegetated areas: i Construction activities must be staged; ii Filled areas must be turfed or seeded immediately on completion; and iii No area should remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area. e Immediately after completion of the construction of an open drain: i The open drain must be turfed, unless approved otherwise in a Council approved stormwater management plan; and ii A turf strip must be placed at 90 degrees to the invert every 10 metres to prevent scouring along the turf	**Timing** During operational / construction works (works for infrastructure and/or change to ground level).

	edge. Reinforced turf must be used where invert grades exceed 5%. f Immediately after backfilling behind all kerbing: i A turf strip 1 metre wide must be placed behind all kerbing; and ii A turf strip must be placed at 90 degrees to the kerb every 10 metres to prevent scouring along the turf edge, in accordance with Figure 2.5 (Application of Grassed Filter Strips down a slope) of the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008). g 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. h The following inspection program must be carried out before the site is fully rehabilitated: i Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and ii Inspections after each storm event to assess the adequacy of the erosion control measures. The applicant must make good any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site. i Water quality must be monitored in accordance with Section 7.5 of the *Best Practice Erosion & Control* (IECA Australasia, November 2008) and compared with water quality objectives. A monitoring report must be prepared and retained at the site office and made available to Council's inspectors upon request. The applicant must notify Council's Contributed Assets Section and Department of Environment and Heritage Protection of any non-compliance to water quality objectives and the corrective actions taken by the applicant within 48 hours of the non-compliance.	
33	**Construction of sediment basin** a The sediment basin(s) for the construction phase must be designed in accordance with Appendix B of the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008). b Each sediment basin must have the capacity to treat flows to current best practice standards and as a minimum must be designed to contain all the stormwater runoff from the 85th percentile 5 day rainfall depth and in addition be designed and maintained to store 2 months sediment from the receiving catchment, as determined using the Revised Universal Soil Loss Equation. c Sediment basins must be dewatered within 5 days after each rainfall event. d Sediment basins and associated structures such as inlets, outlets and spillways must be designed and constructed to	**Timing** During operational / construction works (works for infrastructure and/or change to ground level).

	be structurally sound for a 10 year ARI rainfall event under normal circumstances. e A high-flow bypass system must be included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events. f Accumulated sediment from basins and other controls must be removed within two months and disposed of appropriately without causing water contamination.	
34	**Inspections and reporting** a All erosion and sediment control measures must be inspected in accordance with Section 7 of the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008) on a weekly basis and following runoff events until the rehabilitation works of the site is completed to the satisfaction of the Chief Executive Officer of Council. b All drainage control structures such as diversion banks, diversion channels and temporary culvert protections must be inspected daily to ensure they have not been damaged by machinery and are serviceable in readiness for the next rainfall event. c Where inspection indicates a non-conformance, a Non-Conformance Report must be generated. This report must include but not limited to the following: i Details of the nature and cause of non-conformance; and ii Details of the required corrective actions. Corrective actions must be carried out within 24 hours where practicable or as agreed with the Construction Superintendent. d A monthly summary of Erosion and Sediment Control (ESC) performances must be compiled and retained at the site office and made available to Council's inspectors upon request. This report must include but not limited to the following: i Filled in ESC inspection checklist of *Best Practice Erosion & Sediment Control, Section 7, Site Inspection Checklist* (IECA Australasia, November 2008); ii Description of any incidents of non-conformance and corrective actions; iii Results of corrective actions; and iv Revisions to the Erosion and Sediment Control Plan (ESCP).	**Timing** During operational / construction works (works for infrastructure and/or change to ground level).
REHABILITATION / REVEGETATION		
35	**Preparation of rehabilitation management plan (as a component of an open space management plan [OSMP])** A rehabilitation management plan for the areas of public open space must be prepared in accordance with: a In accordance with City Plan (V3) policy SC6.10- Landscape Work;	**Timing** As indicated within the wording of the condition.

	b The South East Queensland (SEQ) Ecological Restoration Framework c Conditions of this approval. The rehabilitation management plan (as a component of the open space management plan) must contain the following information (as applicable): d Details of proposed rehabilitation works including proposed species and planting palette. e Planting modules to demonstrate planting densities. f All weeding works required, including a full list of known weeds on site and how each weed can be adequately managed. g The required ongoing management/maintenance regimes, including: i Plans indicating maintenance areas/zones; i Schedules of works including frequency and tasks; ii Allocation of labour and resources to perform tasks; iii Nomination of key performance indicators/criteria for monitoring purposes (e.g. All revegetation areas minimum 90% weed free, etc.); iv Time allocated to perform various tasks (e.g. top up mulch, pruning, topdressing, etc.); v Defects liability for materials such as replacement of dead plant species of equivalent species and vigour; vi Coordination of services such as irrigation repair or civil infrastructure maintenance (such as stormwater) that may impact on the landscape establishment and maintenance periods; vii Management of bushfire hazard (only where appropriate); viii Management of domestic farm/feral animals (if appropriate); ix Tree management procedures; x Management and maintenance regimes for sediment and erosion control devices, and irrigation; xi Proposed future need for infrastructure, including public facilities; and xii Management and control of declared plants and recognised environmental weeds.	
36	**Ongoing compliance with the approved rehabilitation management plan** The rehabilitation, management and maintenance measures and monitoring required by the approved rehabilitation management plan and any conditions imposed on the compliance certificate must be complied with.	
VEGETATION MANAGEMENT		
37	**Vegetation management plan to be submitted for approval** a The applicant must submit a vegetation management plan ('VMP') to Council for approval. No clearing of any Protected Vegetation can occur until a development permit for	**Timing** At the same time as making a development application for operational

operational work (vegetation clearing) is secured. For this condition, '**assessable vegetation**' is vegetation that is: For this condition '**Assessable Vegetation'** is defined as vegetation that is: • Greater than four (4) metres in height; • equal to, or in excess of 40 centimetres in girth (circumference) measured at 1.4 metres above average ground level irrespective of the domain or LAP; • remnant vegetation and its native under-storey as identified on the Vegetation Management Overlay Map; or • disturbed/re-growth/wetland vegetation and its native understorey as identified on the Environmental Significance - Vegetation Management Overlay Map b The VMP must be prepared by a suitably qualified professional and include all the following information: i The following particulars (including drawings) of the land: A The real property description and street address; B A site analysis plan; C Scale and north point; and D Location of existing and approved buildings, structures, services and roads. ii The following particulars of Protected Vegetation on and adjacent to the site: A Location of the Protected Vegetation, indicating which vegetation is proposed to be retained, relocated, removed or damaged; and B Particulars of vegetation type, including species name, common name, height and girth, radial distance of canopy and root zone. iii The location (to be accurately mapped) of any vegetation on and adjacent to the site that is: A 'remnant vegetation' mapped under the *Vegetation Management Act 1999* (Qld). iv The following information in relation to proposed vegetation management: A Particulars of how the vegetation is proposed to be damaged; B A statement of the reasons why the damage is necessary and any relevant factors associated with the purpose of the proposed damage; C Details of how fauna will be managed during vegetation clearing; D Details of location, size and species of replacement vegetation to compensate for the loss of damaged vegetation; E Details of all proposed buildings, site access and services; F Details of strategies and methods to be implemented to protect vegetation to be retained, relocated or pruned from damage, and how site works will be managed to ensure the same; G Methods for the reuse of felled vegetation from the subject site;	work (vegetation clearing) or prior to commencement of works.

H Disposal methods for remaining debris after the above methods have been employed; I Details of any proposed rehabilitation to be undertaken; J Treatment of surfaces adjacent to any vegetation to be retained on site (e.g. grassing, bitumen paving and the like); and K For any vegetation to be retained adjacent to hardstand areas or structures, an appraisal prepared by a suitably qualified horticulturalist/arborist of the health and vigour of the subject vegetation including stage of growth, predicted gross morphology, crown framework and extent of root system.	

OPEN SPACE

38 **Transfer of open space**

a The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):

Purpose	Description on Plan	Plan Reference
Waterway/Drainage Reserve	Drainage Reserve	Subdivision Proposal plan (7040.36_POD RevA dated 16.10.18)
Conservation Area	Conservation Parkland	Subdivision Proposal plan (7040.36_POD RevA dated 16.10.18)
Non-trunk Recreation Park (2,685m² in area)	Active Park	Subdivision Proposal plan (7040.36_POD RevA dated 16.10.18)

b The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to Council of the City of Gold Coast as Trustee.

c Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.

d The applicant must lodge the transfer documents with Council.

e The transfer of the land to Council must be at no cost to Council.

Information note:

Non-trunk Infrastructure - This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.

Timing

Transfer documents are to be lodged with Council at:

a The same time as lodgement of the subdivision plans, or

b If no subdivision plans are required, prior to the commencement of the use.

Where subdivision plans are required, the applicant must provide Council with evidence of the transfer of the land identified in paragraph (a) within 30 days of the registration of the subdivision plan that shows the entirety of the land identified in paragraph (a).

39	**Preparation of open space management plan (OSMP)** a An open space management plan ('OSMP') must be prepared, addressing all areas of land to be transferred to Council or that must be publicly accessible. b The OSMP must be prepared by a suitably qualified professional and must be: i In accordance with City Plan's SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy; and ii Generally in accordance with: A The Open Space Management Statement (being Open Space Management Statement Proposed Residential Estate – Coomera Parks Stage 3, dated June 2016, Rev. C, prepared by Byrns Lardner Landscape Architecture & Environmental). B The approved reconfiguration layout (including any amendments required by these conditions). C Relevant conditions of approval. c The submitted OSMP must demonstrate compliance with the Open space requirements in SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy and must address the following site-specific issues: i Provide park type and purpose (i.e. Waterway/Drainage Reserve, Conservation, Bushland etc.); ii The Non-trunk Recreation Park must not have a gradient exceeding 1 in 10 and must include appropriate embellishments. iii Demonstrate post development flood immunity design criteria for the non-trunk local recreation park in accordance with City Plan Part 4 Local Government Infrastructure Plan Table 4.4-8; iv Ecological values (remnant vegetation, significant flora and fauna) within public open space; v Provide rehabilitation detail (Natural, Assisted Natural Regeneration, Reconstruction and Fabrication) for all areas to be dedicated as public open space including any areas affected by proposed change to ground level works; vi Provide timing and performance indicators for all rehabilitation and weed control works; vii Provide contingency measures for areas which may fail through excessive weed control or assisted natural regeneration activities; viii Show stormwater infrastructure to be constructed within/adjacent proposed public open space; ix Provide detail of access infrastructure (bollards, fencing, gates etc.) at interface of public open space and private allotments and demonstrate how Council will gain suitable access for maintenance; x Bushfire management planning recommendations (if applicable); and	**Timing** As indicated within the wording of the condition.

	xi Provide cross-sectional elevations of the interface between private allotments and public open space showing the following: A Grade of land (horizontal: vertical) B Any retaining structures and setbacks from proposed public open space; and C Pathways and trails. xii Specific issues relating to Ecological Assessment 40 **Compliance assessment of OSMP** The OSMP is a document requiring compliance assessment under the *Sustainable Planning Act 2009*. A request for compliance assessment must be made in accordance with the *Sustainable Planning Act 2009* for a compliance certificate approving the document, in accordance with the following: **Matters or things against which the document must be assessed** City Plan **Compliance assessor:** City of Gold Coast **When the request for compliance assessment must be made** Prior to the approval of any development applications for operational work (inclusive of change to ground level, works for infrastructure, vegetation clearing or landscape work). The OSMP is not an approved report until a compliance certificate has been issued in respect of it. 41 **Compliance certificate with future operational work development applications** A copy of compliance certificate for the OSMP must be provided with any future operational work development applications. 42 **Compliance with OSMP prior to acceptance of open space 'On Maintenance'** a All works specified in the OSMP and any conditions imposed on the compliance certificate must be carried out in accordance with the approved plan at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to Council accepting the open space 'On Maintenance' in accordance with the City Plan's SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy. b The applicant must provide certification from a qualified professional that all works in the approved OSMP and associated design drawings have been implemented on-site in accordance with the OSMP and the conditions of approval as stated on the compliance certificate approving the OSMP. This certification must be provided to the Council prior to accepting the works 'On Maintenance'.	
43 **Detailed landscape plans for public open space to be submitted for approval** a The applicant must submit to Council for approval detailed landscape plans, by making a development application for operational work (public landscape work). b Landscape works must not commence on the site until	**Timing** Prior to any landscape works occurring.

Council has issued a development permit for operational work (public landscape work), or unless otherwise approved by a Council Officer from the Open Space Assessment Branch. c Without limiting the requirements of the planning scheme's Landscape Work Specific Development Code, the detailed landscape plan must: i be prepared by a qualified landscape architect or similar landscape design professional; ii be in general accordance with the Statement of Landscape Intent, being Statement of Landscape Intent Coomera Parks Stage 3 – Response to Council Information Request, dated June 2016, Issue C, prepared by Byrns Lardner Landscape Architecture & Environmental; iii be in general accordance with the approved Open Space Management Plan; iv reflect the approved layout (including any amendments to that layout required by these conditions) and the conditions of this approval; xi Provide locations for the retained vegetation, in accordance with the conditions of this approval; xii Comply with the City Plan's SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy; xiii for works in the road reserve – comply with the following requirements: A Trees must not be aligned with side boundaries or where underground services are located; B Tree planting must be set back a minimum of one metre from the nominal kerb line; C Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800 mm on maturity; D Trees must be kept a minimum distance of two metres laterally from inlet gullies; E Trees must not be planted within twenty metres of the approach side and six metres of the departure side of intersections that are not equipped with traffic signals; F All built structures associated with an entry statement must be located within private property; and xiv for all public open space areas – comply with the following requirements: A Compliance with the City Plan's SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy; B Details of all landscape works including new planting, rehabilitation works, built structures, stormwater treatment devices and wetland areas must be provided; C All paved areas, including car park areas and shelters, are to be designed to accommodate disability access;	

	x include detailed design drawings of the stormwater treatment train including bioretention systems xi (if required by the conditions of this approval) which have been prepared in consultation with a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater;	
	d The landscape works must be constructed in accordance with the approved landscape plan.	**Timing** Compliance with (d) to occur prior to the earliest of a request for compliance assessment of the subdivision plan, or if an uncompleted works bond agreement is entered into with Council prior to Council accepting the works 'On Maintenance'.
44	**'Pre-start' inspection required** The applicant must arrange and attend an on-site 'Pre-start' meeting with Council asset owners, Contributed Assets personnel and development representatives. The applicant must contact Council's Contributed Assets Section (ph: (07) 5582 9034) to schedule the meeting.	**Timing** Prior to the commencement of approved landscape works on site.
45	**Establishment period for open space** a Upon completion of the landscape works in accordance with the approved landscape plans, the applicant must notify Council's Contributed Assets Section (ph 5582 9034) for an on-site meeting, prior to acceptance by Council of the commencement of the 'Establishment Period'. b The applicant is responsible for the establishment of all living components of public open space, to the satisfaction of the Chief Executive Officer, for the duration of a twelve (12) month 'Establishment Period', prior to commencement of the 'On Maintenance' period, in accordance with City Plan SC6.9 – Land Development Guidelines. c Without limiting the obligations under City Plan SC6.9 – Land Development Guidelines the applicant must, during the 'Establishment Period': i rectify any defects arising from substandard workmanship; ii replace any planted vegetation of poor quality or inappropriate species where used instead of specified species; and iii maintain all components and their environs.	**Timing** As indicated within the wording of the condition.
46	**'On Maintenance' period for open space** a Upon satisfactory completion of the 'Establishment' period and Council notifying the applicant that the public open space has been formally accepted as being 'On	**Timing** As indicated within the wording of the condition.

	Maintenance' following an 'On Maintenance' inspection, the applicant is responsible for undertaking a twelve (12) month 'On Maintenance' period in accordance with City Plan SC6.9 – Land Development Guidelines. b Without limiting the obligations under City Plan SC6.9 – Land Development Guidelines, the applicant, and not Council, is responsible for: i Maintaining open space areas; and ii For the rectification of defects and any damage that occurs, unless the damage is directly attributable to Council activities.	
47	**Vehicle exclusion barriers to be provided** a All public open space to be transferred to Council, including pump stations, easements and road verge setbacks, must be: i bordered by vehicle exclusion barriers; and, ii where necessary, fitted with a standard park access gate which must be fitted with an anti-vandal box in accordance with City Plan SC6.9 – Land Development Guidelines. To restrict unauthorised vehicle access. iii Within natural areas and where a vehicle will face downhill towards a gate, for safety reasons the anti-vandal box must be located on the driver's side of the gate (optional). b These vehicle exclusion barriers must be installed on the park boundary and where possible within mulched, edged garden beds/planting areas to reduce maintenance in and around the barriers. c Low growing planting areas and/or soft-scaping features do not constitute vehicle exclusion devices.	**Timing** At all times.
48	**Preparation of maintenance management plan** a A maintenance management plan ('MMP') for all land identified as public open space on the plans specified in Conditions titled 'Transfer of open space' of this development approval must be prepared. b The MMP must be prepared by suitably qualified professional. c The MMP must be drafted in accordance with SC6.10 City Plan Policy – Landscape work. d The MMP must be submitted and approved in conjunction with the Operational Works (Public Landscape) application.	**Timing** As indicated within the wording of the condition.
ADVISORY NOTES TO APPLICANT		
A The MMP is a separate application to be assessed alongside the Operational Works (Public Landscape) application. Submission of the MMP requires the applicant to fill out and submit an application form. Failure to submit this form with the MMP application will result in a not properly made application and or additional charges.		
49	**As Constructed data to be submitted**	**Timing**

	a The applicant must submit to Council the 'As Constructed Data' in accordance with the requirements of the SC6.9 City Plan Policy Land Development Guidelines. b The applicant must submit amended 'As Constructed Data' where required in accordance with the requirements of the SC6.9 City Plan Policy Land Development Guidelines.	Prior to the inspection for on maintenance Prior to acceptance on/off maintenance
50	**Standard of works/embellishments within open space** Works undertaken and embellishments installed within public open space must be in 'as new' condition or with signs of depreciation limited to deterioration commensurate with moderate use during the 'On Maintenance' period. The condition of works and embellishments includes, but is not limited to, elements of structural, functional and aesthetic integrity.	**Timing** During the 'On Maintenance' period and 'Off Maintenance' inspection.
LANDSCAPE WORKS ON PRIVATE LAND		
51	**Detailed landscape plan to be submitted for approval (relating to fencing and landscaping within private property along Finnegan Way)** a The applicant must submit to Council for approval a detailed landscape plan, by making a development application for operational work (landscape work). b Without limiting the requirements of the *City Plan's Landscape Work Code*, the detailed landscape plan must: i Be prepared by a qualified landscape architect or similar landscape design professional; ii Reflect the approved layout (including any amendments to that layout required by these conditions) and the conditions of this approval; iii Comply with *City Plan Policy – Landscape Work*; iv Clearly demonstrate the installation of dense screening vegetation within the 1m setback area between the retaining wall and the fence along Finnegan Way, and within the 1m setback area between the retaining wall and the property boundary; Such vegetation must be low maintenance and include regular tree planting (e.g. *Syzygium* 'Elite' with regular plantings of *Lophostemon confertus*); v Provide details of the fence construction to the Finnegan Way frontage, ensuring that the fence design is stained timber with hardwood battens fixed in an architectural pattern to provide a high quality visual outcome from Finnegan Way.	**Timing** Approval of proposed landscape work must be obtained prior to the earlier of the commencement of operational works (landscaping) or the submission of an application for compliance assessment of subdivision survey plans
52	**Fencing & Retaining Wall Design and Setback from Finnegan Way** a Fencing and retaining structures to the property boundary with Finnegan Way must be set back within the private allotments to allow for landscape planting. The retaining walls must be setback a minimum 1 metre from the property boundary with Finnegan Way and the fence must be setback a further 1 metre from the retaining walls. Where no retaining	**Timing** At all times.

	wall is present, the fence may be setback 1 metre from the property boundary with Finnegan Way; b The fence to Finnegan Way must be as per the detailed design approved via the required Operational Work (landscaping) approval; this design must be stained timber with hardwood battens fixed in an architectural pattern to provide a high quality visual outcome from Finnegan Way; and c Retaining walls to Finnegan Way must be constructed from split-face blockwork or similar material specifically approved by Council.	
	d Pursuant to the required Operational Work (landscaping) approval, the fencing and planting to the Finnegan Way frontage must be installed and pass Council's final inspection prior to the sealing of survey plans.	**Timing** As indicated in the wording of the condition.
BUSHFIRE MANAGEMENT		
53	**Bushfire management plan must be complied with** a All development carried out must be in accordance with the approved bushfire management plan (BMP) inclusive of the Queensland Fire & Emergency Services Cover Sheet, being Bushfire Management Report FM 2499-1 for 43 Finnegan Way Coomera, A 328041, dated 17/12/2015, prepared by Eldon Bottcher Architect Pty Ltd. b All measures required by the approved BMP must be implemented prior to the commencement of the use of the premises. c The approved BMP must be complied with at all times for the life of the development and the use of the premises. *Information note:* *A notification has been placed on Council's rates card for the property advising that an approved bushfire management plan is in existence, is available to ensuing owners, and must be complied with by ensuing owners.* *Information note:* • *Where the bushfire management plan (BMP) has triggered the requirements of AS3959.2009 – Construction of dwellings in bushfire prone areas, the Queensland Fire & Emergency Services (QFES) only assesses the development's compliance with the applicable performance criteria.* • *QFES does not accept any responsibility or liability for, or give approval as to the accuracy of the bushfire attack levels that are contained in the BMP.*	**Timing** As indicated within the wording of the condition.
54	**Certification of compliance with approved bushfire management plan** The applicant must provide certification from a suitably qualified professional that the approved bushfire management plan (BMP) has been fully implemented on-site.	**Timing** This certification must be provided to Council prior to the commencement of the use of the premises.
55	**Bushfire management information for new purchasers**	**Timing**

	The applicant must provide a copy of the approved bushfire management plan (BMP) inclusive of the Queensland Fire & Emergency Services Cover Sheet to each new purchaser and, in the case of a community titles scheme, the BMP must also be referenced in the Community Management Statement, so that each resident is informed about: a The requirement for the approved BMP to be complied with at all times for the life of the development and the use of the premises; b The potential bushfire hazard on the site; c Their responsibility for fire management; and d The measures available for ongoing fire hazard mitigation.	Prior to the transfer or sale of property.
56	**Road design to provide access for fire fighters** Roads are to be designed and constructed to provide safe access for fire fighters.	**Timing** At all times.
57	**Water supply requirements for fire-fighting (reticulated water supply)** For uses involving new or existing buildings with a gross floor area greater than $50m^2$, each lot must have a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire-fighting purposes at all times.	**Timing** Prior to the use commencing and then maintained at all times.
58	**Deviations require approval** Should any changes to the development or site parameters occur, the applicant is responsible for advising the bushfire consultant to ensure that the bushfire management plan (BMP) is not affected by these changes. This is including but not limited to areas of revegetation, conservation, covenants and retained bushland. Where amendments to the development or site parameters are proposed, an amended bushfire management plan (BMP) that takes into account the changes may be required to be lodged. Any such amended plan will be subject to further assessment and approval.	**Timing** At all times.
59	**Compliance with the recommendations** All recommendations made in response to the bushfire management plan (BMP) by the bushfire consultant or Queensland Fire & Emergency Services (QFES), should be considered as requirements and conditions of approval for this application unless otherwise stated in writing by the Gold Coast City Council. Where there is a conflict, the conditions listed within the BMP apply.	**Timing** At all times.
60	**Approved bushfire management plan and Council's decision notice** A copy of the approved bushfire management plan (BMP) is to accompany Council's decision notice for this application and must be distributed to individual and future lot owners.	**Timing** At all times.

SEWERAGE		
61	**SEWER RETICULATION** a All lots within the development must be connected to Council's sewer reticulation system at no cost to Council. b The applicant is responsible for any external works necessary to connect to Council's live sewer reticulation system.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
62	**Design, construction and standard of sewer reticulation** The design, construction and standard of the required sewer reticulation infrastructure to be carried out by the applicant must be in accordance with South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).	**Timing** At all times.
63	**Connection point** a Lots 1 to 17 as indicated on Subdivision Proposal Plan Number 7040.36_POD_RevA by Arnold Development Consultants dated 16/10/2018 shall be connected to the existing 150mm main in Jimmy Road as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. b Lots 18 to 55 as indicated on Subdivision Proposal Plan Number 7040.36_POD_RevA by Arnold Development Consultants dated 16/10/2018 shall be connected to the existing 300mm main in Finnegan Environmental Reserve south-east of the proposed lots as indicated on Drawing K2335 Drawing Number P006 Version A by Knobel Consulting dated 16/12/15, unless otherwise approved by Gold Coast Water. c The applicant is required, at no cost to Council to construct 150 mm sewer mains, from the nominated connection points above to each lot within the development site, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15,at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
64	**Non – trunk sewer infrastructure works** a The applicant is required to construct a 150mm sewer main from Lot 17 as indicated on Subdivision Proposal Plan Number 7040.36_POD_RevA by Arnold Development Consultants dated 16/10/2018 to Council's existing 150mm main located at Jimmy Road, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. b The applicant is required to construct 150mm sewer mains along Elise Avenue, Tess Road, Niccy Road and Lilly Pilly Drive to Council's existing 300mm main located in Finnegan Environmental Reserve south-east of the lots, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.

	This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.	
65	**Operational work (works for infrastructure) application required** The applicant must obtain a development permit for operational work (works for infrastructure) for any works (including augmentations) where the sewerage infrastructure assets are to be owned and/or maintained by Council.	**Timing** Prior to works occurring.
66	**Connection and disconnection – arrangements with Gold Coast Water** Any connections and disconnections to the existing sewerage network must be at the applicant's cost. The applicant must obtain written approval for the connection and disconnection to the existing sewerage network from Gold Coast Water (phone 1300 694 222).	**Timing** Prior to connection and/or disconnection to existing infrastructure.
67	**Completion of external connections** All external sewer connections (including the completion of all infrastructure downstream of the development site to the point of connection and approved augmentation works) must be completed in accordance with engineering plans approved by Council and the connection application as approved by Gold Coast Water.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
68	**Public utility sewer easements to be provided** Public utility sewer easements must be provided for the purposes of access, maintenance and construction of services, in favour of and at no cost to Council, over Council's sewer infrastructure located in private land. Such easements must meet the following requirements: g Easement widths must comply with the requirements specified in South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code) for sewerage infrastructure. h The applicant must provide to Council a certification from the Registered Land Surveyor that the easements are correctly located over the infrastructure and meet the requirements of paragraph (a) of this condition. i The terms of such easements shall be to the satisfaction of Council's Chief Executive Officer. j Easement plans and associated documents must be duly signed by the owner of the burdened land (and any mortgagees, if necessary) before they are submitted to Council for execution. k When registering the easements, the Form 9 document shall refer to Registered Standard Terms Document No. 707918364. l No landscaping works involving tree/shrub plantings are permitted within Council's easement.	**Timing** The terms of the easement shall be executed prior to the earlier of compliance assessment of the Reconfiguring of a Lot plan or commencement of the use of the premises.
WATER SUPPLY RETICULATION		
69	**Water supply reticulation (potable only)** a All lots within the development must be connected to	**Timing** Prior to a request for compliance assessment

	Council's potable water supply reticulation system at no cost to Council. b The applicant is responsible for any external works necessary to connect to Council's potable water supply reticulation system.	of the Reconfiguring of a Lot plan.
70	**Design, construction and standard of water supply reticulation** The design, construction and standard of the required water supply reticulation infrastructure to be carried out by the applicant must be in accordance with South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code).	**Timing** At all times.
71	**Connection point** a The existing 100mm mains in Jimmy Road, Elise Avenue, Tess Road and Niccy Road must be used as the potable water supply connection points, unless otherwise approved by Gold Coast Water. b The existing 110mm mains cross connecting the eastern and western ends of Lilly Pilly Drive must be used as the potable water supply connection points, unless otherwise approved by Gold Coast Water. c The applicant is required, at no cost to Council to construct 100 mm potable water mains, from the nominated connection points above to each lot within the development site, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. d Where mains exist on the opposite side of the street, conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted). This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
72	**Installation of property service, water meter box and meter** The applicant must: a Make application to Gold Coast Water for Gold Coast Water's Asset Audit and Handover Section (phone 1300 694 222) to arrange the property service, water meter box and meter installation. i The property service, water meter box and water meter shall be provided, at the boundary of each single residential lot, in accordance with *South East Queensland Design and Construction Code (SEQ D&C Code), Gold Coast Waters Network Modifications, Extension and Connections Policy and Procedure and/or any applicable COGC policies and procedures)*, at the applicant's cost; b Make application for Gold Coast Water to remove any redundant water meters and/or services, at the applicants cost. Removal must comply with *Gold Coast Waters Network Modifications, Extension and Connections Policy and Procedure*.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan.
73	**Non – trunk water infrastructure works** a The applicant is required to construct 100mm potable water	**Timing** Prior to a request for

	mains along Jimmy Road and Elise Avenue to Council's existing 100mm mains located at Jimmy Road and Elise Avenue and a 100mm main along Lilly Pilly Drive from Elise Avenue to the existing 110mm cross connection near the corner of Finnegan Way and Lilly Pilly Drive, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. b The applicant is required to construct 100mm potable water mains along Tess Road and Niccy Road to Council's existing 100mm mains located at Tess Road and Niccy Road and a 100mm main along Lilly Pilly Drive from Tess Road to the existing 110mm cross connection near the eastern end of Christine Drive and Lilly Pilly Drive, generally in accordance with Sewer and Water Reticulation Schematic Layout Plan, K2335/P006/A by Knobel Consulting, dated 16/12/15, at no cost to Council. *This condition is imposed in accordance with section 665 of the Sustainable Planning Act 2009.*	compliance assessment of the Reconfiguring of a Lot plan.
74	**Operational work (works for infrastructure) application required** The applicant must obtain a development permit for operational work (works for infrastructure) for any works (including augmentations) where the water infrastructure assets are to be owned and/or maintained by Council.	**Timing** Prior to works occurring.
75	**Connection and disconnection – arrangements with Gold Coast Water** Any connections and disconnections to the existing water network must be at the applicant's cost. The applicant must obtain written approval for the connection and disconnection to the existing water network from Gold Coast Water (phone 1300 694 222).	**Timing** Prior to connection and/or disconnection to existing infrastructure.
76	**Completion of external connections** All external water connections (including the completion of all infrastructure downstream of the development site to the point of connection and approved augmentation works) must be completed in accordance with engineering plans approved by Council and the connection application as approved by Gold Coast Water.	**Timing** Prior to a request for compliance assessment of the Reconfiguring of a Lot plan
77	**Supply standard** The applicant must provide water supply to the standard specified in Council's Land Development Guidelines and Gold Coast Waters Network Modifications, Extension and Connections Policy and Procedure.	**Timing** At all times.
78	**Fire loading** Fire loading must not exceed 15L/s for 2 hours duration.	**Timing** At all times.
PLUMBING		
79	**Deleted.**	
80	**Deleted.**	
81	**Deleted.**	
82	**Deleted.**	

OPERATIONAL WORKS – CHANGE TO GROUND LEVEL

C Council approves the issue of a preliminary approval for the following operational work assessable under the planning scheme:

1 **Operational work (change to ground level), specifically:**

b Residential, Commercial or Industrial lot

All other aspects of assessable operational work are **not** approved by this approval.

The approval is subject to the following conditions:

For section 341(3)(b) of the *Sustainable Planning Act 2009*, the relevant period after which the approval will lapse if the works are not substantially started is: 21 June 2018.

EARTHWORKS DRAWINGS

2 **Amended plans/drawings to be submitted**

a Amended plans/drawings must be submitted generally in accordance with:

Plan No.	Rev.	Title	Date	Prepared by
7040.20_POD		SUBDIVISION PROPOSAL PLAN	14/09/2016	ARNOLD DEVELOPMENT CONSULTANTS
704007_DET_RevB	B	CONTOUR SURVEY	15/01/2016	ARNOLD DEVELOPMENT CONSULTANTS
7040.20_MB		METES & BOUNDS PLAN	14/09/2016	ARNOLD DEVELOPMENT CONSULTANTS

showing the following amendments:

i Amend Waterway/drainage park described as Stormwater Basin in accordance with the approved Stormwater Management Plan; and

ii Inclusion of a Non-trunk Recreation Park adjoining and running parallel to Niccy Road which has a minimum areas of at least 3,000m².

b The amended plans/drawings are to be submitted to Council for the assessment of the future Development permit for operational works.

c Development permit for operational works change to ground level or civil works must be obtained prior to the commencement of any operational works onsite.

d Any works greater than $150,000, evidence of Q leave payment must be provided to Council prior to Council issue the development permit approval for operational works.

3 **Changes requiring further approval**

Changes to the approved design that are not generally in accordance with the approved plans/drawings require approval in accordance with the *Sustainable Planning Act 2009*; except as follows:

Where changes to the approved design are undertaken to comply with a signed written instruction from the Chief Executive Officer or his representative because of on site or in-situ conditions or errors or omissions in approved drawings, such changes will be accepted as being a permissible change and no further approval from the assessment manager will be required.

Information note:

The Sustainable Planning Act 2009 sets out the procedures for changing approvals where the change can be classified as a

Timing

At all times.

	permissible change. If the change is not a permissible change, a new development approval is required.	
4	**Decision notice and approved plans/drawings to be retained on site** A copy of this decision notice and stamped approved plans/drawings must be retained on site at all times. This decision notice must be read in conjunction with the stamped approved plans to ensure consistency in construction, establishment and maintenance of approved works.	**Timing** At all times.
5	**Resolution of conflict between conditions and plans** The conditions of this approval are to be read in conjunction with the attached stamped approved engineering drawings. Where a conflict occurs between the conditions of this approval and the stamped approved engineering drawings, the conditions of this approval shall take precedence.	**Timing** At all times.
RELATIONSHIP WITH OTHER APPROVALS/REQUIREMENTS		
6	**Consistency with MCU/ROL** This operational work application has been assessed having regard to the conditions of MCU/ROL development approval as at the date of application. Should any change to the conditions of the MCU/ROL development approval be made, additional or amended plans must be submitted for approval as necessary to comply with such conditions. *GUIDELINE* *This condition has been imposed to ensure consistency with the previously development approvals issued over the site.*	**Timing** Prior to works commencing.
7	**Compliance with related development approvals** Conditions of all related development approvals and all approved documentation (including but not limited to plans, drawings and reports) for this site must be complied with. *GUIDELINE* *This condition is imposed to ensure compliance and consistency with all development approval conditions related to the subject site.*	**Timing** At all times.
8	**Access from and work in State controlled road** All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Main Roads. Any conditions of any such approval must be complied with. *GUIDELINE* *This condition is imposed to ensure that the State-controlled road/reserve is not affected by the works unless approved by the Department of Main Roads.*	**Timing** At all times.
9	**Encroachment of works on adjoining land** If any works the subject of this approval encroaches on adjoining land, the applicant must submit to Council a letter from the owner of the adjoining land consenting to the carrying out of those works. *GUIDELINE*	**Timing** Prior to works commencing.

	This approval does not permit works to encroach on adjoining land. Any such occurrence requires the applicant to obtain the necessary consent from the owner of the adjoining land.	
CONSTRUCTION MANAGEMENT		
10	**Workplace health and safety** All works are to be undertaken with due regard to the requirements of the *Workplace Health and Safety Act 1995*.	**Timing** At all times while works are occurring.
11	**Haulage access / site management** a Prior to the commencement of works, the applicant must provide a vehicle barrier along the frontages of the land, to ensure that all vehicles only use crossovers approved by the Chief Executive Officer. b Loading/unloading operations must be conducted entirely within the site and vehicles waiting to be loaded/unloaded must also stand within the site. c All reasonable methods are to be used to reduce nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations. Upon receipt of a dust nuisance complaint or notification of a dust nuisance by the Council, the applicant is to take reasonable and immediate action to remedy the dust problem to the satisfaction of the Contributed Assets Inspector. d The site must be maintained in a clean and tidy state at all times. Satisfactory arrangements must be made for the collection, storage and disposal of all waste materials. e Non-recyclable debris must be transported from the site and disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council. f The applicant must ensure that 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. g Any damage to property (including pavement damage) is to be rectified to the satisfaction of Council prior to the earlier of Council issuing a letter accepting the works on-maintenance or a request for compliance assessment of the subdivision plan. The surrounding carriageways are to be kept clean of any material carried onto the roadway by construction vehicles. Any work carried out by Council to remove material from the roadway will be at the applicant's expense and any such cost are payable prior to the earlier of acceptance of the works on-maintenance or a request for compliance assessment of the subdivision plan.	**Timing** As indicated within the wording of the condition.
12	**Transport of soil/fill/excavated material** During the transportation of soil and other fill/excavated material: a All trucks hauling soil, or fill/excavated material must have their loads secure and covered; 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; and	**Timing** At all times while works are occurring.

	c Prior to vehicles exiting the site, measures must be taken to remove soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.	
13	**Water usage** 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: a The use of the recycled water must be in accordance with the requirements of the Gold Coast Water Recycled Water Management Plan (RWMP), which sets out the requirements for transport and use of recycled water; b The applicant must first complete the Recycled Water User Operator Training with Gold Coast Water, in accordance with the RWMP. Proof of completion of the training course will be by issue of a valid certification card; c The applicant can only contract to use a recycled water carrier who is accredited and certified by Gold Coast Water. Accreditation requires a current authorised agreement between the water carrier and Gold Coast Water; and d The water carrier is only allowed to employ certified tanker operator/drivers, who have completed the recycled-water training course with Gold Coast Water and hold a valid certification card. *Information note:* *To obtain a copy of the management plan and also to obtain a list of approved water carrier operators, the applicant should contact Gold Coast Water: Senior Officer Recycled Water ph. (07) 5582 8422 Gold Coast Water ph. 1300 366 692.* *Potable water is defined as water treated to drinking water standards (NHMRC guidelines 1996) and being available in Councils normal reticulated potable water supply system. Recycled water is defined as treated sewage in class A+, A B or C in accordance with the Public Health Regulations (NO1) 2008.*	**Timing** At all times while works are occurring.
14	**Public safety to be ensured** The applicant must, at no cost to Council, ensure that all reasonable safeguards in and around the works are undertaken and maintained at all times to ensure the safety of the public. Such safeguards include, but are not limited to, erecting and maintaining barricades, guards, fencing and signs (and ensuring removal after completion of works) and watching and flagging traffic.	**Timing** At all times while works are occurring.
EARTHWORKS DESIGN AND MANAGEMENT		
15	**Retaining structures – design and construction** a Retaining structures and associated footings must be designed and constructed in accordance with AS 4678 – 2002 *Earth-retaining structures.* b Retaining structures and associated footings must comply with *City Plan - Land Development Guidelines, Standard*	**Timing** At all times.

	Specifications and Drawings including in particular, but not limited to: i Section 3.2.7 (Cut/fill batters and earth retaining structures); and ii Section 7.7 (Building near or over Council water, sewer and/or stormwater services). c Retaining structures adjoining roads, car parking areas or other structures must be designed and constructed to take surcharge loadings. Design drawings must indicate the point of discharge for surface stormwater and subsoil drainage that is collected behind the retaining structures. d Retaining structures proposed within private lots must not encroach onto existing or proposed road reserves, public open spaces or easements. The structures (including associated footings) are to be located within the proposed residential property and are to be founded such that any excavation by Council or service authorities up to the boundary will not result in additional expense, safety measures or rectification being necessary to perform such works. e Retaining structures must be made of durable materials not subject to rot and insect attack and have a minimum design life of 60 years.	
16	**Retaining structures – inspections and certifications** a A design and inspection intent certificate signed by a RPEQ must be submitted to the Contributed Assets Section of Council. b Structural certification for the design and construction of all non-proprietary products must be provided to the Contributed Assets Section of Council prior to the works being accepted 'On Maintenance'. c The retaining structure/s must be inspected at the following stages: i Footing (including excavation and reinforcement); ii Drainage behind the wall (including geo-fabric, backfill and perforated pipe) and completion (including point of stormwater discharge). d A final certificate signed by a Registered Professional Engineer Queensland (RPEQ) certifying the adequate completion of the retaining structure/s and each stage of inspection as stated above must be provided to the Contributed Assets Section of Council.	**Timing** The design and inspection intent certificate signed by a Registered Professional Engineer Queensland (RPEQ) must be submitted to the Contributed Assets Section prior to commencement of construction of retaining structures. A final certificate signed by a RPEQ must be provided prior to formal acceptance of the works 'On Maintenance'.
17	**Retaining structures utilising proprietary products** Retaining structures utilising proprietary products are to be designed and constructed in accordance with recommendations of the manufacturer.	**Timing** Prior to being accepted 'On Maintenance'.
18	**Compliance with Australian Standards** a The earthworks must be carried out in accordance with AS 3798-2007 *Guidelines on earthworks for commercial and residential developments*. b Supervision of bulk earthworks must be to Level 1 and the	**Timing** At all times while earthworks are occurring.

	frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007. c Material must be placed in layers, watered and compacted to achieve the specified density ratio as monitored in Table 5.1 - Guidelines for Minimum Relative Compaction of AS 3798-2007.	
19	**Cut and fill batters - design and construction** a Cut/fill batters must be constructed in accordance with City Plan - *Land Development Guidelines, Standard Specifications and Drawings*. b Batters must not straddle any lot boundaries. Where batters are associated with a private lot, they must be contained wholly within the lot and must not extend into existing or proposed public open space and/or bushland reserve. Where batters are proposed along the interface of a road and a park, the batter must be contained wholly within either the road reserve or park reserve, as approved by the Chief Executive Officer or as required by conditions of this approval. c All platforms resulting from cut/filling must have a minimum slope of 1 in 150 and comply with *City Plan, Standard Specifications and Drawings* for drainage of allotments to the street. d Benching is required where any proposed freestanding batter height exceeds 2.5 metres. The minimum width of benching must be 1 metre with a minimum slope of 1 in 100 towards the lower face. The absolute maximum height of any freestanding cut/fill batter with benching is 5 metres.	**Timing** At all times.
20	**Stabilisation of batters** All batters are to be stabilised within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing, erosion resistant blankets etc.	**Timing** As indicated within the wording of the condition.
21	**Removal of excess fill** Where it is proposed to remove excess fill from the site, the following information must be provided to the Contributed Assets Inspector for approval: a The amount of fill to be removed; b The location of the spoil site; and c The proposed haul route.	**Timing** Prior to the commencement of works.
22	**Vibratory compaction equipment** If the use of vibratory compaction equipment within 100 metres of any building or structure is proposed, the applicant must implement appropriate construction procedures including monitoring and the undertaking of building inspection reports.	**Timing** At all times during the use of vibratory compaction equipment.
23	**Safety fences, barriers and guard railing** The applicant must install adequate safety fences, barriers and guard railing to ensure any reasonably foreseeable risk of injury arising from the earthworks or potential for tampering with the earthworks are minimised as far as reasonably practicable.	**Timing** Prior to the earthworks being accepted 'On Maintenance'.
HYDRAULICS		

24	**No worsening of hydraulic conditions** The development must be designed and constructed so as to result in: a No increase in peak flow rates downstream from the site; b No increase in flood levels external to the site; and c No increase in duration of inundation external to the site that could cause loss or damage.	**Timing** At all times.
25	**Alteration of overland flow paths** Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.	**Timing** At all times.
VEGETATION MANAGEMENT		
26	**No damage to retained vegetation** All work in areas adjacent to vegetation to be retained must be carried out without causing damage to the vegetation.	**Timing** At all times while works are occurring.
27	**Limit of Earthworks** a. No earthworks associated with the extension of the existing basin (stormwater detention and treatment basin) are to occur past the area identified on the Plan titled Proposed Stormwater Management Measures Plan, ref K2335/P003 (issues A), dated 30 June 2016, prepared by Knoble Consulting as amended in red. b. Earthworks along proposed Niccy Road area are not to exceed the disturbance required for the construction of a 1:2 batter adjacent to the area of public open space situated to the east of Niccy road.	**Timing** At all times while works are occurring.
28	**Drip zone fencing and prohibited activities** The applicant must fence the limits of the retained vegetation drip zone. Within this zone the following activities are not permitted: a Storage and mixing of materials; b Vehicle parking; c Liquid disposal; d Machinery repairs and /or refuelling; e Construction of site office or shed; f Combustion of any material; g Stockpiling of soil, rubble or debris; h Any filling or excavation including trenching, topsoil skimming and/or surface excavation, unless otherwise approved by the Chief Executive Officer; and i Unauthorised application of pesticides, herbicides or chemicals.	**Timing** Prior to the commencement of works and then to be maintained for the duration of site works.
OPERATIONAL WORKS – VEGETATION CLEARING		
D	Council approves the issue of a preliminary approval for the following operational work assessable under the planning scheme:	

1 **Operational work (vegetation clearing)**

All other aspects of assessable operational work are **not** approved by this approval.

The approval is subject to the following conditions:

SCOPE OF APPROVED VEGETATION CLEARING

2 **Approved plans**

a The following submitted drawing/plan is approved:

b All works must be completed in accordance with the approved plan to the satisfaction of the Chief Executive Officer

Plan No.	Rev.	Title	Date	Prepared by	Certified by
FIN02_TCP	A	Tree Clearing Plan	May 2016	Byrns Lardner Environmental	Dan Rollinson

subject to the following amendments:

i Tree removal area and associated removed/retained trees and protective fence to be amended to reflect the approved Stormwater Management Plan and reduction of associated batter from 1:6 to 1:2 along the full length of proposed Niccy way

ii Indication of the trees to be removed from the area of public open space to facilitate its use as a recreation area

iii Fauna exclusion fencing presented along the western, southern and northern boundary of the site (to extent of tree removal area);

iv Indication that the area identified as 'protective fence (arborist)' will be fauna permeable; and

v Direction (west to east) of clearing arrows added to the tree removal area.

3 **Limit of Earthworks/Assessable Vegetation disturbance**

a. No earthworks and/or assessable vegetation disturbance associated with the extension of the existing basin (stormwater detention and treatment basin) is to occur past the area identified on the Plan titled Proposed Stormwater Management Measures Plan, ref K2335/P003 (issues A), dated 30 June 2016, prepared by Knoble Consulting as amended in red.

b. Earthworks and/or assessable vegetation disturbance along the full length of proposed Niccy Road area are not to exceed the disturbance required for the construction of a 1:2 batter adjacent to the area of public open space situated to the east of Niccy road and to facilitate the use of the northern portion of the area of public open space as a recreation area.

Timing

At all times while works are occurring.

4 **No damage to retained vegetation**

All work in areas adjacent to vegetation to be retained (as defined within the amended Tree Clearing Plan detailed in the condition titled Approved Plans. Works must be carried out without causing damage to the vegetation.

Timing

At all times while works are occurring.

COMPENSATORY MEASURES

5 **Nest boxes to be installed prior to pre-start meeting**

The applicant must install ten nest boxes to compensate for the loss of fauna habitat onsite in accordance with the following:

Timing

Prior to the pre-start meeting.

a	Nest box quantity, dimensions and design must comply with the following requirements: i Five (5) glider boxes with an entrance diameter of 45 mm, depth of chamber from bottom of entrance hole of 300 mm, and an inside measurement of 150 x 250 mm ii Five (5) brushtail possum boxes with an entrance diameter of 100 mm, depth of chamber from bottom of entrance hole of 300 mm, and an inside measurement of 250 x 250 mm iii Nest boxes must be installed within the retained vegetated area (Public Open Space); iv Boxes must be designed to prevent the colonisation of pest species such as the Indian Myna or feral bees; v Nest boxes must be well-insulated, rainproof (drainage holes if required).	
b	Boxes are to be attached to the tree in a manner which protects the receiving tree from ringbarking or damage. Specifically, boxes are to be attached to each tree as follows: i Utilise wire to attach to tree, no nailing or bolting permitted; ii Attaching wire is to consist of a minimum of 3mm plastic coated soft fencing wire; iii Attached wire must allow for the expansion as tree girth increases; iv A length of wire is to pass through the nest box and around the tree trunk; v At the sides of the nest box, the wire is to be folded into at least four folds/loops about 60mm tall and 15mm apart. As the tree grows the folds are slowly pulled part and the nest box remains in the tree; and vi Where the wire passes around the back of the tree trunk, the wire is threaded through a length of garden hose to protect the tree.	
c	Nest box placement onsite must ensure the following: i Where possible, boxes are not to be placed within 30m of each other or 30m of an existing hollow bearing tree. Where this is not possible, the location of each nest box is to be determined by the DEHP-approved spotter catcher onsite; ii Nest boxes must be well-insulated, rainproof (drainage holes if required), facing away from prevailing winds, away from direct midday summer sunlight and placed on a southerly aspect for bird species, and on a north, north-westerly aspect for bat species; iii Boxes are to be placed a minimum of 3m-6m from the ground. Requests to install nest boxes lower than 3m must provide justification and obtain approval from Council's Chief Executive Officer prior to installation; iv Installation of nest boxes for species with higher nesting requirements is to be determined by the DEHP-approved spotter catcher onsite, the relevant Council officer and in accordance with current industry standards and scientific literature; v Boxes are to be placed at least 3m inwards from the	

	boundary of any pedestrian or recreational activity; and vi Where possible, boxes are to be placed at least 10m-20m from the nearest forest edge. d Boxes must be installed prior to the pre-start for vegetation clearing. e GPS coordinates of each nest box is to be provided to Council within either the Pre-clearing or Post-clearing fauna assessment.	
PRE-START REQUIREMENTS		
6	**Instructions to contractors** Contractors undertaking approved works, including tree removal or tree relocations, must be directly provided with a copy of these conditions and instructed as to the need to comply with them.	**Timing** Prior to the commencement of works.
7	**Display of approved plans and conditions** A copy of all approved plans and these conditions must be retained and displayed on-site at all times during the vegetation clearing.	**Timing** At all times during site works occurring.
8	**Pre-start meeting** The applicant must arrange and attend an on-site pre-start meeting with relevant Council officers. The contact officer is Dan Rollinson (Phone: 5582 8915).	**Timing** Prior to the commencement of any works.
9	**Compliance with directions as a result of pre-start meeting/site inspections** The applicant must comply with any directions given by Council officers as a result of the pre-start meeting and other site inspections in respect of measures to be employed on-site to minimise any adverse environmental impacts, including any directions as to sediment, erosion and dust control measures to be employed on-site. 10 **Supervising Project Arborist** The applicant must ensure a suitably experienced and qualified Project Arborist (Minimum AQF Level 5 Arborist) is appointed. The Project Arborist will be responsible for completing certification of tree protection through the various stages of development.	**Timing** At all times.
FAUNA MANAGEMENT		
11	**Preparation of fauna management plan** A fauna management plan that includes the following information must be prepared by a suitably qualified and experienced professional: a Description of the development proposal and clearing works. b Site description including plans and supporting text providing a description of vegetation communities and fauna habitat values to be cleared and retained. c Fauna known to occur at the site (based on the outcomes of the Ecological Assessment and any additional site inspections) and a brief habitat description/identification of locations that the species are known to occur. d Fauna likely to occur at the site (based on outcomes on the Ecological Assessment and database searches such as	**Timing** As indicated within the wording of the condition.

	WildNet) and a brief habitat description/identification of locations that the species are likely to occur. e Identification of significant fauna species known and likely to occur at the site. f Identification of known and potential habitat trees (displaying values such as hollows, fissures, nests, drays, arboreal termitaria used as nests etc.). g Identification of general fauna habitat (including weed species that may offer fauna habitat, native vegetation, rivers, creeks, ground resources such as boulders and hollow logs). h Details for demarking areas that are of high habitat value to be disturbed (e.g. habitat trees, disturbance in sensitive areas etc.). i Information on how the clearing will be undertaken including: i Whether the clearing will be undertaken in stages; ii Special considerations for clearing (e.g. juvenile vegetation first); iii Time periods between clearing of staged areas (where applicable) or immature vegetation; iv Direction of clearing; v Staging of infrastructure (for example nest boxes, installation of fauna friendly crossings etc taking into consideration temporary movement corridors based on the impacts of construction works); and vi Temporary methods required (e.g. barrier fencing to prevent fauna fleeing to roads). j Information on how trees are to be inspected for denning or nesting animals including constraints for inspecting trees (to provide acceptable alternative methods). k Considerations relating to time periods for when fauna is to be removed/flushed prior to clearing. l Methods for moving denning or nesting animals and/or capture or flushing of ground dwelling animals. m Summary of removal and relocation methods for each faunal group (including observed species and species likely to occur in the area to be disturbed). Faunal groups that have specialist habitats that differ from the general faunal group (for example ground dwelling birds) further descriptions are required. n Details of special equipment required (such as chainsaws, cameras etc.). o Identification of general locations that wildlife will be relocated/translocated to if required (based on habitat requirements). p Information on how the animal is to be protected once relocated. q Methods to euthanise injured animals as well as contact details (including telephone number) and location of the closest vets (and others close by). r Detailed methods for the translocation and protection of significant fauna species known and likely to occur at the site.	

	s Special considerations for nesting times. 12 **Prior endorsement by DEHP of fauna management plan** If the fauna management plan proposes the capture and release and/or management of any fauna that is 'protected wildlife' as defined under the *Nature Conservation Act 1992*, the applicant must provide evidence to Council of: a That the proposed FMP has been endorsed by the Department of Environment and Heritage Protection prior to its submission to Council; or b A statement from DEHP as to whether a species-specific Fauna Translocation Management Plan is required. 13 **Assessment of fauna management plan** The fauna management plan is a document requiring approval by Council. The applicant must submit the fauna management plan for approval by Council in conjunction with the application for operational works (tree works), or prior to the pre-start meeting operational works (tree works), whichever occurs first, and prior to any works commencing on site. 14 **Compliance with the fauna management plan** All works must be conducted in accordance with the approved fauna management plan and any conditions imposed on the approval letter.	
15	**Koala conservation requirements** All clearing must be undertaken in accordance with Part 3 of the *Nature Conservation (Koala) Conservation Plan 2006* (Qld) (the '**Koala Plan**') which includes but is not limited to obligations in relation to: a Sequential clearing conditions in accordance with section 15 of the Koala Plan; and b The need for a Koala Spotter in accordance with section 16 of the Koala Plan. *Information note:* *The Koala Plan is available at:* *http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/N/NatureConKP06.pdf*	**Timing** At all times.
16	**Native Bees** a Any native bee hives identified during clearing operations are to be preserved without damage, whether the hives are located in limbs or tree trunks. b Native bee hives are to be relocated by a DEHP approved spotter catcher from areas to be cleared, prior to any works commencing on site, to those areas identified within the approved Fauna Management Plan as suitable, or where vegetation is to be retained and/or rehabilitated. c The new location of the native bee hive is to be submitted to Council (with GPS coordinates) and included within the post clearing fauna summary, prior to the release of the vegetation performance bond.	**Timing** As indicated within the wording of the condition.

17	**On-site dog control** Any dogs on-site must be controlled at all times to avoid any harm to fauna on-site. The applicant shall ensure that all persons involved with on-site works are aware of this requirement.	**Timing** While works are occurring on site.
18	**Pre-clearing fauna assessment and report** The applicant must submit a pre-clearing fauna assessment to be undertaken by a DEHP-approved spotter catcher. The report must include a full list of faunal species encountered during the inspection, as well as the marking and identification of any significant habitat trees Given the potential of encountering significant fauna during clearing works (e.g. koala), a DEHP-approved spotter-catcher is to inspect the site no more than two (2) weeks prior to clearing works commencing on-site and prepare a pre-clearing fauna report.	**Timing** Prior to the booking of the pre-start meeting.
19	**Post-clearing fauna summary** A post-clearing fauna summary must be submitted to Council. The post-clearing fauna summary is to be undertaken by the DEHP-approved spotter catcher on site during the clearing works.	**Timing** To be submitted within five (5) business days of tree works being finalised.
20	**DEHP-approved spotter-catcher** A **DEHP-approved spotter-catcher** must be present during: a The pre-start meeting to identify all fauna habitat trees prior to commencement of works; and b Damage to any such trees, to ensure that wildlife is unharmed. For this condition a '**DEHP-approved spotter-catcher**' is a person who holds a rehabilitation permit with an extended authority issued by the Department of Environment and Heritage Protection specifying that the holder may take, keep or use an animal whose habitat is about to be destroyed by human activity.	**Timing** As indicated within the wording of the condition.
21	**Hollow ground logs and branches** a All hollow ground logs must be relocated from areas to be cleared to those areas where vegetation is to be retained and rehabilitated. b Any hollow branches identified during clearing operations must be utilised as ground hollows. Locations for ground hollows are to be determined on-site by either a Council Ecological Assessment Officer or a DEHP-approved spotter-catcher.	**Timing** Prior to the commencement of works.
22	**Drip zone fencing and prohibited activities** The applicant must fence the limits of the retained vegetation drip zone. Within this zone the following activities are not permitted: a Storage and mixing of materials; b Vehicle parking; c Liquid disposal; d Machinery repairs and /or refuelling; e Construction of site office or shed; f Combustion of any material;	**Timing** Prior to the commencement of works and then to be maintained for the duration of site works.

	g Stockpiling of soil, rubble or debris; h Any filling or excavation including trenching, topsoil skimming and/or surface excavation, unless otherwise approved by the Chief Executive Officer; and i Unauthorised application of pesticides, herbicides or chemicals.	
MANNER IN WHICH WORKS ARE TO BE CONDUCTED		
23	**Felled timber to be recycled** All felled timber must be recycled (milled, chipped or mulched) and where possible incorporated into the landscape features, batter stabilisation techniques or other approved site works.	**Timing** At all times.
24	**Management of trees on adjacent properties** The applicant must ensure that all operational works do not damage or impact the tree protection zone of all trees within adjacent properties to the disturbance / development area.	**Timing** At all times
25	**Disposal of non-recyclable debris** Non-recyclable debris must be transported from the site and disposed of at a green waste facility, unless an alternative method is approved by Council.	**Timing** At all times.
26	**Compliance with Australian standards** All work carried out on the trunk, foliage or root systems of retained tree(s) is to be in consultation with a qualified arborist or horticulturalist and must comply with AS 4373 – 2007 *Pruning of amenity trees*.	**Timing** At all times.
27	**Open burning prohibited** No open burning is permitted on-site.	**Timing** At all times.
28	**Relevant period** The relevant period after which the approval will lapse if the works are not substantially started is one year from the date the approval takes effect in accordance with section 341(3)(b) of the *Sustainable Planning Act 2009*.	**Timing** As indicated within the wording of the condition.
VEGETATION MANAGEMENT		
29	**Tree protection fencing** a Tree protection fencing must be installed to protect existing vegetation to be retained in accordance with the following specifications being either: i Steel mesh barrier fencing in accordance with AS4970; or ii Mesh barrier safety fencing for trees or vegetation to be protected. Fencing must be a minimum: A Star pickets with minimum 3 metre centres B Heavy gauge fencing wire is to be strung and tensioned between pickets to allow for attachment of mesh fencing C Where Vegetation or tree protection fencing is required to be fauna permeable it must have a 100 mm gap from ground level and the bottom of	**Timing** As indicated in the wording of the condition.

the fencing to allow fauna to escape. D Fauna impermeable fencing is to be at ground level along the interface of external roads/exiting development as indicated on the approved Tree Clearing Plan. E Fencing must be maximum 1.2 metre in height unless otherwise specified by a suitably qualified arborist for tree protection. F Sediment fencing must not hinder fauna movement, e.g. stagger sediment fencing block off the gap beneath the vegetation protection fencing. b Where tree protection fencing cannot be installed in accordance with AS4970, the fencing is to be installed at the interface of earthworks and an arborist must be present during the installation of fencing and during works to guide works and conduct necessary remedial action. c The supervising project arborist is to notify Council's Environmental Planning Officer that the tree protection fencing has been installed in accordance with the conditions of approval, management plan and AS4970. Notification is to be provided prior to the pre-start meeting.	