

# DEVELOPMENT PERMIT - COM/130/2008

## Citation

This Development Permit shall be cited as **No: COM/130/2008**.

## Application Details

<b>Application Type:</b>	Combined Application
<b>Application Description:</b>	<ul style="list-style-type: none"><li>• Reconfiguring a Lot - Subdivision (8 lots into 116 lots),</li><li>• Material Change of Use (Preliminary Approval Overriding the Planning Scheme),</li><li>• Material Change of Use - Attached Dwellings and Medium Density Detached Dwellings (71 units) and Detached Dwellings (78 units),</li><li>• Operational Works (Major Works - Changes to Ground Level) and</li><li>• Operational Works (Vegetation Clearing)</li></ul>

## Land

This Development Permit applies to the following land:

<b>Street Address:</b>	230-244 Logan River Road, HOLMVIEW QLD 4207, 224-228 Logan River Road, HOLMVIEW QLD 4207, 28 Teys Road, HOLMVIEW QLD 4207, 46 Teys Road, HOLMVIEW QLD 4207, 52 Teys Road, HOLMVIEW QLD 4207, 60 Teys Road, HOLMVIEW QLD 4207, 246-258 Logan River Road, HOLMVIEW QLD 4207, 96 Teys Road, HOLMVIEW QLD 4207
<b>Real Property Description:</b>	Lot 5 RP 106788, Lot 6 RP 106788, Lot 7 RP 106788, Lot 8 RP 106788, Lot 9 RP 106788, Lot 10 RP 106788, Lot 4 SP 169275, Lot 1 RP 161971

## Development Permit

- This Development Permit is granted in accordance with the Conditions of Development
- This development permit will *take effect*, in accordance with 3.5.19 of the *Integrated Planning Act*
- The Relevant *Period* of this development permit will lapse in accordance with 3.5.21 of the *Integrated Planning Act*

## Conditions of Development

### PRELIMINARY APPROVAL OVERRIDING THE PLANNING SCHEME FOR MATERIAL CHANGE OF USE - CONDITIONS OF APPROVAL

#### 1. PLANNING SCHEME

- 1.1. Assess any application for a Development Permit against the codes and policies in the Planning Scheme that is in effect at the time of making the application for a Development Permit, unless explicitly provided for otherwise by a condition of this Preliminary Approval. References in this approval to 'planning scheme' are unless explicitly stated otherwise to be regarded as reference to the planning scheme in effect at the time an application is made to the Council, or for what would be self assessable matters, at the time when a Development Approval for Building Works is granted. Where there are no assessment criteria for the matter in question in the planning scheme in effect at the time, referral only then is to be made to the Gold Coast Planning Scheme 2003

## 2. PARAMETERS OF THE APPROVAL

- 2.1. In accordance with the provisions of the *Integrated Planning Act 1997* (Section 3.1.6(4)(b)), any development that is specified in this approval (or a document brought into effect by this approval) to be assessable development, self assessable development or exempt development or any combination thereof pursuant to Section 3.1.6(2) of the *Integrated Planning Act 1997* must be completed within fifteen (15) years from the date this approval is granted by Council. To remove any doubt the whole of the development is to be completed and the uses commenced by 24 December 2024.
- 2.2. This Preliminary Approval in accordance with Section 3.1.6 of the *Integrated Planning Act 1997*, overrides the planning scheme only in respect to granting the:
- 2.2.1. Assessment Tables stated in the Green Valley Site Development Plan attached to this approval, with the following amendments:
- (a) The nominated commercial, industrial and retail uses within the Tables of Development for the Low Impact Industry Precinct and the Fringe Business Precinct as nominated on the approved plans of development are to be excluded, meaning that these uses will be Impact Assessable (generally undesirable);
- Prior to the first approval issued by Council subsequent to this approval, the applicant is to revise the content of the Green Valley Site Development Plan in response to the above requirement. This revised document is to be submitted for the approval of the Assessment Manager. Once approved, this document will then become the Code for all development that applications for Development Permits will be assessed against.*
- 2.2.2. The Codes contained within the Green Valley Site Development Plan itself as an additional (to the planning scheme) instrument that applications (including applications regarded under section 3.5.21 of the *Integrated Planning Act 1997* as granting related approvals) seeking Development Permits under this Preliminary Approval will be assessed against.
- 2.3. Where the Green Valley Site Development Plan conflicts with the planning scheme codes, policies, and standards in place at the time of making or determining any Development Permit, the Green Valley Local Area Plan Place Code prevails only in respect to the level of assessment for the specified uses.
- 2.4. To remove any doubt, where there is conflict between a condition of this Preliminary Approval and the Green Valley Site Development Plan, the conditions of this Preliminary Approval take precedence.
- 2.5. Any application for a development permit made in accordance with this Preliminary Approval must include a written statement addressing all of the conditions of this Preliminary Approval and demonstrate how they have been satisfied.
- 2.6. Any application submitted to the Council seeking a Development Permit under this Preliminary Approval must be consistent with this Preliminary approval and where inconsistent, must be submitted to the Council instead under the Planning Scheme in effect at the date of application.
- 2.7. Development of the site is to be carried out in accordance with the approved stages and the different stages of the development are not interchangeable in respect to sequence.

### 3. LIMITATIONS OF THIS APPROVAL

- 3.1. Approval is not granted for the development of 'residential' or 'community' uses located within 500 metres of the boundary of the premises to the east, being 150-188 and 190-222 Logan River Road, Holmview (Lots 124 and 127 on SP174628). For clarification purposes, the 'boundary' of 150-188 Logan River Road, Holmview (Lot 124 on SP174628) for the purposes of measuring the 500 metre buffer is to be the eastern side of the road reserve known as 0 Teys Road, Holmview (Lot 15 on MISC62715).

### 4. PLAN OF DEVELOPMENT

- 4.1. Undertake the development generally in accordance with the following plans/reports/documents except as altered by this approval:

- 4.1.1. Drawing Title '7.1 Master Plan', Drawing Number 0435 DA 7.1 Revision B as dated 10/08/2009 and prepared by WDC;
- 4.1.2. Drawing Title '7.2 Staging Plan', Drawing Number 0435 IR 7.2 Revision C as dated 10/08/2009 and prepared by WDC;
- 4.1.3. Drawing Title '7.3 Plan of Development', Drawing Number 0435 IR 7.3 Revision C as dated 10/08/2009 and prepared by WDC;
- 4.1.4. Drawing Title '7.4 Reconfiguration of a Lot', Drawing Number 0435 DA 7.4 Revision C as dated 10/08/2009 and prepared by WDC;
- 4.1.5. Drawing Title '7.5 Lot Analysis', Drawing Number 0435 DA 7.5 Revision B as dated 10/08/2009 and prepared by WDC;
- 4.1.6. Drawing Title '7.6 Dwelling Analysis', Drawing Number 0435 DA 7.6 Revision C as dated 10/08/2009 and prepared by WDC;
- 4.1.7. Drawing Title '7.7 Open Space Surrounds', Drawing Number 0435 DA 7.7 Revision C as dated 10/08/2009 and prepared by WDC;
- 4.1.8. Drawing Title '7.8 Open Space Site', Drawing Number 0435 DA 7.8 Revision B as dated 10/08/2009 and prepared by WDC;
- 4.1.9. Drawing Title '7.9 Open Space Finished Slope', Drawing Number 0435 DA 7.9 Revision B as dated 10/08/2009 and prepared by WDC;
- 4.1.10. Drawing Title '7.10 Open Space Earthworks', Drawing Number 0435 DA 7.10 Revision B as dated 10/08/2009 and prepared by WDC;
- 4.1.11. Drawing Title '7.11 Open Space Cross Sections', Drawing Number 0435 DA 7.11A Revision B as dated 10/08/2009 and prepared by WDC;
- 4.1.12. Drawing Title '7.11 Open Space Cross Sections', Drawing Number 0435 DA 7.11B Revision B as dated 10/08/2009 and prepared by WDC;
- 4.1.13. Drawing Title '7.11 Open Space Cross Sections', Drawing Number 0435 DA 7.11C Revision B as dated 10/08/2009 and prepared by WDC; and
- 4.1.14. "Green Valley Site Development Plan" Issue B as dated April 2009 and prepared by WDC.

- 4.2. With the following amendments:

- 4.2.1. Approval is not granted for the development of sensitive places (i.e. residential uses and community uses) located within 500 metres of the boundary of the premises to the east, being 150-188 and 190-222 Logan River Road, Holmview (Lots 124 and 127 on SP174628). Amended plans are to be submitted indicating this 500 metre buffer (to be titled "Odour Buffer Area") prior to the first Operational Works approval being granted by Council

subsequent to this approval. For clarification purposes, the 'boundary' of 150-188 Logan River Road, Holmview (Lot 124 on SP174628) for the purposes of measuring the 500 metre buffer is to be the eastern side of the road reserve known as 0 Tey's Road, Holmview (Lot 15 on MISC62715).

## **5. INFRASTRUCTURE CONTRIBUTIONS**

- 5.1. Any Development Permit for a Material Change of Use granted under this Preliminary Approval, will include conditions requiring contributions to be paid to Council in accordance with the Council Policy applicable at the time of determining the application. To remove any doubt, if a Priority Infrastructure Plan or other legislative instrument is in effect at the time for collecting infrastructure contributions as a result of development, this Preliminary Approval does not limit the Council in seeking and receiving those contributions as a part of the normal process of collecting contributions at the time of development occurring.

## **6. USE OF THE PROPERTY**

- 6.1. This Preliminary Approval does not authorise any works to be carried out on the site. No works are to be carried out on site unless permitted to do so under a Development Permit for the approved use or the use is a Self Assessable use.

## **7. REFERRAL AGENCY CONDITIONS**

- 7.1. Comply with the conditions set out in the attached correspondence from the following Concurrence Agencies:
- 7.1.1. Concurrence Agency – Department of Transport and Main Roads; and
  - 7.1.2. Concurrence Agency – Department of Natural Resources and Water.

## **DEVELOPMENT PERMIT FOR RECONFIGURING A LOT - SUBDIVISION (8 LOTS INTO 116 LOTS) - CONDITIONS OF APPROVAL**

## **8. TIMING FOR COMPLIANCE WITH CONDITIONS**

- 8.1. The conditions of this component of the approval must be complied with prior to Council's endorsement of the survey plan for the development, unless otherwise specified within an individual condition.

## **9. PREMISES**

- 9.1. Comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by this approval.

## **10. LIMITATIONS OF THIS APPROVAL**

- 10.1. Approval is not granted for the development of 'residential' or 'community' uses located within 500 metres of the boundary of the premises to the east, being 150-188 and 190-222 Logan River Road, Holmview (Lots 124 and 127 on SP174628). For clarification purposes, the 'boundary' of 150-188 Logan River Road, Holmview (Lot 124 on SP174628) for the purposes of measuring the 500 metre buffer is to be the eastern side of the road reserve known as 0 Tey's Road, Holmview (Lot 15 on MISC62715).

## 11. PLAN OF DEVELOPMENT

- 11.1. Undertake the development generally in accordance with the following plans except as altered by this approval:
- 11.1.1. Drawing Title '7.1 Master Plan', Drawing Number 0435 DA 7.1 Revision B as dated 10/08/2009 and prepared by WDC;
  - 11.1.2. Drawing Title '7.2 Staging Plan', Drawing Number 0435 IR 7.2 Revision C as dated 10/08/2009 and prepared by WDC;
  - 11.1.3. Drawing Title '7.3 Plan of Development', Drawing Number 0435 IR 7.3 Revision C as dated 10/08/2009 and prepared by WDC;
  - 11.1.4. Drawing Title '7.4 Reconfiguration of a Lot', Drawing Number 0435 DA 7.4 Revision C as dated 10/08/2009 and prepared by WDC;
  - 11.1.5. Drawing Title '7.5 Lot Analysis', Drawing Number 0435 DA 7.5 Revision B as dated 10/08/2009 and prepared by WDC;
  - 11.1.6. Drawing Title '7.6 Dwelling Analysis', Drawing Number 0435 DA 7.6 Revision C as dated 10/08/2009 and prepared by WDC;
  - 11.1.7. Drawing Title '7.7 Open Space Surrounds', Drawing Number 0435 DA 7.7 Revision C as dated 10/08/2009 and prepared by WDC;
  - 11.1.8. Drawing Title '7.8 Open Space Site', Drawing Number 0435 DA 7.8 Revision B as dated 10/08/2009 and prepared by WDC;
  - 11.1.9. Drawing Title '7.9 Open Space Finished Slope', Drawing Number 0435 DA 7.9 Revision B as dated 10/08/2009 and prepared by WDC;
  - 11.1.10. Drawing Title '7.10 Open Space Earthworks', Drawing Number 0435 DA 7.10 Revision B as dated 10/08/2009 and prepared by WDC;
  - 11.1.11. Drawing Title '7.11 Open Space Cross Sections', Drawing Number 0435 DA 7.11A Revision B as dated 10/08/2009 and prepared by WDC;
  - 11.1.12. Drawing Title '7.11 Open Space Cross Sections', Drawing Number 0435 DA 7.11B Revision B as dated 10/08/2009 and prepared by WDC; and
  - 11.1.13. Drawing Title '7.11 Open Space Cross Sections', Drawing Number 0435 DA 7.11C Revision B as dated 10/08/2009 and prepared by WDC.
- 11.2. With the following amendments:
- 11.2.1. Approval is not granted for the development of sensitive places (i.e. residential uses and community uses) located within 500 metres of the boundary of the premises to the east, being 150-188 and 190-222 Logan River Road, Holmview (Lots 124 and 127 on SP174628). Amended plans are to be submitted indicating this 500 metre buffer (to be titled "Odour Buffer Area") prior to the first Operational Works approval being granted by Council subsequent to this approval. For clarification purposes, the 'boundary' of 150-188 Logan River Road, Holmview (Lot 124 on SP174628) for the purposes of measuring the 500 metre buffer is to be the eastern side of the road reserve known as 0 Teys Road, Holmview (Lot 15 on MISC62715).

## 12. STAGING OF THE DEVELOPMENT

- 12.1. This approval only includes the development of Stage 1 of the development, as designated on Drawing Title '7.4 Reconfiguration of a Lot', Drawing Number 0435 DA 7.4 Revision C as dated 10/08/2009 and prepared by WDC.

### 13. INFRASTRUCTURE CONTRIBUTIONS

- 13.1. Upon the lodgement of any survey plan for endorsement, the applicant must pay to Council charges for **Transport Infrastructure** in accordance with the Gold Coast Planning Scheme Priority Infrastructure Plan, at the rate current at the due date for payment.

**NOTE:** Transport Network Infrastructure Charges will be indexed until the date of payment, using ABS Road & Bridge construction (4121).

The current charge at the date of this approval is:

Transport Network Infrastructure - Beenleigh

Local: 663.00 trip ends @ \$459.37 = \$ 304,562.31

State: 663.00 trip ends @ \$331.70 = \$ 219,917.10

- 13.2. Upon the lodgement of any survey plan for endorsement, the applicant must pay to Council charges for **Stormwater Infrastructure** in accordance with the Gold Coast Planning Scheme Priority Infrastructure Plan, at the rate current at the due date for payment.

**NOTE:** Stormwater Network Infrastructure Charges will be indexed until the date of payment, using ABS Road & Bridge construction (4121).

The current charge at the date of this approval is:

Stormwater Network Infrastructure - Holmview

Quantity: 3.4022 Imp area @ \$13,402.93 = \$ 45,599.45

Quality : 3.4022 Imp area @ \$2,459.55 = \$ 8,367.88

- 13.3. Upon the lodgement of any survey plan for endorsement, the applicant must pay to Council charges for **Recreation Facilities Infrastructure** in accordance with the Gold Coast Planning Scheme Priority Infrastructure Plan, at the rate current at the due date for payment.

**NOTE:** Recreation Facilities Network Infrastructure Charges will be indexed until the date of payment, using

- Rawlinson's Construction Index to be applied to the embellishments component of the charge for each SLA, and
- GCCC Land Index to be compiled and applied to the land component of the charge for each SLA.

The current charge at the date of this approval is:

Recreation Facilities - Edens Landing - Holmview

102.00 Equivalent Tenements @ \$ 5,390.93 = \$549,874.86

This infrastructure contribution may be reduced by way of a credit for land designated as proposed lot 903, subject to compliance with conditions as per below:

- The surface of Lot 903 must be augmented to provide a suitable slope for activity area(s) within the park. In accordance with the Gold Coast Priority Infrastructure Plan no more than 20% of the park may have a slope 10% or greater; and
- An activity node must be provided within Lot 903, at no cost to Council. The Applicant must bare the cost of design, embellishments and facilities and construction. The node is to be located in open space with a grade no steeper than 10% and kick-about space must be no steeper than 2.5%.

- 13.4. Upon the lodgement of any survey plan for endorsement, the applicant must pay to Council charges for **Water Supply Network Infrastructure** in accordance with Planning Scheme Policy 3A - Policy for Infrastructure (Water Supply Network Developer Contributions), at the rate current at the due date for payment.

**NOTE:** Water Supply Network Infrastructure Contributions will be indexed until the date of payment, using CPI (All Groups Brisbane), ABS as of June 2004.

The current charge at the date of this approval is:

Water 1 Infrastructure -

102.00 Equivalent Tenements @ \$ 2,873.73 = \$293,120.46

Water 2 Infrastructure -

102.00 Equivalent Tenements @ \$2,981.49 = \$304,111.98

Water 2 Infrastructure -

3.00 Equivalent Tenements @ \$2,981.49 = \$8,944.47

13.5. Upon the lodgement of any survey plan for endorsement, the developer must pay to Council charges for recycled water supply contributions at the time of the lodgement of plan of survey for notation by Council, in accordance with the applicable planning instrument in force at that time. The amount of the contribution is to be calculated at rates current at due date for payment.

13.6. Upon the lodgement of any survey plan for endorsement, the applicant must pay to Council charges for **Sewerage Network Infrastructure** in accordance with Planning scheme Policy 3B - Policy for Infrastructure (Sewerage Network Developer Contributions), at the rate current at the due date for payment.

**NOTE:** Sewerage Network Infrastructure Contributions will be indexed until the date of payment, using CPI (All Groups Brisbane), ABS as of June 2004.

The current charge at the date of this approval is:

Sewer 1 Infrastructure -

102.00 Equivalent Tenements @ \$5,513.96 = \$562,423.92

Sewer 2 Infrastructure -

102.00 Equivalent Tenements @ \$2,909.65 = \$296,784.30

#### 14. LAND DEDICATION AND EASEMENTS

14.1. Transfer the areas shown on the endorsed drawings and documents labelled as 'Open Space Active' and 'Open Space Passive' to Council in fee simple for the purpose of public parkland, at no cost to Council, to be undertaken prior to Council's endorsement of the survey plan for the relevant stage of the development. Open Space areas include:

14.1.1. Lot 900;

14.1.2. Lot 901;

14.1.3. Lot 902;

14.1.4. Lot 903;

14.1.5. Lot 904; and

14.1.6. Lot 906.

14.2. Provide easements in favour of Council over the proposed bioretention/detention tanks and maintenance accesses in accordance with QUDM.

14.3. Provide minimum 3.0 metre wide easements over sewerage infrastructure.

14.4. Provide truncations and easements for drainage or other purposes in favour of Logan City Council to the requirements of the Assessment Manager. In particular, a minimum 3.0 metre wide drainage easement is required in favour of Council where stormwater drainage system including rear allotment drainage traverses private properties.

**NOTE:** Council requires the air space above the ground level of drainage easements to be reserved to a height of 10 metres in Residential Zones where craneage is not considered to be necessary and

50 metres in all other zones including residential zones where craneage may be considered necessary.

- 14.5. Ensure documentation in relation to the transfer of drainage and/or other easements in favour of Logan City Council or in relation to road dedication required by this approval is carried out by Council's solicitors at the applicant's expense.
- 14.6. Provide private drainage and/or other private easements for other purposes, if required, to comply with the conditions of this approval. The documentation in relation to these private easements must be carried out by the applicant's solicitors at the applicant's expense and submitted for Council's endorsement with the Plan of Survey.
- 14.7. Lodge the easement survey plan and documentation for any proposed stormwater drainage easements through any existing lots adjoining the site or downstream of the site with the Department of Natural Resources and Water prior to the release of any Development Permit for Operational Works.
- 14.8. Public utility (sewerage) 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 sewerage infrastructure located in private land.
- 14.9. Easement widths must be approved by Council and must not be less than 3 metres wide and make reasonable allowance (considering the depth of the sewer) for future access and maintenance.
- 14.10. The terms of such easements must be to the satisfaction of Council, and must be executed prior to the earlier of endorsement of survey plans or commencement of the use of the premises.

## **15. DEVELOPMENT WORKS AND SERVICES - ROADS**

### **15.1. Teys Road**

15.1.1. Road construction, including kerb and channel on the development side and AC sealed compacted gravel pavement is required in Teys Road in accordance with the drawing number 05-02-002 Typical Cross Section "Two-lane Road Urban" of Gold Coast Land Development Guidelines 2005. The design and construction of Teys Road must incorporate:

- An 11.0 metre pavement with a 7.0 metre carriageway and two 2.0 metre breakdown / bike lanes within a minimum 20 metre road reserve width with two way cross fall and at a level that provides Q100 immunity;
- Table drains and re-profiling of the verge on the eastern side of Teys Road associated with the above condition;
- Vertical and horizontal geometry to suit a design speed of 70km/hr;
- Barrier type kerb and channel and associated stormwater drainage along the entire frontage (on the development side only) on a 4.5 metre alignment;
- A minimum 2.0 metre wide shared footpath / bike path along the development frontage only to Council standards on an alignment as per standard drawing 05-02-005 for the "4.5 metre footpath verge";
- Drainage (including but not limited to longitudinal and cross drainage) as per the requirements of the QUDM for a "major road";
- Linemarking and signage as per the requirements of the Manual of Uniform Traffic Control Devices (MUTCD);
- Street lighting along the entire frontage (including but not limited to all intersections) in accordance with Section 3.7 - Street Lighting of Gold Coast Planning Scheme Policy 11: Land Development Guidelines; and



- Guardrails as required by Section 3.4.21 - Flexibeam Guardrails of Gold Coast Planning Scheme Policy 11: Land Development Guidelines.

*To be complied with prior to Council's endorsement of the survey plan for Stage 1 of the development.*

## 15.2. Intersection of Teys Road & Road 1

- 15.2.1. A 3-leg single lane roundabout in accordance with the Guide to Engineering Traffic Practice - Part 6: Austroads - Roundabouts for a bus with a minimum length of 14.5 metres as per the recommendations in Section 4.3 - Road Network Impact titled "Traffic Engineering Assessment" by Carter Rytenschild Group dated 24 August 2009;
- 15.2.2. Development provides that the maximum design speed through the roundabout is as per the requirements of Guide to Engineering Traffic Practice - Part 6: Austroads - Roundabouts, unless otherwise specified by Queensland Streets;
- 15.2.3. Raised splitter islands on all approaches to the roundabout; and
- 15.2.4. Appropriate corner truncations, service relocations, road widening and land dedications to cater for the design and construction of the roundabout.

*To be complied with prior to Council's endorsement of the survey plan for Stage 1 of the development.*

## 15.3. Intersection of Teys Road & Road 7

- 15.3.1. The intersection is to be controlled by an all-movement priority controlled T-intersection as per the recommendation in Section 4.3 - Road Network Impact titled "Traffic Engineering Assessment" by Carter Rytenschild Group dated 24 August 2009 and generally in accordance with the layout shown on Drawing No 0435 IR 7.3 Revision C titled "7.3 Plan of Development" by WDC dated 10/08/09 subject to detailed design;
- 15.3.2. The intersection must be located in accordance with the Guide to Engineering Traffic Practice - Part 5: Austroads - Intersections at Grade for a design speed of 70km/hr in Teys Road (the current intersection location shown on Drawing 0435-CGL-31 Revision A titled "Tey's Road Longitudinal Section Sheet 1 of 2" dated 05/08/09 by WDC does not meet the minimum Safe Intersection Sight Distance as required by Table 6.3 of Guide to Engineering Traffic Practice - Part 5: Austroads - Intersections at Grade for a design speed of 70km/hr);
- 15.3.3. The intersection is to be designed to cater for the turning movement/s of a 19.0 metre articulated vehicle;
- 15.3.4. The length of the protected right turn lane is to be designed in accordance with Guide to Engineering Traffic Practice - Part 5: Austroads - Intersections at Grade; and
- 15.3.5. Appropriate corner truncations, service relocations, road widening and land dedications to cater for the design and construction of the intersection.

*The abovementioned conditions for the intersection of Teys Road and Road 1 will be required to be complied with prior to receiving operational works approval for stage 3*

## 15.4. Intersection of Teys Road & Proposed Access Road to Lots 502 to 504

- 15.4.1. The intersection is to be controlled by a left-in, left-out priority controlled T-junction as per the recommendations in Section 4.3 - Road Network Impact titled "Traffic Engineering Assessment" by Carter Rytenschild Group dated 24 August 2009 and in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and / or Guide to Engineering Traffic Practice - Part 10: Austroads - Local Area Traffic Management; and
- 15.4.2. Appropriate corner truncations, service relocations, road widening and land dedications to cater for the design and construction of the intersection.

*All of the above mentioned conditions for the intersection of Teys Road and the Proposed Access for Lots 502 to 504 will be required to be complied with prior to receiving operational works approval for stage 3*

15.5. Road 1

15.5.1. Road construction, including kerb and channel on both sides and AC sealed compacted gravel pavement is required to a "Residential Collector - Designated Bus Route standard" in accordance with the standard drawing number 05-02-001 of Gold Coast Land Development Guidelines 2005. The design and construction of the internal roads must incorporate:

- A 13.0 metre minimum width road pavement including a 6.0 metre carriageway and two 3.5 metre parking / breakdown lanes within a 22.0 metre minimum width road reserve with 3 % two way cross fall.
- Entry treatments in accordance with Section 3.4.17 - Entry Treatment/ Threshold Treatment of Gold Coast City Council's Planning Scheme Policy 11: Land Development Guidelines using materials subject to Council's approval at the entry into roads
- Vertical and horizontal geometry to suit a design speed of 50km/hr
- Barrier type kerb and channel and associated stormwater drainage along both sides of the road on a 4.5 metre alignment
- Preferred longitudinal grade of 5% with an absolute maximum longitudinal grade of 8%
- Linemarking and signage as per the requirements of the Manual of Uniform Traffic Control Devices (MUTCD)
- Street lighting along the entire frontage (including but not limited to the intersections) in accordance with Section 3.7 - Street Lighting of Gold Coast City Council's Planning Scheme Policy 11: Land Development Guidelines
- A minimum 2.0 metre wide shared footpath / bike path along the northern and southern side (refer Drawing No 0435 IR 8.16 Revision C dated 10/08/09 titled "8.16 Pedestrian Linkage Network" by WDC) to Council standards on an alignment as per standard drawing 05-02-005 for the "4.5 metre footpath verge"
- Guardrails as required by Section 3.4.21 - Flexibeam Guardrails of Gold Coast City Council's Planning Scheme Policy 11: Land Development Guidelines
- Temporary turn around facilities with a minimum radius of 10.0 metres will be required at each stage boundary

*All of the above mentioned conditions for road 1 will be required to be complied with prior to the signing and sealing of the survey plan for the relevant stage*

15.6. Road construction, including kerb and channel on both sides and AC sealed compacted gravel pavement is required in all internal residential roads 2 to 6 in accordance with the standard drawing number 05-02-001 Residential street of Gold Coast City Council Land Development Guidelines 2005. The design and construction of the internal roads must incorporate:

- 15.6.1. A 7.5 metre minimum width road pavement required within a sixteen (16.5) metre minimum width road reserve with 3 % two way cross fall.
- 15.6.2. Entry statements using materials subject to Council's approval at the entry into cul-de-sac roads.
- 15.6.3. Speed restriction devices in accordance with Queensland Streets principles for a design speed of 30kph.

- 15.6.4. Cul-de sac ends; a 9 metre radius to the bulb end and 20 metre approach radius, all measured to the invert of kerb and channel at the end of all internal residential streets.
- 15.6.5. Maintenance of a 4.5 metre minimum width verge in all locations along the internal roads and around cul-de-sac ends.
- 15.7. Road construction, including kerb and channel on both sides and AC sealed compacted gravel pavement is required in road 7 in accordance with the drawing number 05-02-004 Typical Cross Sections Industrial / Commercial Street of Gold Coast City Council's Land Development Guidelines 2005. The design and construction of the internal roads must incorporate:
- 15.7.1. A 14 metre minimum width road pavement with 7 metre carriage way and two 3.5 metre parking lanes required within a 23 metre minimum width road reserve with two way cross fall.
- 15.7.2. Speed restriction devices in accordance with Queensland Streets principles for a design speed of 60kph.
- 15.7.3. Absolute maximum grade of 6% must be maintained.
- 15.7.4. Entry statements using materials subject to Council's approval at the entry into cul-de-sac road.
- 15.7.5. Cul-de sac end; a 12.5 metre radius to the bulb end and 30 metre approach radius, all measured to the invert of kerb and channel.
- 15.7.6. Maintenance of a 4.5 metre minimum width verge in all locations along the internal roads and around cul-de-sac ends.
- 15.8. Road construction, including kerb and channel on both sides and AC sealed compacted gravel pavement is required in proposed rear laneways 1 and 2 in accordance with the Gold Coast Planning Scheme 2003. The design and construction of the rear laneways must incorporate:
- 15.8.1. A 5.5 metre minimum width road pavement required within an 8 metre minimum width road reserve.
- 15.8.2. Maintenance of a 1.25 metre minimum width verge in all locations along the rear laneways.
- 15.9. Intersection of Road 1 & Road 2
- 15.9.1. A priority controlled T-intersection will be required with priority given to the east-west traffic movements of proposed road 1 in accordance with the Guide to Engineering Traffic Practice - Part 5: Intersections at Grade; and
- 15.9.2. Raised splitter island/s on the minor approach (southern approach) to the T-intersection
- All of the above mentioned conditions for the intersection of Road 1 & Road 2 will be required to be complied with prior to the signing and sealing of the survey plan for Stage 1***
- 15.10. Intersection of Road 1 & Road 5
- 15.10.1. A 4-way single lane roundabout in accordance with the Guide to Engineering Traffic Practice - Part 6: Austroads - Roundabouts for a vehicle with a minimum 12.5 metre turning radius;
- 15.10.2. Development provides that the maximum design speed through the roundabout is 40 km/hr, unless otherwise specified by Queensland Streets;
- 15.10.3. Raised splitter islands on all approaches to the roundabout; and
- 15.10.4. Appropriate corner truncations for the design of the roundabout.
- All of the above mentioned conditions for the intersection of Road 1 & Road 5 will be required to be complied with prior to the signing and sealing of the survey plan for stage 1***

- 15.11. Upgrade the two culverts within Teys Road in accordance with the recommendation made in "Stormwater Management Plan & Hydraulic Assessment" dated August 2009 prepared by Wagner Development Consulting Pty Ltd.
- 15.12. Submit the detailed design with calculations and engineering drawings for proposed upgrading of culverts with the subsequent application for Operational Works.
- 15.13. Provide traffic calming on all new residential roads in accordance with Queensland Streets and in consultation with Council during the Operational Works stage of the development.
- 15.14. Design all access and road layouts (including provision of turning facilities during the staged development, with easements being provided to facilitate maximum 3 point turns) for the turning movements of a Heavy Rigid Vehicle.

## 16. ACCESS AND DRIVEWAYS

- 16.1. Ensure the gradients of driveways across the verge (i.e. between the road pavement and the property boundary) comply with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*.
- 16.2. Access the proposed lots through proposed internal roads and generally as shown in the drawing number 0435 IR 8.6 B prepared by WDC Dated 10.03.09. Such access must incorporate the construction of type 01 concrete residential driveway slab in accordance with *Gold Coast City Council Land Development Guidelines drawing Number 05-02-301 Vehicular Crossing Industrial, Commercial and Multi Unit Residential*.
- 16.3. No vehicular access is permitted between proposed lots 801 to 99.
- 16.4. No direct allotment access (entry & exit) is permitted from Logan River Road or Teys Road to the site.
- 16.5. Prior to the subsequent Operational Works approval, the applicant must demonstrate through submission of amended plans how vehicular access to and from proposed lot 800 is to be provided.

## 17. STORMWATER DRAINAGE (QUANTITY)

- 17.1. Provide stormwater drainage in accordance with the provisions of Gold Coast City Council's Planning Scheme and the Queensland Urban Drainage Manual. Stormwater drainage design requires no worsening of peak flows currently exiting the site and must make provision for:
  - 17.1.1. Underground stormwater drain lines and/or overland flow drainage path within easements (where necessary) incorporating all external catchments;
  - 17.1.2. Underground roofwater drain lines connecting to proposed stormwater drainage system where such runoff cannot be directed to the road pavement;
  - 17.1.3. The installation of one drainage outlet per lot in the kerb and channel where roofwater drainage is to be directed to the proposed road pavements;
  - 17.1.4. Council's drainage schemes;
  - 17.1.5. A Q100 drainage system;
  - 17.1.6. A stormwater drainage easement over all land inundated by the 1 in 100 year ARI storm event;
  - 17.1.7. All site drainage; and
  - 17.1.8. Legal point of discharge to Council's stormwater management system at Teys Road.
- 17.2. Ensure the development application for Operational Works (Services) is accompanied by detailed design diagrams of the detention/flood retardation systems, including details of:

- 17.2.1. Inlet/outlet structures;
- 17.2.2. Riser pipes;
- 17.2.3. Spillway details and levels;
- 17.2.4. Pipe invert levels;
- 17.2.5. Batter slopes and heights;
- 17.2.6. Any required energy dissipation/scour protection;
- 17.2.7. Stage storage characteristics;
- 17.2.8. 20 and 100 year ARI flood levels;
- 17.2.9. Inflow and outflow hydrographs;
- 17.2.10. Maintenance access; and
- 17.2.11. Safety measures (e.g. signage, safety fencing, etc).
- 17.3. Provide a certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the proposed works will not result in an increase of peak flow rates. The certification must be:
  - 17.3.1. In accordance with the standard pro-forma at Attachment A of Gold Coast City Council's *Hydraulic Report Requirements – November 1999*; and
  - 17.3.2. Submitted to Council prior to commencement of any works on site.
- 17.4. Submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the detention/flood retardation systems are properly installed and functioning. The certification must be submitted to Council prior to the earlier of the endorsement of survey plans or commencement of the use of the premises.
- 17.5. Provide a minimum 4.5 metre wide maintenance access for each bioretention and detention tank, with the access to be gained via either easements (when located over private land) or via a completely accessible path (ie. Unconstrained via flood, vegetation etc).
- 17.6. Submit a separate stormwater management plan demonstrating no worsening to external to the sites for stage 3, lot 800 and lot 801 for Council approval with future application for Material Change of use.

## 18. POTABLE WATER SUPPLY

- 18.1. Connect all lots within the development to Council's water reticulation system at no cost to Council.
- 18.2. Prior to making any operational works application, the applicant must enter into an Infrastructure Agreement with Council for the provision, by the applicant, of a DN300 trunk water main along the Teys Rd from the existing DN250 in Logan River Road to the existing DN200 water main in the frontage of Lot 902 Teys Road.
- 18.3. Design and construction the water supply reticulation infrastructure (including all water supply reticulation infrastructure to be dedicated to Council) to be in accordance with the *Gold Coast City Council Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings (current version)*.
- 18.4. Obtain Logan Water's approval of a water supply reticulation plan and network analysis prior to making any development application for operational work (works for infrastructure).

**Advice Note:** In preparing the plan and analysis, the applicant must liaise with Logan Water to ensure appropriate allowance is made for connectivity with external mains and external demands.

- 18.5. Obtain a Development Permit for Operational Works (works for infrastructure) for any works (including augmentations) where the water supply infrastructure assets are to be owned and/or maintained by Council.
- 18.6. Ensure that all live connections to the existing water supply system are performed by Council at the applicant's cost. The applicant must liaise with Logan Water to make arrangements for the connection (including obtaining a quotation for the work).
- 18.7. Undertake all external water connections prior to Council's endorsement of the survey plan.

## 19. RECYCLED WATER SUPPLY

- 19.1. Provide a dual reticulation recycled water supply system, at no cost to Council, to allow future connection of all lots within the subdivision to Council's dual water reticulation system for recycled water supply.
- 19.2. Construct a new trunk recycled water mains within the development site to provide for future connectivity. A DN200 is required to be constructed to connect the future recycle water main at Teys Rd to the western side of the development site.
- 19.3. Design and construct the recycled water supply reticulation infrastructure (including all water supply reticulation infrastructure to be dedicated to Council) to be in accordance with the *Gold Coast City Council Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings (current version)*.
- 19.4. Obtain Logan Water's approval of a recycled water supply reticulation plan and network analysis prior to making any development application for operational work (works for infrastructure).  
**Note to Applicant:** In preparing the plan and analysis, the applicant must liaise with Logan Water to ensure appropriate allowance is made for connectivity with external mains and external demands.
- 19.5. Obtain a development permit for operational work (works for infrastructure) for any works (including augmentations) where the recycled water supply infrastructure assets are to be owned and/or maintained by Council.
- 19.6. Ensure that each contract for the sale of any lot/dwelling includes a copy of suitable literature for residents regarding dual reticulation water supplies.

## 20. SEWERAGE WORKS

- 20.1. Connect all lots within the development to Council's reticulated sewerage system, at no cost to Council.
- 20.2. Ensure that all external sewerage connections (including the completion of all infrastructure downstream of the development site to the point of connection and approved augmentation works) are completed prior to Council's endorsement of the survey plan.
- 20.3. Prior to making any Operational Works application, the applicant must enter into an Infrastructure Agreement with Council for the provision, by the applicant, of a DN300 headworks sewer main from the downstream boundary of the site, to the existing DN300 gravity sewer on the northern side of Logan River Road (to connect to MH41020) and the determination of any headworks credits/rebates.
- 20.4. Design and construct the required sewerage reticulation infrastructure (including all sewerage reticulation infrastructure to be dedicated to Council) to be in accordance with the Gold Coast Planning Scheme Policy 11: Land Development Guidelines, Standard Specifications and Drawings (current version).
- 20.5. Submit to Logan Water a sewerage reticulation schematic plan for the proposed development that:
  - 20.5.1. Demonstrates how the development is to be connected to Council's sewerage network;

- 20.5.2. Makes allowance for any external catchments that may drain through the subject site;
- 20.5.3. Accommodates extension of the sewerage main to the upstream property boundary to provide for future sewerage connectivity of the upstream external catchment;
- 20.5.4. Includes a direct gravity connection to the existing sewer; and
- 20.5.5. Obtain Logan Water's approval of the sewerage reticulation schematic plan prior to making any development application for operational work (works for infrastructure).

20.6. Obtain a Development Permit for Operational Works (works for infrastructure) for any works (including augmentations) where the sewerage infrastructure assets are to be owned and/or maintained by Council.

20.7. All live connections to the existing sewerage system are to be carried out by Council at the applicant's cost. The applicant must liaise with Council to make arrangements for the connection and to obtain a quotation for the work.

## **21. GENERAL SERVICES**

21.1. Ensure that all proposed lots have independent services (including water supply, sewerage, stormwater drainage, electricity and telecommunications). The applicant is to provide written confirmation that this has been achieved at the time the survey plans are given to Council for endorsement.

21.2. Provide underground electricity supply to all proposed lots and street lighting must be provided in all roads/pathways. The electrical reticulation and street lighting design must be submitted at the time of submission to Council of an application for Operational Works.

21.3. Provide an Energex Certificate of Supply for the required electrical reticulation and street lighting works at the time of lodgement of the Survey Plan for Council's endorsement.

21.4. Pay for the full cost of any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

21.5. If any work proposed to carry out outside the subject development site, a written permission must be provided from the affected property owner to carry out such work.

## **22. EARTHWORKS AND ALLOTMENT IMPROVEMENT WORKS**

22.1. Self drain and grass each lot.

22.2. Ensure any cutting/filling existing or proposed is in accordance with Gold Coast Council's Planning Scheme requirements.

22.3. No filling is permitted against boundaries of adjoining properties.

## **23. CONSTRUCTION CONTROL**

23.1. Do not clear the site prior to approval of operational works.

23.2. Provide written authority at the time of submission of Operational Works plans to allow Council Officers to enter the land at all reasonable times in order to carry out inspections in relation to this approval.

## **24. EROSION AND SEDIMENT CONTROL**

- 24.1. Submit a revised Erosion and Sediment Control Plan for approval by Council, prior to the commencement of works on-site or with an operational works application (whichever occurs first). The revised Erosion and Sediment Control Plan must include, where practicable, measures for minimizing soil erosion (drainage and erosion control techniques) in addition to sediment trapping measures.
- 24.2. The Erosion and Sediment Control Plan must include the plan(s) (no larger than 1:1000), supporting documentation, and construction specifications that can be readily understood and applied on-site. The plan must include all aspects of proposed site disturbance, temporary drainage works, erosion and sediment control measures, installation sequence, and site rehabilitation for the duration of the project, including the nominated maintenance period. The final Erosion and Sediment Control Plan (including supporting documentation) must include the following:
- 24.2.1. north point and plan scale
  - 24.2.2. site and easement boundaries and adjoining roadways
  - 24.2.3. construction access points
  - 24.2.4. site office, car park and location of material stockpiles
  - 24.2.5. limits of disturbance
  - 24.2.6. retained vegetation including protected trees
  - 24.2.7. general soil information and location of problematic soils
  - 24.2.8. groundwater, and flood affected areas (2 year ARI)
  - 24.2.9. location of critical environmental values
  - 24.2.10. existing site contours
  - 24.2.11. final site contours including locations of cut and fill
  - 24.2.12. construction drainage plans for each stage of earthworks, including land contours for that stage of construction, sub-catchment boundaries and location of watercourses
  - 24.2.13. general layout and staging of proposed works
  - 24.2.14. location of all drainage, erosion and sediment control measures
  - 24.2.15. full design and construction details (e.g. cross-sections, minimum channel grades, channel linings) for all drainage and sediment control devices, including diversion channels and sediment basins
  - 24.2.16. site monitoring and maintenance program, including the location of proposed water quality monitoring stations
  - 24.2.17. technical notes relating to:
    - site preparation and land clearing;
    - extent, timing and application of erosion control measures;
    - temporary ESC measures installed at end of working day;
    - temporary ESC measure in case of impending storms, or emergency situations;
    - installation sequence for ESC measures;
    - site revegetation and rehabilitation requirements;
    - application rates (or at least the minimum application rates) for mulching and revegetation measures
    - legend of standard symbols used within the plans



- sediment basin operation and flocculent dosing
- 24.2.18. calculation sheets for the sizing of ESC measures
- 24.2.19. an event based water quality monitoring program documenting proposed water quality monitoring, and include:
- location of instream water quality monitoring stations;
  - water quality monitoring, sampling and analysis procedures and standards; and
  - any other relevant information Council may require to properly assess the Erosion and Sediment Control Plan.
- 24.3. Ensure sediment basins are sized, designed and operated in accordance with the *Best Practice Erosion and Sediment Control Guidelines* (IECA, 2008) or other recognised erosion and sediment control guideline. All sediment basins are to be designed and operated as Type D basins (as defined in IECA 2008 guidelines) unless it can be suitably demonstrated that a Type C or Type F basin will provide adequate treatment to meet the discharge water quality objectives.
- 24.4. Ensure the water quality objectives outlined in Table 57 of the *Stormwater Management Plan and Hydraulic Impact Assessment* report prepared by WDC dated August 2009, are achieved before any de-watering from sediment basins or other controlled discharge from the site is undertaken.
- 24.5. Take Sediment basin water quality samples at a depth no greater than 200mm above the top surface of the settled sediment within the basin.
- 24.6. Maintain all sediment basins at a minimum water level between rainfall events.
- 24.7. Any sediment basin with a constructed earth embankment with a height greater than one metre must be signed-off by a geotechnical specialist.
- 24.8. When signing-off on the Erosion and Sediment Control Plan, the signatory is deemed to be making the following statements:
- 24.8.1. the Erosion and Sediment Control Plan satisfies the intent and design/performance standards established by all relevant local, state and federal policies relating to erosion and sediment control
  - 24.8.2. the Erosion and Sediment Control Plan has been reviewed and approved by personnel suitably trained and experienced (to a degree appropriate for the given type and size of the land disturbance) in each of the following categories: construction, soil science, hydrology/hydraulics, and site revegetation/rehabilitation
  - 24.8.3. the Erosion and Sediment Control Plan is both reasonable and practicable
  - 24.8.4. the Erosion and Sediment Control Plan contains sufficient information to allow the appropriate application of the plans.
- 24.9. Ensure the approved Erosion and Sediment Control Plan is available on-site for inspection by Council officers while work activities are occurring.
- 24.10. Implement additional erosion and sediment control measures and submit a revised Erosion and Sediment Control Plan for approval (within five business days of any such amendments) in the event that:
- 24.10.1. there is a high probability that serious or material environmental harm may occur as a result of sediment leaving the site; or
  - 24.10.2. the implemented works fail to achieve the water quality objectives, or state environmental protection requirements; or
  - 24.10.3. site conditions significantly change; or

24.10.4. site inspections indicate that the implemented works are failing to achieve the 'objective' of the Erosion and Sediment Control Plan.

24.11. Prior to the commencement of any construction activities, or soil disturbance (excluding that reasonably required for site investigation, survey or data collection) the Applicant must engage and nominate (in writing to Council) appropriately trained and experienced personnel to undertake regular ESC audits of the site, directly after a run-off-producing rainfall, and at no greater than fourteen calendar day intervals, from the commencement of site disturbance until acceptance of the site by Council under 'on maintenance' conditions.

24.12. Provide Council (emailed to [EnvironmentalAssessmentPEP@logan.qld.gov.au](mailto:EnvironmentalAssessmentPEP@logan.qld.gov.au)) with a report at intervals of no less than every two months, starting from the commencement of site works, and up until all disturbed areas have been adequately stabilised against erosion to the acceptance of Council. The report must include as a minimum for that review period:

24.12.1. copies of all original site inspection checklists;

24.12.2. non-conformance and corrective action reports;

24.12.3. sediment basin water quality and site discharge water quality monitoring results;

24.12.4. plan showing the areas of completed soil stabilization; and

24.12.5. rainfall records including date and rainfall depth.

24.13. Ensure all site monitoring data including rainfall records, dates of water quality testing, testing results and records of controlled water releases for the site, is kept in an on-site register. The register must be maintained up to date for the duration of the approved works and be available on-site for inspection by council officers on request.

## **25. GENERAL ENGINEERING**

25.1. Ensure all works are certified by a suitably qualified professional as complying with the approved plans. Where the works and/or management plans involve different fields, a certification is required from a suitability qualified professional for each separate field. The applicant must submit the certification prior to the earliest of the endorsement of survey plans, the commencement of the 'On Maintenance' period or the commencement of the use.

25.2. Ensure all access from and works within the State controlled road/reserve is not carried out without approval from the Department of Main Roads. Any conditions of any such approval must be complied with.

25.3. If any works the subject of this approval encroaches on adjoining land, the applicant must submit to Council, prior to the start of the works, a letter from the owner of the adjoining land consenting to the carrying out of those works.

25.4. Do not use reticulated water for construction purposes while water restrictions are in place within the city of Logan. Only recycled water obtained from Council's Sewerage treatment plant at Loganholme or any similar approved source must be used for construction purposes.

25.5. Undertake movement of commercial soil, extracted or waste soil, mulch, grass clippings, branches, commercial and non-commercial pot plants, baled hay and straw, within a Fire Ant Restricted Area in accordance with movement controls for those materials. Movement controls for high-risk materials are documented on the Department of Primary Industries and Fisheries web site.

## **26. PARK LANDSCAPE WORKS**

26.1. Augment the surface of Lot 903 to provide a suitable slope for activity area(s) within the park. In accordance with the Gold Coast Priority Infrastructure Plan no more than 20% of the park may have a slope 10% or greater.

- 26.2. Design and carry out earthworks in Lot 903 in such a way that the proposed park is integrated with the adjacent park, Lot 903 on SP204171, and that the transition between the two parks and between the proposed park and road does not include slopes steeper than 1:6 and does not create vulnerable areas within the park.
- 26.3. Provide an activity node within Lot 903, at no cost to Council. The applicant must bare the cost of design, embellishments and facilities and construction. The node is to be located in open space with a grade no steeper than 10% and kick-about space must be no steeper than 2.5%. The node must include:
- 26.3.1. play equipment (inclusive of an activity unit for pre-school ages, an activity unit with slide for pre-teens, a dual swing set, a 'Digger', and a softfall area measuring a minimum of 250m<sup>2</sup>);
  - 26.3.2. provision of a dog off-leash area of minimum 20 metre dimensions;
  - 26.3.3. a water bubbler/tap;
  - 26.3.4. seats and table;
  - 26.3.5. gazebo or picnic shelter;
  - 26.3.6. lighting;
  - 26.3.7. a barbeque;
  - 26.3.8. bin(s);
  - 26.3.9. shade trees;
  - 26.3.10. path(s); and
  - 26.3.11. toilet facilities.
- 26.4. Construct a 2.5m wide reinforced concrete path down the length of the open space area in Lot 901 and Lot 902.
- 26.5. Ensure the batter slopes of detention basins are no steeper than a ratio of 1:6 and must be designed and landscaped to integrate with the surrounding environment.
- 26.6. Submit to Council at the Operational Works stage and have approved, a Park Landscape Plan and documentation prepared by a corporate member of the Australian Institute of Landscape Architects (or other suitably qualified and experienced professional deemed suitable by Council), for Lots 901, 902, 903, 904 and 906 in full, the detention basins and stormwater infrastructure of Lot 900 and the public areas as nominated within the below conditions. The landscape plan and documentation must be prepared in accordance with the provisions of Council's Planning Scheme and Planning Scheme Policies and must incorporate the following:
- 26.6.1. existing and proposed contours;
  - 26.6.2. the location of all works proposed within the open space;
  - 26.6.3. the location of any services proposed within the open space indicating extent of probable disturbance and subsequent rehabilitation;
  - 26.6.4. details of the activity node;
  - 26.6.5. surveyed location of existing mass vegetation and any free standing trees in open areas;
  - 26.6.6. existing vegetation proposed to be removed. Any removal of vegetation will be subject to approval by the Parks Arborist;
  - 26.6.7. the location and layout of proposed planting and garden beds, including automatic irrigation. Include information regarding plant species;
  - 26.6.8. details of landscaping for areas greater than 1 in 5 grade within the open space;

- 26.6.9. areas proposed to be topsoiled, grassed and maintained by regular mowing;
- 26.6.10. the location of any waterways and the dimension, location and method of construction of stream controls (riffles), including earthworks and sediment control measures;
- 26.6.11. any proposed reinforced concrete bikeways/pathways including control treatments at road reserve intersections;
- 26.6.12. location of street lighting to all bikeways/pathways;
- 26.6.13. location of any off street parking;
- 26.6.14. the location of vehicular access points for maintenance and management;
- 26.6.15. All proposed tree plantings are to have a minimum container size of 25 litres unless otherwise approved by the Parks Branch Manager. Tree species selection must be as approved by the Parks Branch Manager. Tree guards must be installed around tree plantings to prevent theft, vandalism or accidental damage;
- 26.6.16. Design street lighting in accordance with the 'Crime Prevention through Environmental Design: Guidelines for Queensland' produced by the Queensland Government;
- 26.6.17. Drawings and details of any underground services or other works within the park;
- 26.6.18. Details of landscaping for areas greater than 1 in 5 grade within the park area;
- 26.6.19. Trenching must not be located within three metres of existing trees within the open space areas; and
- 26.7. Undertake landscape works within the nominated areas on site in accordance with the approved landscape plan, including the following:
  - 26.7.1. Provide street lighting with underground power to all bikeways/pathways; and
  - 26.7.2. Install bollards along the road frontages of all open space and an entry locking post and rail must be provided to each park to Council Standard Details.
- 26.8. Open space landscape works is subject to ongoing maintenance to the satisfaction of the Parks Branch Manager.
- 26.9. Lots 901, 902, 903, 904 and 906 must have 80% grass cover prior to being accepted off maintenance and have an even crossfall free of hollows.

## 27. GENERAL PARKS

- 27.1. Provide and maintain temporary fencing (a three strand wire fence with star pickets) to the boundaries of all proposed and existing parkland to protect existing and proposed parks from all impacts associated with the development.  
*To be complied with prior to the commencement of Operational Works.*
- 27.2. Provide and maintain temporary erosion and sedimentation control fencing in accordance with Council Standard Details to protect proposed and existing parkland from any potential impacts of sediment from the development site.  
*To be complied with prior to the commencement of operational works.*
- 27.3. Remove all noxious and environmental weeds from open space, passive and active.
- 27.4. Remove all rubbish and foreign matter from the open space and appropriately disposed of off site to the satisfaction of the Parks Branch Manager.
- 27.5. Selectively clear dead or potentially dangerous trees and dying limbs that may be present along the Park/road interface, if directed by the Parks Branch Manager. The method and extent of removal must be approved by the Parks Branch Manager.

- 27.6. Ensure clearing of the park area does not proceed until those trees which are to remain are inspected, marked and suitably protected from damage to the satisfaction of the Parks Manager. Those trees to be retained must be pruned of dead and dying limbs in consultation with the Parks Manager.
- 27.7. Restore and/or rehabilitate any area of existing or proposed park/open space disturbed by construction ancillary to this approval to the satisfaction of the Assessment Manager;
- To be complied with prior to the on-maintenance approval.*
- 27.8. Restore and/or rehabilitate any area of existing or proposed park/open space caused to become unsightly or contaminated during construction works as a result of placement, deposition or discarding of rubbish, refuse or waste matter or thing onto or into the land to the satisfaction of the Assessment Manager.
- To be complied with prior to the on-maintenance approval.*
- 27.9. Ensure fencing abutting the open space active or open space passive does not exceed 1.8 metres in height from natural ground level and must be no less than 50% transparent. For example, by the use of pool style fencing.
- To be complied with prior to the commencement of use.*
- 27.10. Take utmost care to minimise disturbance of environmental/bushland area under Council's control (or proposed for future transfer to Council's control).
- To be complied with at all times*
- 27.11. Ensure any stormwater drainage through the park to the legal point of discharge is via underground drain lines approved at Operational Works stage.
- To be complied with at all times.*
- 27.12. The inclusion of electrical transformers and/or telephone control pillars will not be accepted within land dedicated for park.
- 27.13. Do not store plant equipment or materials within the existing park at any time. A water supply must be provided within the parkland in a location determined by the Parks Manager.
- 27.14. Earthworks are to be kept to a minimum within the proposed park. The extent of proposed earthworks and disturbance is subject to the approval of Council's Parks Manager.

## **28. OPEN SPACE MANAGEMENT PLAN**

- 28.1. Submit an Open Space Management Plan (OSMP) to Council to be assessed and approved, prior to Council granting their first subsequent approval for Operational works (inclusive of works for infrastructure or landscape work). The OSMP must address all areas of land individually to be transferred to Council or that must be publicly accessible. The OSMP must be prepared by a suitably qualified professional and must be:
- 28.1.1. In accordance with Gold Coast City Council's Policy 13- Landscape Works Documentation Manual - Chapter Five Management of Public Open Space (July 2003 - Version 1); and
- 28.1.2. Generally in accordance with:
- 28.1.2.1. The approved reconfiguration layout (including amendments required by the approval conditions); and
- 28.1.2.2. The relevant conditions of approval.
- 28.2. The OSMP must contain the following information:
- 28.2.1. Details of proposed rehabilitation works including proposed species and planting palette;

- 28.2.2. Planting modules to demonstrate planting densities;
- 28.2.3. Management of Open Space Areas during the Construction Phase;
- 28.2.4. Quality of Open Space Areas at 'On' and 'Off' Maintenance;
- 28.2.5. Ongoing Management/Maintenance Regimes for Open Space Areas (incorporating all stormwater, open space, natural areas, flood prone areas, open space equipment, landscaping and rehabilitation maintenance regimes as required);
- 28.2.6. Reflect the most efficient and effective maintenance and management practices for the dedicated open space/park areas, based on regimes undertaken during the 'Establishment Period' and 'On Maintenance' phase; and
- 28.2.7. Contain manufacturer's documentation for all features/components of open space/parks (e.g. removable bollards).
- 28.3. Clearly state in the OSMF rehabilitation objectives for all Revegetation Areas.
- 28.4. Demonstrate within the OSMF compliance with the Open Space requirements in Section 6 of *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* and must address the following site-specific issues:
  - 28.4.1. Specific issues relating to Parks and Recreational Services;
  - 28.4.2. Specific issues relating to Ecological Assessment.
- 28.5. Undertake all works specified in the OSMF 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 *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*.
- 28.6. Submit a Maintenance Management Plan (MMP) to Council for approval in concurrence with any development application for operational work (public landscape work), for all areas of land to be transferred to Council or that will be publicly accessible.
- 28.7. Ensure the MMP is prepared by a suitably qualified professional and must be in accordance with Gold Coast City Council's *Council's Open Space Management Guideline: Guideline for the preparation of Reports and Plans* associated with the dedication of Public Open Space (November 2007, Version 1).
- 28.8. Undertake all works specified within the MMP in accordance with the approved MMP at no cost to Council to the satisfaction of the Chief Executive Officer, prior to Council accepting the Open Space 'off maintenance'.
- 28.9. The applicant is responsible for the establishment of all living components of open space areas, to the satisfaction of the Chief Executive Officer, for the duration of a twelve month 'Establishment Period', prior to commencement of the 'On Maintenance' period, in accordance with section 6.17 of *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*.
- 28.10. Without limiting the obligations under section 6.17 of the *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* the Applicant must, during the Establishment period:
  - 28.10.1. Rectify any defects arising from substandard workmanship;
  - 28.10.2. Replace any planted vegetation of poor quality or inappropriate species where used instead of specified species; and
  - 28.10.3. Maintain all components and their environs.
- 28.11. Rectify, during the 'Establishment Period' any defects arising from substandard workmanship or poor quality species or inappropriate replacement of species when specified species cannot be reasonably obtained, and for the maintenance of all components and their environs.

- 28.12. Submit certification for a qualified person/s within their relevant fields to Council, prior to the commencement of On-Maintenance, that all site works have been completed in accordance with conditions of approval and provisions of relevant approved management plans.
- 28.13. Works undertaken and embellishments installed within public open space (e.g. bollards, gates, and embellishments) must be in 'as new' condition, to a standard deemed acceptable to Council, at commencement of 'on maintenance' period, and signs of depreciation shall be limited to deterioration commensurate with moderate use at 'off maintenance'. Consideration of condition of works or embellishment includes, but is not limited to elements of structural, functional and aesthetic integrity, or any other form of damage at commencement of 'on' or 'off' maintenance period;
- 28.14. Upon satisfactory completion of the 'Establishment' period and Council notifying the applicant that the public open space has been formally accepted as being 'On Maintenance' following an 'On Maintenance' inspection, the Applicant is responsible for undertaking a 12 month 'On Maintenance' period in accordance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*. During this period the Applicant, and not Council, is responsible and liable for maintaining open space areas, and for the rectification of defects and for any damage that may occur unless the works in open space areas may be directly attributable to Council activities.
- 28.15. Without limiting the obligations under section 6.18 of the *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*, the applicant, and not Council, is responsible for:
- 28.15.1. Maintaining open space areas; and
- 28.15.2. For the rectification of defects and any damage that occurs, unless the damage is directly attributable to Council activities.
- 28.16. Undertake all works on land that is to be transferred to Council as public open space, to the satisfaction of Council, and have accepted 'On Maintenance', before the earlier of the endorsement of survey plans for the development or the commencement of the use of the premises.
- 28.17. Conduct and complete all works in accordance with the provisions and recommendations of all approved management plans or those to be approval as per conditions of this decision notice, at not cost to Council and to the satisfaction of the Chief Executive Officer, prior to the sealing of survey plans or commencement of On-Maintenance.
- 28.18. 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. This certification must be provided to the Council prior to accepting the works 'On Maintenance'.
- 28.19. Prior to the endorsement of the Survey Plan, the owner of the land must pay a contribution to Council towards parkland upgrading or acquisition in lieu of parkland dedication in accordance with the Gold Coast City Council's Planning Scheme - Priority Infrastructure Plan, at the rate applicable at the time of payment. The contribution will be calculated by Infrastructure Charges Unit at the date of approval.

## **29. STORMWATER QUALITY**

- 29.1. The Quality component of the Stormwater Management Plan and Hydraulic Impact Assessment prepared by Wagner Development Consulting, dated August 2009, is accepted in concept only, subject to detailed design, and except as altered by the conditions of this development permit.
- 29.2. While the concept for whole of site has been accepted, Stage 3 is not accepted until further information is provided in association with future applications. No works are to occur in the area identified as area to be retained in the Tree Clearing Drawing Rev B prepared by VDM Consulting Belleng, dated 18 August 2009.

29.3. Submit a final detailed Stormwater Quality Management Plan at the same time as an operational works application is made for each individual Stage. This report may deal with the individual Stage however the stages must be linked to the overall development. This Management Plan will include detailed stormwater quality management drawings showing all stormwater infrastructures, relevant landscaping and engineering designs. The Plan and detailed design drawings are to include the following information:

29.4. Bioretention basin information

- 29.4.1. Copies of the Bioretention System Construction and Establishment Sign off forms as per the Water By Design (2009) Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands.
- 29.4.2. Details of the drainage and transitional layers (filter media specifications). These layers shall be designed in accordance with the Water Sensitive Urban design technical Design Guidelines (WSUD TDG) Sections 5.3.4.2 and 5.3.4.3 and the underdrain in accordance with Section 5.3.5.
- 29.4.3. Collection pipe information. Slotted 100mm uPVC pipes shall be placed within the drainage layer of the bioretention basins. The drawings shall specify that these are not to be wrapped in geofabric.
- 29.4.4. Specify on the plan the grade at which drainage pipes are to be laid (0.5% slope) and the relevant width of the drainage pipe slots.
- 29.4.5. Provide a uPVC riser with screw cap lid at the head of each slotted pipe for maintenance flushing. The plan shall include detail with a note that states that risers are not to be slotted (using Brisbane City Council Drawing UMS153 as a guide). Such maintenance points should also be provided at the head of the drainage pipes to which other pipes are connected.
- 29.4.6. Provide the bioretention filter media surface levels ensuring a flat surface to allow even absorption through the filter.
- 29.4.7. Detail the maintenance access ramp for each basin
- 29.4.8. Detail the energy dissipater methodology to be employed for each basin
- 29.4.9. As the bioretention basins are in close proximity to significant structures (roads and buildings) an impermeable liner must be provided (and noted on the plans).
- 29.4.10. The outlet of each basin should be a raised field inlet located directly downstream of the sediment fore bay to minimise mixing with first flush.
- 29.4.11. A suitable sediment fore bay with maintenance access shall be designed for each basin in accordance with Section 5.3.3.2 of the WSUD TDG ensuring that particles equal to or greater than 1mm in diameter are removed from the 3 month ARI storm event
- 29.4.12. Detail in the report and on the plans the vegetation species to be planted within the bioretention basin. These are to be taken from the WSUD TDG. The filter beds and any slopes with greater slope than 1:4 are to be planted at a density of not less than 8 plants per square meter.
- 29.4.13. Scour protection within the basin shall be provided in accordance with Section 5.3.3.1 of the WSUD TDG. A Plan detail and cross section shall be included on the plans.
- 29.4.14. Detail the safety and aesthetic measures which will be employed to integrate the bioretention basin into the landscape and the community.
- 29.4.15. Detail the signage which will be installed to communicate the function of the basin to the local community.

29.5. Construction phase



- 29.5.1. The bioretention basins must be used as temporary sediment basins during construction, as proposed in the Stormwater Management Plan and Hydraulic Impact Assessment prepared by Wagner Development Consulting, dated August 2009.
- 29.5.2. Detail the staging of construction, establishment and maintenance in accordance with Section 5.5 of the WSUD TDG. The staging and timing of the bioretention basin shall be outlined in the final Stormwater Management Plan.
- 29.5.3. Hold points in construction (for Council assessment) will be detailed in the Operational Works approval to occur prior to conversion of these basins into bioretention systems.
- 29.6. Certification
- 29.6.1. Submit to Council completed copies of the Bioretention System Construction and Establishment Sign off forms, prior to Council sealing the Survey Plans.
- 29.6.2. Provide to Council, prior to survey sealing by Council, certification from a suitably qualified stormwater professional that the Stormwater treatment devices have been installed in accordance with the approved Stormwater Management Plan.
- 29.6.3. Submit certification that the biofiltration filter media meet the criteria outlined in the most recent version (at the time of testing) of the Guidelines for Soil Filter Media In Bioretention Systems, Facility for Advancing Water Biofiltration (FAWB) or other more current standard used by Council at the time of filter media installation, prior to survey sealing by Council.
- 29.7. Maintenance information
- 29.7.1. Provide a detailed maintenance plan for the entire stormwater system, outlining the construction, building and maintenance phases. At a minimum this plan will include:
- 29.7.1.1. A maintenance schedule for the Construction phase;
- 29.7.1.2. A maintenance schedule for the establishment and on-maintenance phase;
- 29.7.1.3. A maintenance schedule for the operational phase;
- 29.7.1.4. regular maintenance - maintenance / inspection checklists for each device with comments on timing, frequency, data collection and non-compliance procedures;
- 29.7.1.5. long-term maintenance - timing, frequency, data collection, filter and water quality testing, non-compliance procedures;
- 29.7.1.6. detailed information on maintenance techniques for sediment or litter accumulation, traffic damage, erosion, replanting requirements and ponding;
- 29.7.1.7. record keeping and reporting; and
- 29.7.1.8. any relevant contractor contact information.
- 29.8. Ensure the final detailed design of the stormwater infrastructure results in a treatment train that achieves Council's Load based Reduction Water Quality Objectives, by implementing best practice environmental management techniques and water sensitive urban design, demonstrated by modelling.
- 29.9. Ensure the final design of the stormwater treatment system functions appropriately. Where any of the stormwater quality conditions or a suitable alternative can not be achieved the Applicant shall lodge to Council for approval as a modification of this approval an amended layout plan which satisfies these requirements.

## **30. BUSHFIRE MANAGEMENT**

- 30.1. Comply with the recommendations of the Fire Management Report prepared by Eldon Bottcher Architect Pty Ltd.

### **31. ADMINISTRATIVE PROVISIONS**

- 31.1. Submit the proposed names for new streets to Council for approval.
- 31.2. Obtain a Development Permit for Operational Works and fully complete or bond all Operational Works in accordance with Council's Planning Scheme prior to the endorsement of the Survey Plan for each stage of the development. To obtain a Development Permit for Operational Works, the applicant must submit civil engineering and electrical engineering design drawings and documentation (and landscaping design drawings if applicable) to Council for approval.

### **32. REFERRAL AGENCY CONDITIONS**

- 32.1. Comply with the conditions set out in the attached correspondence from the following Concurrence Agencies:
  - 32.1.1. Concurrence Agency – Department of Transport and Main Roads; and
  - 32.1.2. Concurrence Agency – Department of Natural Resources and Water.

### **DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE - ATTACHED DWELLINGS AND MEDIUM DENSITY DETACHED DWELLINGS (71 UNITS) AND DETACHED DWELLINGS (78 UNITS) - CONDITIONS OF APPROVAL**

### **33. TIMING FOR COMPLIANCE WITH CONDITIONS**

- 33.1. All conditions of this component of the approval are to be complied with prior to the commencement of use of the development or prior to Council's endorsement of any survey plan (whichever occurs first), unless otherwise stated within a specific condition.

### **34. PREMISES**

- 34.1. Comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by this approval.

### **35. LIMITATIONS OF THIS APPROVAL**

- 35.1. Approval is not granted for the development of 'residential' or 'community' uses located within 500 metres of the boundary of the premises to the east, being 150-188 and 190-222 Logan River Road, Holmview (Lots 124 and 127 on SP174628). For clarification purposes, the 'boundary' of 150-188 Logan River Road, Holmview (Lot 124 on SP174628) for the purposes of measuring the 500 metre buffer is to be the eastern side of the road reserve known as 0 Teys Road, Holmview (Lot 15 on MISC62715).

### **36. PLAN OF DEVELOPMENT**

- 36.1. Undertake the development generally in accordance with the following plans except as altered by this approval.
  - 36.1.1. Drawing Title '7.3 Plan of Development', Drawing Number 0435 IR 7.3 Revision C as dated 10/08/2009 and prepared by WDC;
  - 36.1.2. Drawing Title '7.6 Dwelling Analysis', Drawing Number 0435 DA 7.6 Revision C as dated 10/08/2009 and prepared by WDC;

- 36.1.3. Drawing Title 'Streetscape 1', Drawing Number 13.3 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.4. Drawing Title 'Streetscape 2', Drawing Number 13.4 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.5. Drawing Title 'Streetscape 3', Drawing Number 13.5 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.6. Drawing Title 'Dwelling Type - DR 9.5 Type 1', Drawing Number 10.1A Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.7. Drawing Title 'Dwelling Type - DR 9.5 Type 2', Drawing Number 10.1B Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.8. Drawing Title 'Dwelling Type DF-11', Drawing Number 10.2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.9. Drawing Title 'Dwelling Type - DF12.5', Drawing Number 10.3 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.10. Drawing Title 'Dwelling Type - DF14', Drawing Number 10.4 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.11. Drawing Title 'Dwelling Type - DF15', Drawing Number 10.5 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.12. Drawing Title 'Dwelling Type - DF16', Drawing Number 10.6A Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.13. Drawing Title 'Dwelling Type - DF16', Drawing Number 10.6B Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.14. Drawing Title 'Dwelling Type - DFS12.5', Drawing Number 10.7 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.15. Drawing Title 'Dwelling Type - DFS14', Drawing Number 10.8 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.16. Drawing Title 'Dwelling Type - AF21.5', Drawing Number 11.1 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.17. Drawing Title 'Dwelling Type - AS23.5 (Lot 12,20)', Drawing Number 11.2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.18. Drawing Title 'Dwelling Type - TR27 & SR8', Drawing Number 12.1 Page 1 of 2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.19. Drawing Title 'Dwelling Type - TR27 & SR8', Drawing Number 12.1 Page 2 of 2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.20. Drawing Title 'Dwelling Type - TRC27 & SR8', Drawing Number 12.2 Page 1 of 2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.21. Drawing Title 'Dwelling Type - TRC27 & SR8', Drawing Number 12.2 Page 2 of 2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.22. Drawing Title 'Dwelling Type - TRC35 & SR8', Drawing Number 12.3 Page 1 of 2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.23. Drawing Title 'Dwelling Type - TRC35 & SR8', Drawing Number 12.3 Page 2 of 2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.24. Drawing Title 'Dwelling Type - TF27', Drawing Number 12.4 Page 1 of 2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;

- 36.1.25. Drawing Title 'Dwelling Type - TRC27', Drawing Number 12.4 Page 2 of 2 Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.26. Drawing Title 'Materials & Colour Pallet', Drawing Number 9.3A Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.27. Drawing Title 'Materials & Colour Pallet', Drawing Number 9.3B Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.28. Drawing Title 'Materials & Colour Pallet', Drawing Number 9.3C Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group;
- 36.1.29. Drawing Title 'Materials & Colour Pallet', Drawing Number 9.3D Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group; and
- 36.1.30. Drawing Title 'Materials & Colour Pallet', Drawing Number 9.3E Revision B as dated 13/08/2009 and prepared by Andrews Neil Urban Design Group.

### 37. INFRASTRUCTURE CONTRIBUTIONS

- 37.1. At the time of issue of a Compliance Certificate for any part of the development under the *Plumbing and Drainage Act 2002*, or prior to the commencement of use, whichever occurs first, the applicant must pay to Council charges for **Transport Infrastructure** in accordance with the Gold Coast Planning Scheme Priority Infrastructure Plan, at the rate current at the due date for payment.

The current charge at the date of this approval is:

Transport Network Infrastructure - Beenleigh

Local: 137.00 trip ends @ \$ 459.37 = \$62,933.69

State: 137.00 trip ends @ \$ 331.70 = \$45,442.90

**NOTE:** Transport Network Infrastructure Charges will be indexed until the date of payment, using ABS Road & Bridge construction (4121).

- 37.2. At the time of issue of a Compliance Certificate for any part of the development under the *Plumbing and Drainage Act 2002*, or prior to the commencement of use, which occurs first, the applicant must pay to Council charges for **Recreation Facilities Infrastructure** in accordance with the Gold Coast Planning Scheme Priority Infrastructure Plan, at the rate current at the due date for payment.

The current charge at the date of this approval is:

Recreation Facilities - Edens Landing - Holmview

47.90 Equivalent Tenements @ \$ 5,390.93 = \$ 258,225.55

**NOTE:** Recreation Facilities Network Infrastructure Charges will be indexed until the date of payment, using

- Rawlinson's Construction Index to be applied to the embellishments component of the charge for each SLA, and
- GCCC Land Index to be compiled and applied to the land component of the charge for each SLA.

- 37.3. At the time of issue of a Compliance Certificate for any part of the development under the *Plumbing and Drainage Act 2002*, or prior to the commencement of use, which occurs first, the applicant must pay to Council charges for **Water Supply Network Infrastructure** in accordance with Planning scheme Policy 3A - Policy for Infrastructure (Water Supply Network Developer Contributions), at the rate current at the due date for payment.

The current charge at the date of this approval is:

Water 1 Infrastructure -

35.00 Equivalent Tenements @ \$ 2,873.73 = \$ 100,580.55

Water 2 Infrastructure -

35.00 Equivalent Tenements @ \$ 2,981.49 = \$ 104,352.15

**NOTE:** Water Supply Network Infrastructure Contributions will be indexed until the date of payment, using CPI (All Groups Brisbane), ABS as of June 2004.

- 37.4. At the time of issue of a Compliance Certificate for any part of the development under the *Plumbing and Drainage Act 2002*, or prior to the commencement of use, which occurs first, the applicant must pay to Council charges for **Sewerage Network Infrastructure** in accordance with Planning scheme Policy 3B - Policy for Infrastructure (Sewerage Network Developer Contributions), at the rate current at the due date for payment.

The current charge at the date of this approval is:

Sewer 1 Infrastructure -

35.00 Equivalent Tenements @ \$5,513.96 = \$192,988.60

Sewer 2 Infrastructure -

35.00 Equivalent Tenements @ \$2,909.65 = \$101,837.75

**NOTE:** Sewerage Network Infrastructure Contributions will be indexed until the date of payment, using CPI (All Groups Brisbane), ABS as of June 2004.

### 38. ACCESS AND CAR PARK

- 38.1. No access is permitted from Logan River Road to the site.
- 38.2. No direct allotment access (entry & exit) is permitted from Logan River Road or Teys Road.
- 38.3. Access to the site from Teys Road must be generally as shown the approved plan. Such access must incorporate the construction of type 01 reinforced concrete residential driveway slab in accordance with Gold Coast City Council Land Development Guideline Drawing Number 05-02-301.
- 38.4. The car parking proposed for the development must comply with Gold Coast City Council's Planning Scheme and Australian Standard 2890.1.

### 39. STORMWATER (QUANTITY)

- 39.1. Provide stormwater drainage in accordance with the provisions of Gold Coast City Council's Planning Scheme, Land Development Guideline and the Queensland Urban Drainage Manual. The stormwater drainage design must make provision for no 'worsening' of peak flows currently exiting the site.
- 39.2. Submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the proposed works will not result in an increase of peak flow rates and peak flood levels. The certification must be submitted with the application for operational work for infrastructure or prior to commencement of construction whichever occurs first.
- 39.3. Submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the stormwater management system/detention systems are properly installed and functioning in accordance with the storm water management plan. The

certification must be submitted to Council prior to the earlier of the endorsement of survey plans or commencement of the use of the premises.

#### 40. SERVICES

- 40.1. Connect the site to Council's water supply and sewerage system.
- 40.2. Ensure that the distance between any part of the building and sewerage infrastructure is not less than 2.0 metres.
- 40.3. Pay for the full cost of any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

#### 41. GENERAL WORKS

- 41.1. Undertake any cutting / filling existing or proposed in accordance with the requirements of the *Gold Coast Planning Scheme 2003*.
- 41.2. Ensure that no materials, goods, machinery, containers, or other articles are stored, placed, stood or otherwise permitted to remain between the road frontage and the building alignment unless otherwise approved by the Assessment Manager.
- 41.3. Maintain the site in a clean and tidy state at all times.
- 41.4. Conduct the use in such a manner as not to interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.
- 41.5. Undertake all site works and earthworks in accordance with the *Gold Coast Planning Scheme 2003*.
- 41.6. Council advises that where a dwelling continues to exist on a lot after a subdivision, Council reserves the right to assign a new number to the existing premise to ensure consistency in street numbering.

#### 42. BUSHFIRE MANAGEMENT

- 42.1. Comply with the recommendations of the Fire Management Report prepared by Eldon Bottcher Architect Pty Ltd.

#### 43. LANDSCAPING

- 43.1. Submit a landscape plan and documentation, prepared by a Corporate Member (or person eligible to become a member) of the Australian Institute of Landscape Architects to Council for approval as part of a development application for Operational Works - Landscaping. The landscape plan and documentation must be prepared in accordance with the provisions of Council's Landscape Works Code, Planning Scheme Policies and Standard Specifications.

*This condition must be complied with prior to Building Works approval.*

- 43.2. Provide landscape works on-site in accordance with the approved landscape plan and must include:
  - 43.2.1. Landscape areas at natural ground level except where it is proposed to import soil with suitable retaining works;
  - 43.2.2. A landscaped area average width of 3 metres to be planted with screening trees, shrubs and groundcovers, along the front boundaries of the site to provide positive interaction between the proposed development and the street whilst achieving viewshed screening above the maximum 1.2 metre high fencing along the front boundary;
  - 43.2.3. A landscaped area average width of 0.6 metres to be planted with screening trees, shrubs and groundcovers, along the side and rear boundaries of the site to provide screening of the proposed building from adjacent properties;

- 43.2.4. A landscaped area average width of 0.6 metres to be planted with screening trees, shrubs and groundcovers, to the periphery of the private courtyards of the proposed building to ensure privacy between dwelling units within the site;
- 43.2.5. Construct level, paved and adequately drained private courtyards in accordance with the approved plan of development for each dwelling unit. Screening trees, shrubs and groundcovers to be provided at the periphery of the private courtyards to ensure privacy for residents;
- 43.2.6. Install drought resistant and shade tolerant turf such as Sir Walter or Palmetto;
- 43.2.7. Ensure all plants are drought tolerant;
- 43.2.8. Provide a minimum of one (1) external hosecock per dwelling unit;
- 43.2.9. Install an automatic inground irrigation system to all garden areas that while water restrictions are in place uses harvested stormwater or recycled water;
- 43.2.10. Provide footpath tree planting along the frontage of the site as follows:
  - 43.2.10.1. Existing street trees must be retained and protected;
  - 43.2.10.2. All trees must have a minimum container size of 25 litres; and
  - 43.2.10.3. Tree species must be as approved by the Assessment Manager.
- 43.2.11. Maintain the site for a minimum of 12 months following Practical Completion as outlined in *Gold Coast Planning Scheme 2003*.

**DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - MAJOR WORKS (CHANGES TO GROUND LEVEL) - CONDITIONS OF APPROVAL**

**44. PREMISES**

- 44.1. Comply with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by this approval.

**45. LIMITATIONS OF THIS APPROVAL**

- 45.1. This approval for bulk earthworks does not include any works within proposed Stage 3, lot 1 and lot 800.

**46. PLAN OF DEVELOPMENT**

- 46.1. Carry out the development generally in accordance with the engineering drawing numbers 0435-CGL 01 A to 0435-CGL 34 A prepared by Wagner Development Consulting 05.08.2009, approved, stamped and returned to the applicant with this decision notice.
- 46.2. Retain a copy of this decision notice and stamped approved drawings on site at all times.
- 46.3. Any proposed deviation from the approved plans/drawings as a result of on-site or in-situ conditions must not be made unless amended plans/drawings are submitted and approved by Council. The development must be carried out in accordance with the approved amended plans/drawings.
- 46.4. This Operational Works application has been assessed having regard to the conditions of the Reconfiguring a Lot component of this development approval as at the date of application. Should any change to the conditions to the Reconfiguring a Lot component of this development approval be made, additional or amended plans must be submitted for approval as necessary to comply with such conditions.

#### 47. WORKS COMPLIANCE

- 47.1. Construct all works pertaining to the development in accordance with *Gold Coast Planning Scheme 2003*, policies, Land Development Guide line 2005, Local Laws, Engineering Specifications and Approved Drawings.
- 47.2. Construct the approved works under the supervision of a (RPEQ) qualified Engineer.
- 47.3. The Assessment Manager reserves the right to order amendments should any part of the approved works in his/her opinion is found to be unsatisfactory.
- 47.4. Comply with all conditions of all related approvals.
- 47.5. This approval does not constitute a ruling on the structural safety of the works, and it is the responsibility of the applicant to ensure adequacy of design and construction and provide RPEQ certification to that effect.

#### 48. HOURS OF CONSTRUCTION

- 48.1. Limit all activities associated with the operation of the construction works to only between the hours of 7.00 am to 6.00 pm on Monday to Saturday and no work is permitted on Sunday and public holidays.

#### 49. EARTHWORKS

- 49.1. Ensure dust nuisance is not created in the carrying out of the works.
- 49.2. Comply with the *Workplace Health and Safety Act 1995* and *AS 1742 Manual of Uniform Traffic Control Devices* in carrying out the works, including ensuring safe traffic control and safe public access in respect of works being conducted on a road.
- 49.3. Ensure that all reasonable safeguards in and around the works are undertaken and maintained at all times to ensure the safety of the public, at the cost of the applicant. 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.
- 49.4. Carry out earthworks out in accordance with *AS 3798-2007 Guidelines* on earthworks for commercial and residential developments;
  - 49.4.1. Supervision of bulk earthworks must be to Level 1 supervision and the frequency of field density testing must be in accordance with Table 8.1 of *AS 3798-2007*.
  - 49.4.2. 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*.
- 49.5. Construct cut/fill batters in accordance with section 3.2.7 of *Gold Coast City Council Planning Scheme Policy 11 - Land Development Guidelines, Standard Specifications and Drawings*;
  - 49.5.1. Batters must not straddle any lot boundaries or extend into existing or proposed public open space and/or bushland reserve;
  - 49.5.2. All platforms resulting from cut/filling must have a minimum slope of 1 in 150 and comply with *Gold Coast City Council Planning Scheme Policy 11 - Land Development Guidelines, Standard Specifications and Drawings* for drainage of allotments to the street;
  - 49.5.3. 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; and



49.5.4. Stabilise all batters within 10 days of the completion of bulk earthworks. Stabilisation techniques may include hydro mulching, returfing, erosion resistant blankets etc.

49.6. Carry out all earthworks (including cut/fill batters and retaining structures) on the subject site in accordance with the advice and recommendations of the "geotechnical engineering assessment" report dated 28 August 2008 and "Certification for Geotechnical Calculations/Information" dated 4 March 2009 prepared by Border - Tech Geotechnical Engineering Services.

49.7. 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.

49.8. 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, prior to the earthworks being accepted 'On Maintenance'.

49.9. Contain all earthworks (whether for changes to ground level or works for infrastructure) required to construct roads adjacent to any park within the road reserve and do not extend into the Park.

## **50. ROAD WORKS**

50.1. Ensure the absolute maximum grading of road 7 is 6% according to section 3.4.6 of the Gold Coast City Council Land Development Guide lines section 3.4.6. Amend the drawing number 0435-CGL - 29A prepared by WDC dated 05.08.2009 and submit for Council approval prior to commencement of earthworks on site.

50.2. Ensure that the minimum road reserve width for road 7 is 23 metres according to drawing number 05-02-004 Typical Cross Sections Industrial / Commercial Street (Industrial Collector Street) of Gold Coast City Council Land Development Guidelines 2005. Amend the drawing number 0435-CGL - 29A prepared by WDC dated 05.08.2009 and submit for Council approval prior to commencement of earthworks on site.

50.3. Contain all earthworks required to construct roads adjacent to a Park within the road reserve and do not extend into the Park.

## **51. HAULAGE /ACCESS / SITE MANAGEMENT**

51.1. Provide a vehicle barrier along the frontages of the land, to ensure that all vehicles only use crossovers approved by the Council, prior to the commencement of works.

51.2. Conduct loading/unloading operations entirely within the site and vehicles waiting to be loaded/unloaded must also stand within the site.

51.3. Ensure all reasonable methods are 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 Council.

51.4. Maintain the site in a clean and tidy state at all times. Satisfactory arrangements must be made for the collection, storage and disposal of all waste materials.

51.5. Transport non-recyclable debris 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.

51.6. 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.

51.7. Rectify any damage to property (including pavement damage) to the satisfaction of Council prior to Council issuing a letter accepting the works on-maintenance. 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 acceptance of the works on-maintenance and /or endorsement of survey plans.

51.8. During the transportation of soil and other fill/excavated material;

51.8.1. All trucks hauling soil, or fill/excavated material must have their loads secure and covered;

51.8.2. 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

51.8.3. 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.

## **52. RETAINING STRUCTURES**

52.1. Ensure retaining structures over 1.5 metres in height are stepped 1.0 metre (horizontally) for each 1.5 metres in height to a maximum height of 3.0 metres, and the terraces landscaped.

52.2. Ensure retaining structures do 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.

52.3. Design and construct retaining structures and associated footings in accordance with AS 4678 – 2002 *Earth-retaining structures*.

52.4. Retaining structures - inspection and certifications;

52.4.1. A design and inspection intent certificate signed by a RPEQ must be submitted to the Council prior to commencement of construction of retaining structures. Certification must state that a minimum factor of safety of 1.5 will be achieved for the internal stability of all retaining walls as recommended by the "geotechnical engineering assessment" report dated 28 August 2008 prepared by Border - Tech Geotechnical Engineering Services.

52.4.2. The retaining structure/s must be inspected at the following stages;

(a) Footing (including excavation and reinforcement); and

(b) Drainage behind the wall (including geo-fabric, backfill and perforated pipe) and completion (including point of stormwater discharge).

52.4.3. Provide a final certificate signed by a RPEQ certifying the adequate completion of the retaining structure/s and each stage of inspection as stated above to the Council prior to formal acceptance of the works being 'On Maintenance'.

## **53. SAFETY FENCES, BARRIERS AND GUARD RAILING**

53.1. 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, prior to the endorsement of survey plans or prior to commencement of use whichever occurs first.

## **54. HYDRAULICS**

- 54.1. Construct the development so as to result in;
  - 54.1.1. No increase in peak flow rates downstream from the site;
  - 54.1.2. No increase in flood levels external to the site;
  - 54.1.3. No increase in duration of inundation external to the site that could cause loss or damage; and
  - 54.1.4. No loss of floodplain storage up to the 100 year ARI regional flood event.
- 54.2. Do not alter overland flow paths on the site 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.

## **55. GENERAL ENGINEERING**

- 55.1. Complete all Operational Works required by this approval.
- 55.2. Arrange a pre-start meeting between the Consulting Engineer and Council Technical Officer prior to starting any works at the site. The applicant or the applicant's agent must complete the following documents at the pre start meeting;
  - 55.2.1. Pre Start Conference Agenda;
  - 55.2.2. Pre Commencement Notification; and
  - 55.2.3. Appointment of Principal Contractor (in duplicate).
- 55.3. Pay an inspection compliance fee to Council prior to a Pre Start meeting being held, as per Council's Regulatory Fees Register current at the time of payment. Currently the fee is \$2400 plus \$120 per additional lot above 10 lots excluding Plumbing and Drainage.
- 55.4. Submit written notice to Council of the completion of the works, within 14 days of practical completion.
- 55.5. Submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) certifying that the works have been constructed in accordance with the approved plans and these conditions, within two months of the date of practical completion of the works.

## **56. AS CONSTRUCTED PLANS**

- 56.1. Submit As-Constructed information to Council for checking and acceptance as soon as the works are completed, in accordance with Gold Coast Planning Scheme Policies, and as follows.
  - 56.1.1. One set of As Constructed plans (paper copies in A3 size) in the format shown on Standard Drawings 8- 00193A, 8-00194 A and 8-00196A; and
  - 56.1.2. Hardcopies of all approved plans certified and amended as "As Constructed".
- 56.2. Once the plans are accepted by Council the as constructed information must be submitted on CD as follows;
  - 56.2.1. One CD containing all the above plans
    - 56.2.1.1. in AUTOCAD 2004 format; and
    - 56.2.1.2. in .pdf format recorded in A1 size and as individual drawings.
- 56.3. Provide certification on CD labels, hardcopies and .pdf images of drawings in accordance with Fig 3.6.1A of Planning Policy No 5.

- 56.4. A compliance checking fee will be charged after one initial submission for non complying submissions, as per Council's Register of Regulatory Fees, at the rate applicable at the time of payment. Currently the fee is \$120 per plan

**57. MAINTENANCE SECURITY**

- 57.1. Deposit a security deposit calculated at the following rate with Council either by cash or by bank guarantee prior to starting any work at the site.
- 57.1.1. \$1000 deposit per each As Constructed drawing. The deposit will be released on submission and approval of As Constructed drawings.

**DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - VEGETATION CLEARING - CONDITIONS OF APPROVAL**

**58. VEGETATION MANAGEMENT**

- 58.1. Undertake vegetation clearing in accordance with the approved Tree Clearing Plan Drawing No. TCP-B Project No. QE070311, prepared by VDM Consulting Belleng, dated August 2009. No additional clearing other than that identified on the approved Tree Clearing Plan is permitted (subject to permitted exemptions in accordance with the Gold Coast Planning Scheme and approved Planning Scheme Policies).
- 58.2. Undertake associated works to flora in accordance with AS 4373-2007 Pruning of Amenity Trees.
- 58.3. Vegetation clearing for stage 2 must not commence until sealing of the survey plan has been achieved for stage 1.
- 58.4. Ensure sub staging of vegetation clearing is in accordance with Figure 3.1 of the Fauna Management Plan submitted by VDM Consulting Belling, dated August 2009, with the exception of stage 3 A and 3 B which will require separate operational works vegetation clearing approval.
- 58.5. Protect all trees that are to be retained from harm during construction, with barriers constructed of steel posts and wire mesh secured to the posts. Such barriers must be installed prior to any construction works occurring on site.
- 58.6. Provide a site briefing for all construction staff prior to any major works and before commencement of works daily to discuss approved clearing processes and provide clear understanding of areas to be protected from clearing activities.
- 58.7. Ensure all trees within areas permitted to be cleared are felled so that they fall inwards on the area permitted to be cleared to protect adjacent vegetation.
- 58.8. Do not dump any land clearing debris into gullies, watercourses, other drainage lines or waterlogged areas.

**59. DEVELOPMENT WORKS**

- 59.1. Comply with the *Environmental Protection Act 1994* and all Environmental Protection Policies in relation to:
- 59.1.1. The harm to the protected matter;
- 59.1.2. Any activity associated with the harm to the protect matter; and
- 59.1.3. The implementation of this permit.
- 59.2. Ensure all plants harmed pursuant to this permit and requiring disposal are disposed of:
- 59.2.1. On the premises for landscaping and sediment and erosion control purposes (for example as mulch); and/or

- 59.2.2. At a waste disposal facility operated by the local government provided that the waste is delivered to the waste disposal facility in a manner and form which allows it to be mulched at the facility, or
- 59.2.3. In such other environmentally responsible manner as meets with the written approval of the Assessment Manager.
- 59.2.4. The plants harmed pursuant to this permit must not be burnt or incinerated except for the purpose of domestic heating inside the dwelling on the subject premises.

## **60. SITE SPECIFIC CONDITIONS**

### **60.1. Replanting and Rehabilitation**

- 60.1.1. Undertake revegetation/rehabilitation/weed management in general accordance with the recommendations stated in the Rehabilitation Management Plan, prepared by VDM Consulting Belling, dated August 2009; and Vegetation management Plan submitted by VDM Consulting Belling, dated August 2009.

### **60.2. Planting of Rehabilitation Trees**

- 60.2.1. Ensure that the rehabilitation trees are planted in a manner and in locations, which will ensure their long-term survival. In considering the precise planting locations, the Applicant must consider matters such as the potential height of the trees on maturity, the locations of actual and future structures, works and the usage areas.

### **60.3. Revegetation Requirements**

- 60.3.1. Comply with the following revegetation requirements:

- 60.3.1.1. Revegetation must be located outside of any firebreaks and fence lines and be based on the regional ecosystems which naturally occur on the subject site (including canopy species).

- 60.3.1.2. Rehabilitate the degraded waterway as near as practical to the naturally occurring compositions of plant species, whilst also responding to the habitat requirements of fauna.

- 60.3.1.3. Revegetation must reflect the species composition of native remnant vegetation on the site and surrounds.

- 60.3.1.4. Revegetation must concentrate around drainage lines and wildlife corridors to enhance fauna movement capabilities.

- 60.3.1.5. Maintenance of the completed revegetation must be undertaken until the maintenance period has completed. Maintenance must include the removal of weeds, replacement of dead or damaged trees which have been planted, as well as ongoing sediment and erosion control measures.

- 60.3.1.6. Assessment of survival must be undertaken on a regular basis until the development is considered 'off maintenance' during this time, replacement of dead plants will be required.

### **60.4. Landscaping and rehabilitation works**

- 60.4.1. Complete all landscaping and rehabilitation works prior to the commencement of use of the site. The applicant must arrange an inspection to obtain Council approval of the completed landscaping and rehabilitation works to the satisfaction of the Manager - Development Assessment before commencement of use.

## **61. RELOCATION OF ANIMALS**

61.1. Wildlife spotter requirements

- 61.1.1. Ensure that a Wildlife Spotter (Department of Environment and Resource Management approved) is on site prior to and during vegetation clearance to ensure that all native vertebrate animals located within, on and amongst plants or areas of plants proposed to be harmed in accordance with this approval are relocated in accordance with all relevant laws.

61.2. Fauna Management

- 61.2.1. Implement recommendations as stated in the Fauna Management Plan submitted by VDM Consulting Belling, dated August 2009. This must include, but not be limited to the following actions:
- 61.2.2. Ensure clearing is in accordance with the Figure 3.1 of the Fauna Management Plan, with the exception of stage 3 A and 3 B which will require separate operational works vegetation clearing approval.
- 61.2.3. Conduct a site inspection using a Wildlife Spotter with a current Licence and Rehabilitation Permit the night before and the morning of the clearing to identify fauna species and fauna habitat, using binoculars or a spotting scope when observing trees larger than five metres tall,
- 61.2.4. Clearly mark (flag) vegetation found to contain fauna or fauna habitat (such as tree hollows, arboreal termite mounds, stick nests or possum drays with flagging tape), and visually and verbally communicate this information to the tree feller to ensure flagged trees are not felled until authorised by the fauna manager,
- 61.2.5. Manage any koalas identified on site in accordance with the Koala Plan,
- 61.2.6. Manage fauna habitat, identified during the site inspection, using the protocols discussed in the Fauna Management Plan.
- 61.2.7. Ensure a professional Tree Feller is employed to remove identified vegetation, in accordance with all relevant legislation and permits, working in conjunction with the recommendations of the Wildlife Spotter.
- 61.2.8. Provide the Wildlife Spotter's details to Council prior to vegetation clearing.

**62. WATERWAY BUFFERS**

- 62.1. Provide a vegetation buffer to the waterway over the site as identified on *Overlay Map 11-1 – Natural Wetland and Waterway Areas* of the GCCC Planning Scheme.
- 62.2. Enhance the waterway on the site, as identified on *Overlay Map 11-1 – Natural Wetland and Waterway Areas* of the GCCC Planning Scheme, by providing buffers to comply with the following:
- 62.2.1. Waterway buffers must incorporate development setbacks of dimensions and characteristics that will ensure that the development does not result in a negative impact upon the long-term viability of the waterway; and
- 62.2.2. Rehabilitation must be generally in accordance with the Rehabilitation Management Plan, prepared by VDM Consulting Belling, dated August 2009.

This is the end of conditions for Development Permit Number COM/130/2008.