



# Development Conditions



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## Development Conditions

Council has a suite of development conditions for use in preparing Material Change of Use, Reconfiguring a Lot and Operational Work Approvals.

A development approval is an opportunity for an applicant to obtain the right to conduct an activity that cannot otherwise occur lawfully. Development conditions are a key element of development approvals. Along with approved plans and drawings, development conditions are a key mechanism for achieving the built aspirations of the City, as expressed in the City Plan.

It is important development conditions are consistently written and applied to convey the broader desired planning outcomes and objectives of the City at a site by site, development by development level.

The approach and philosophy for the suite of development conditions revolves around improving the customer experience and includes the following development condition principles:

- are adaptable and easier to maintain
- are legally sound, aligned to policy and planning instruments
- provide consistency in the way conditions are drafted and applied
- meet the criteria for what constitutes a condition

It is intended Council's development conditions be generally applicable across a variety of circumstances. However, this is not to infer there will never be a need to impose specific development conditions in certain circumstances. Should a specific development condition be necessary, it is intended the approach and philosophy identified above for preparing conditions is maintained.

Council's suite of development conditions have been prepared with input from a variety of internal and external stakeholders and have been legally reviewed prior to implementation. Notwithstanding this, the content of this document does not constitute legal advice, and should not be relied upon as an exhaustive or conclusive analysis of condition drafting.

## Guide to understanding Council's Development Conditions

### Definitions

The definition of specific terms used in Council's template conditions are as follows:

<b><i>Council</i></b>	Council of the City of Gold Coast
<b><i>Drawing</i></b>	A technical drawing used to convey information, depict and/or define proposed development activity diagrammatically. A drawing may include site plans, building elevations, floor plans and/or detailed engineering drawings.
<b><i>Plan</i></b>	A written report, document and/or study used to convey detailed information regarding proposed development activity. A plan may include a geotechnical report, hydraulic report, vegetation management plan and/or planning report.
<b><i>Management Plan approval</i></b>	Work in relation to, or resulting from development (ie: Construction management plan). A Management Plan approval does not change the nature of the development approval.

## Condition Structure and Council Decision Notices

Council's development conditions are broken into 16 categories, including:

No.	Development Category
1	General
2	Trunk Development Infrastructure
3	Property
4	Amenity
5	Environmental and Landscaping
6	Transport
7	Engineering
8	Stormwater Drainage
9	Sewer and Water Works
10	Construction Management
11	Tidal Works
12	Environmental Offsets
13	Southport Priority Development Area
14	Robina Central Planning Agreement Act 1992
15	Advice Notes
16	Property Notifications

By grouping conditions into the above categories, it is intended Council's decision notices, and in particular the conditions package component of a decision notice will follow a more logical format and make them easier to read and understand for all stakeholders.

The development conditions only provide the common elements of a conditions package. As such, additional information is needed to be inserted in most development conditions to make them relevant to the proposed development being approved.

Instructions are included in each development condition to ensure the required additional information is consistently inserted.

**Note: Some development conditions include "blue" text. The purpose of the blue text is to provide examples to assist the officer when compiling the condition. All blue text not required will be deleted.**

## Conditions for Subsequent Approvals

It is sometimes necessary for an applicant to submit further plans, designs or other material for a subsequent approval by Council. This may take the form of a subsequent development application (such as operational works) or for more simple matters (such as providing an amended plan or drawing), a letter to Council submitting the required material.

Most parts of Council that contribute conditions to a development approval could have subsequent approval requirements. Council's suite of development conditions provides a consistent means of requiring such matters and is intended to ensure subsequent approval requirements do not seek to repeat aspects or negate Council's responsibilities under the planning and development framework established under the *Planning Act 2016*. In general:

1. If there is a need for an applicant to submit an amended plan or drawing forming part of the permit prior to works commencing, then it is not required for these to be the subject of a full assessment in accordance with the *Development Assessment Rules*.

Should an amended plan or drawing be deemed satisfactory and prepared incorporating the required amendments, Council will issue correspondence to the applicant confirming they constitute the approved plans or drawings for the purpose of the development approval.

2. If there is a need for an applicant to submit a Management Plan for a subsequent approval (ie: Construction management plan), it should be in the form of an application seeking a Management Plan approval.

The Management Plan approvals process is generally broad enough to enable the assessment of various technical issues relevant to the construction of approved development;

and would not otherwise be regarded as fitting the definition for operational works. A typical Construction management plan would not require a subsequent development application and a Management Plan approval would suffice.

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	<p>mentioned in sub-section 5.3.3(2)(c).</p> <p>The subject matter of the non-compliant required outcomes identified above may be separately conditioned by this development approval.</p>
<b>9</b>	<p><b>Scope of approval (only use for Dwelling house (secondary dwelling))</b></p> <p>This approval permits a Dwelling house (secondary dwelling) to be used in conjunction with, and subordinate to, the primary dwelling house on the same lot. The primary dwelling and secondary dwelling must operate as one household unit at all times.</p>
<b>10</b>	<p><b>When the approval lapses if the development is not started (only use when approval times are outside those set in section 85 of the Planning Act 2016)</b></p> <p>This approval will lapse <b>select one</b></p> <ul style="list-style-type: none"> <li>a If the first change of use under the approval does not start within X years from the date this approval takes effect, in accordance with section 85 of the Planning Act 2016.</li> <li>b If a plan for the reconfiguration is not given to Council within X years from the date this approval takes effect, in accordance with section 85 of the Planning Act 2016.</li> <li>c If the development does not substantially start within X years from the date this approval takes effect, in accordance with section 85 of the Planning Act 2016.</li> </ul>
<b>11</b>	<p><b>When the approval lapses if works is not completed (use for OPW – Change to ground level or OPW – Infrastructure)</b></p> <p>This approval will lapse if the works is not completed by (insert date), in accordance with section 88 of the Planning Act 2016.</p>

**Trunk Development Infrastructure**

**12 Necessary trunk infrastructure (LGIP identified)**

Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision / commencement of the use.

- Nominate here the infrastructure to be provided that is unique to this proposal. Nominate the LGIP infrastructure item, and cross reference the standard.

LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver
Roads / intersections					
Land					
Stormwater infrastructure					
Water infrastructure					
Sewer infrastructure					

- a Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – [“Schedule 1 – Process if the Council requires the cost of works to be determined through a tender process.”](#)

Note:

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

**13 Necessary trunk infrastructure (not identified in the LGIP)**

Provide the following necessary trunk infrastructure (not identified in the LGIP), in accordance with the specified standard of service prior to a request is made to Council to approve the plan of subdivision / commencement of the use.

- Nominate here the infrastructure to be provided and confirm the standard that is unique to this proposal.

LGIP infrastructure item identified	Desired Standard of Service	Drawing Title & Drawing No	Author	Date	Ver
Roads / intersections					
Land					
Stormwater infrastructure					
Water infrastructure					
Sewer infrastructure					

- a Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – [“Schedule 1 – Process if the Council requires the cost of works to be determined through a tender process.”](#)

Note:

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

<p><b>14</b></p>	<p><b>Extra payment condition</b></p> <p>a Pay to Council extra trunk infrastructure costs in the amount of \$X, <b>insert details here when the amount becomes payable</b></p> <p>b This condition has been imposed <b>insert here why condition has been imposed – e.g. as the development will require new trunk sewerage infrastructure earlier than 20XX, being the year these works are otherwise required under Council’s LGIP.</b></p> <p>c The details of the trunk infrastructure for which the additional payment is required, are as follows:</p> <p>i <b>insert details details of the trunk infrastructure for which the payment is required.</b></p> <p>d Instead of making the payment, elect to provide all or part of the trunk infrastructure detailed above. If this election is made, the requirements for providing the trunk infrastructure, and when it must be provided, are as follows:</p> <p>i <b>insert requirements for providing the trunk infrastructure &amp; when it must be provided.</b></p>
<p><b>15</b></p>	<p><b>Extra payment condition GCW USE FOR EMERGENCY STORAGE</b></p> <p>Pay to Council extra trunk infrastructure costs in the amount of \$X, <b>at the same time as registering the plan of subdivision / prior to commencement of the use.</b></p> <p>a This condition has been imposed as the development will require additional emergency storage at sewer pump station SPS XXX in the 20XX to 20YY Planning Horizon.</p> <p>The details of the trunk infrastructure for which the additional payment is required, are as follows:</p> <p>i extra trunk infrastructure costs = base unit cost of emergency storage X V X adjustment factor x ((1+i)^n), where:  V = XXkL, i.e. additional volume of emergency storage required (kL)  Base unit cost of emergency storage = XXXX.XX (\$/kL) (calculated using Equation 13 of the Water and Sewerage Infrastructure Plan Detailed Cost Analysis(2014))  Adjustment factor = 1.5 (for overhead and contingency allowance)  i = X.XX % - indexation (10 year average of ABS 6247 roads and bridges index 3101 Queensland Table 17)  n = X, i.e. the number of years the cost is being bought forward, from <b>the current year 20XX/the beginning of the planning horizon year in which the additional storage is needed 20XX</b>, less the year the cost estimates rates were calculated from (2012).</p> <p>b Instead of making the payment, elect to provide all or part of the trunk infrastructure detailed above. If this election is made, the requirements for providing the trunk infrastructure, and when it must be provided, are as follows:</p> <p>i Be in accordance with the SEQ Water Supply &amp; Sewerage Design and Construction Code (SEQ WS&amp;S D&amp;C Code).</p> <p>ii The construction of extra emergency storage of XX.X kL at SPS XXX is to be completed prior to commencement of the use.</p> <p>iii Construction must be coordinated with Council <b>and with any upgrade identified in Council’s Water Supply and Sewerage Infrastructure Plan for sewer pump station SPS XXX.</b></p>

**Property**

**16 Lots to be amalgamated**

Amalgamate lots **insert details here** into one lot and register the plan of amalgamation prior to commencement of the use.

**17 Community Management Statement (CMS)**

a Proposed lots **insert details here** and common property marked on the drawings listed below must be defined in the CMS as the scheme land:

Drawing Title	Author	Date	Drawing No.	Ver

- b Undertake the above prior to a request is made to Council to approve the plan of subdivision.
- c Submit, immediately after its creation, the first CMS (*signed by all relevant parties*) to Council for notation and verification of the above.
- d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within **insert number of days** business days of its creation.

**18 Subdivision within an existing Community Title Scheme (CTS)**

- a Ensure the new lots **insert new lot numbers here** remain part of, and be specifically identified within the Community Management Statement (CMS) **insert CMS details here**.
- b Undertake the above prior to a request is made to Council to approve the plan of subdivision.
- c Submit, immediately after its creation, the amended CMS (*signed by all relevant parties*) to Council for notation and verification of the above.
- d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within **insert number of days** business days of its creation.

**19 Requirement to register easement/s**

a Register an easement for **identify purpose ie. an access easement** in favour of **insert property details** at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver

- b The terms of the easement must include:  
**Insert details here that are unique to this proposal. Examples might be**
  - i **The responsibilities of the Grantor/Grantee for ongoing maintenance (use where there is a benefitting lot and burdened lot).**
  - ii **Standard terms document 707918364 must be referenced on Form 9 – easement document (use for easements in gross only where Council is the benefitting entity).**
  - iii **Easement plans and associated documents (i.e. Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.**
- c Registration of the easement must occur **at the same time as registering the plan of subdivision/ prior to commencement of the use.**
- d **Ensure infrastructure is positioned in the centre of the easement.**

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

- 20 Restrictions regarding Council easements and infrastructure**
- a No building work or deep landscaping is permitted over or within any Council public utility easement.
  - b Ensure all proposed buildings, structures and footings are a minimum distance of **XX** horizontal metres from Council infrastructure.
  - c Ensure all proposed buildings, structures and footings are a minimum 1 metre clear of the property sewer connection.
  - d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.

- 21 Land dedication**
- a Dedicate at no cost to Council, the land identified below:
 

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Example might be: Lot 2 RP123456 – Park 111 (1.5ha)	Road widening	Reconfiguration of Lots 1 and 2 on SP123456	ABCD	01/01/2017	1
	Land seaward of the foreshore seawall line as road or a reserve for beach protection and coastal management				
  - b Dedicate the land identified above [at the same time as registering the plan of subdivision/ prior to commencement of the use.](#)
  - c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land dedication is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to dedicate the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

- 22 Land transfer**
- a Transfer at no cost to Council, the land identified below:
 

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Example might be: Lot 2 RP123456 –	Water / Drainage Reserve or Linkage Park	Reconfiguration of Lots 1 and 2 on SP123456	ABCD	01/01/2017	1

Park 111 (1.5ha)	or Recreation				
	Pump station				
	Overland flow path				

- b Transfer the land identified above at the same time as registering the plan of subdivision/ prior to commencement of the use.
- c This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the land transfer is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and other owners' successors in title continue to be obligated to transfer the land in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

**23 Building envelope**

Wholly contain building work within the approved building envelope marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver

**24 Covenant**

- a Register an instrument of covenant with respect to  
  - i The purpose of the covenant is to  
    - Insert details here that are unique to this proposal. Examples might be where the land is freehold land, make sure the covenant is allowed under section 97A of the Land Title Act 1994.
- b The details of the covenant must include:  
  - Insert details here that are unique to this proposal. Examples might be
  - i The extent of the covenant area – preferably with reference to an approved drawing, or metes and bound description.
  - ii What restrictions/ obligations apply with respect to the land the subject of the covenant – with reference to section 97A of the Land Title Act 1994 where the land is freehold.
  - iii Inclusion of the approved Covenant Management Plan and Council's standard covenant terms document (dealing number 711772071).
- c Register the covenant at the same time as registering the plan of subdivision / prior to commencement of the use.

**25 Private infrastructure**

- a Ownership, operation and maintenance of the following private infrastructure is to vest at all times with identify appropriate owner ie. Body Corporate and/or legal authority:  
  - Insert details here that are unique to this proposal. Examples might be
  - i Private pump station and private rising main.
  - ii Stormwater management devices and infrastructure monitor and managed in accordance with City Plan Policy SC6. insert number – Land development guidelines section insert section name and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets.
  - iii Gross pollutant trap (GPT) ensuring it functions for its intended purpose.

	<p>b At any time the Council's corresponding infrastructure network is altered, the private infrastructure must be altered to be commensurate with Council's network, at no cost to Council.</p>
<b>26</b>	<p><b>Flood emergency management plan (FEMP) (specific condition)</b></p> <p>a Ensure residents/occupants of the property are moved into the refuge area or evacuated into a safe place during flood events in accordance with the approved Flood Emergency Management Plan (FEMP).</p> <p>b Ensure the FEMP is included into the site management and Body Corporate By-Laws.</p> <p>c The Body Corporate or legal entity must provide a copy of the approved FEMP to each new purchaser to ensure resident(s) are informed about:</p> <ul style="list-style-type: none"> <li>i The requirement for the FEMP to be complied with at all times for the life of the development and the use of the premises.</li> <li>ii The flood hazard on the site.</li> <li>iii Procedures during major flood events.</li> </ul>
<b>27</b>	<p><b>Flood emergency management plan (FEMP) (specific condition)</b></p> <p><b>USE THIS CONDITION FOR SMALL SCALE DEVELOPMENT WHERE NO FEMP IS PROVIDED</b></p> <p>a Ensure no additional burden on SES and/or Council's emergency services during major flood events.</p> <p>b Ensure residents/occupants take necessary measures to move into a refuge area (e.g. upper level of the dwelling) or evacuate into a safe place prior to the flood event affecting the site and/or access route.</p>

<b>Amenity</b>	
<b>28</b>	<p><b>Hours of operation and loading and unloading</b></p> <p>Undertake all activities (including loading and unloading activities) associated with the operation of the use only between the hours of XXX am to XXX pm on <b>insert days and advise if public holidays are included/excluded.</b></p> <p>or</p> <ul style="list-style-type: none"> <li>a Undertake all activities (unless specifically addressed below) associated with the operation of the use only between the hours of XXX am to XXX pm on <b>insert days and advise if public holidays are included/excluded.</b></li> <li>b Conduct loading and unloading activities between the hours of XXX am to XXX pm on <b>insert days and advise if public holidays are included/excluded.</b></li> <li>c Conduct alfresco dining associated with the commercial component of the development between the hours of XXX am to XXX pm on <b>insert days and advise if public holidays are included/excluded .</b></li> <li>d Ensure communal open space activities <b>insert specific location</b> are between the hours of XXX am to XXX pm on <b>insert days and advise if public holidays are included/excluded.</b></li> </ul>
<b>29</b>	<p><b>Screening of visually offensive components</b></p> <p>Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:</p> <ul style="list-style-type: none"> <li>a Refuse storage areas.</li> <li>b Service equipment.</li> <li>c Mechanical ventilation.</li> <li>d Refrigeration units.</li> <li>e Storage areas for machinery, materials, vehicles or the like.</li> </ul>
<b>30</b>	<p><b>Nuisance</b></p> <p>Undertake and operate the development in a manner that causes no detrimental effect upon surrounding premises by reason of noise nuisance, lighting nuisance or other such emissions. Specifically:</p> <ul style="list-style-type: none"> <li>a Position and direct all lighting so as not to <b>insert for example the lux it may not exceed beyond the boundary or the like. Impacts on navigation through watercourses should also be addressed. Take care to ensure spill and reflection are covered where appropriate.</b></li> <li>b Comply with the following limits with respect to noise emissions: <b>Insert details here that are unique to this proposal. Examples might be</b> <ul style="list-style-type: none"> <li>i <b>Specify noise limits with respect to hours/dBA and the like.</b></li> <li>ii <b>Amplified music is not permitted in the alfresco dining area.</b></li> <li>iii <b>Locate noise emitting devices i.e. amplifying devices, bells.</b></li> </ul> </li> </ul>
<b>31</b>	<p><b>Lighting to ensure pedestrian and community safety (specific condition)</b></p> <p>Install and maintain lighting within the site boundary for all car parking areas, outdoor activity areas (i.e. <b>communal or staff areas</b>), and along all on-site pedestrian pathways, at no cost to Council. The design and construction of the lighting system must:</p> <ul style="list-style-type: none"> <li>a Meet minimum requirements of Australian Standard AS/NZS1158.3.1: 2005 Pedestrian area (Category P) lighting.</li> <li>b Meet the relevant requirements of the electricity supplier (e.g. Energex).</li> <li>c Be installed prior to the commencement of the use and maintained at all times.</li> <li>d Include vandal resistant structures such as high mounted lighting, anti-tamper screws, weather resistant bulkhead fitting, and robust material to withstand severe weather conditions.</li> </ul>

**Environmental and Landscaping**

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

Plan Title	Author	Date	Plan Reference No.	Ver

- b Undertake works generally in accordance with an operational works approval and **insert relevant Code** policy of the City Plan; and include in particular:  
**Insert details here that are unique to this proposal. Examples might be:**
- i Erect a fence around the drip zone of the vegetation to be retained.
  - ii No construction related activities (such as construction vehicle parking, liquid disposal, stockpiling etc. as Council considers appropriate) are to occur within the fenced area.
  - iii All existing retained trees within the area identified on the plan are to be managed in accordance with Australian Standard AS4970-2009 - Protection of Trees on Development Sites.

**33 Vegetation management USE ONLY WHEN VEGETATION MANAGEMENT PLAN IS NOT SUBMITTED**

Undertake works generally in accordance with an operational works approval and the **Environmental significance overlay code**, the **Vegetation management code** and **SC6**. **insert number and section name** – **Landscape works policy of the City Plan** at no cost to Council and ensure:

- Insert details here that are unique to this proposal. Examples might be:**
- a Two (2) Syzygium species (Lilly pilly) replacement trees are planted within 12 months of the date of this Decision notice.
  - b Trees are planted out in minimum size rootstock containers of 45 litre bags or pots.
  - c Trees are maintained for a minimum of 6 months to ensure healthy establishment.

**34 Tree pruning and work**

- a Topping, lopping, spur or spike climbing of any tree must not occur.
- b Pruning may only occur in a manner consistent with the *Australian Standard AS4373 -2007 – Pruning of Amenity Trees*.
- c Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with *Australian Standard AS4373 - 2007 - Pruning of Amenity Trees*.

**35 Root pruning and barriers**

- a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers.
- b Ensure root barriers are installed to a minimum depth of 900mm along the side closest to the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.

**36 No damage to retained vegetation**

Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.

37

**Landscape installation and maintenance**

Ensure all plants, materials, hardscape and watering systems identified on the approved drawings are installed in a manner consistent with *Australian Standard AS2303 - 2015 – Tree Stock for Landscape Use* and *AS4419 - 2003 – Soils for Landscaping and Garden Use* and maintained at all times.

38

**Landscaping works on private land**

a Submit to Council for compliance endorsement a detailed landscape plan certified by a suitably qualified Landscape Architect / Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision/commencement of the use/commencement of any works at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver

and include in particular:

Insert details here that are unique to this proposal. Examples might be:

- i Tree species must be a minimum bag size of 100L / 200L at the time of planting.
- ii Palm species must be a minimum 3 metres in height at the time of planting.
- iii Shrub species must be a minimum 200mm pot size at the time of planting.
- iv Screening shrubs must be able to achieve a minimum height of 3 metres at maturity.
- v Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required.
- vi Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting.
- vii Planter boxes where trees are to be planted must possess a minimum surface area of 6m<sup>2</sup>. Tree species must be chosen which are suitable for root zones growing in confined planting locations.
- viii Planter boxes containing tree species potentially exposed to prevailing winds or funnelled wind must be designed with root plate anchorage strengthening considerations or similar to prevent failure.
- ix An automatic irrigation system must be provided to all podium planter boxes.
- x Include a maintenance management plan relating to the trellis/climbing plant/green roof/green wall systems. The maintenance management plan must:
  - Provide detailed information on how these vegetative systems will be safely access for maintenance.
  - Stipulate a maintenance schedule for these systems.
  - Provide details on the minimum standards to which these systems must be maintained.
  - Describe actions to be taken if the system does not function as intended.
- xi The locations and cross section of all proposed bio-retention systems as required by the sites approved Stormwater Management Plan and identify:
  - Proposed filter media depths and surface treatments.
- xii Include frontage fencing as shown on the approved stamped plans, the subject of this application.
- xiii All road reserve turf must be repaired and replaced if damaged.

b Construct and maintain the private landscaping identified above at no cost to Council at all times.

USE ONLY FOR PDA – note retain part a of this condition and replace part b with the following

c Construct the landscaping prior to approval of the plan of subdivision/commencement of the use.

d Maintain the private landscaping identified above at no cost to Council at all times.

<p><b>39</b></p>	<p><b>Street tree planting</b> <b>USE ONLY FOR PDA</b></p> <p>Ensure acceptable growing conditions for street trees by incorporating:</p> <ul style="list-style-type: none"> <li>a Each street tree within the public road reserve must be provided with a minimum eight cubic metres of usable soil volume by way of a 'Strata Cell' structural soil cell proprietary product and include in particular: <ul style="list-style-type: none"> <li>i Arrangement of the cells to avoid extension to a depth greater than 1 metre.</li> <li>ii Installation of the cells in accordance with the manufacturer's recommendations.</li> </ul> </li> <li>or</li> <li>b An area a minimum 6m<sup>2</sup> must be provided for planting each street tree that is free of any hard surface.</li> </ul>
<p><b>40</b></p>	<p><b>Vegetation clearing</b></p> <p>Obtain an operational works approval for vegetation clearing in accordance with the Vegetation management code of the City Plan, prior to a request is made to Council to approve the plan of subdivision/commencement of the use/commencement of any works at no cost to Council:</p> <p>and include in particular:</p> <p>Insert details here that are unique to this proposal. Examples might be:</p> <ul style="list-style-type: none"> <li>i The approved bushfire management plan.</li> <li>ii The approved/amended fauna management plan.</li> <li>iii A vegetation/amended management plan.</li> <li>iv A sediment and erosion control and construction management plan.</li> <li>v A letter from an Department of Environment and Science (DES) approved spotter catcher and any necessary fauna management plan or a DES endorsed fauna translocation management plan.</li> </ul>
<p><b>41</b></p>	<p><b>Boundary fences</b></p> <ul style="list-style-type: none"> <li>a Construct a boundary fence between open space/private land generally in accordance with insert relevant Code policy of the City Plan. The boundary fence must be constructed prior to a request is made to Council to approve the plan of subdivision/commencement of the use.</li> <li>b The boundary fence must be:</li> </ul> <p>Insert details here that are unique to this proposal. Examples might be:</p> <ul style="list-style-type: none"> <li>i Where possible refer to the standard drawings of Council (e.g. for park gates – Standard Drawing 05-016). As a minimum, include details regarding how high, transparent etc. the fence must be (i.e. 'to a maximum height of 1.2 metres and be of an open style with a minimum 50% transparency' or include the words "surveyed property boundary").</li> </ul>
<p><b>42</b></p>	<p><b>Sports field design and construction requirements</b></p> <p>Design, construct and maintain the sports field playing surface and associated kick-about area generally in accordance with insert relevant Code policy of the City Plan and include in particular:</p> <p>Insert details here that are unique to this proposal. Examples might be:</p> <ul style="list-style-type: none"> <li>i Remain publicly accessible, with unencumbered access enabled during all weather conditions for all types of vehicles including, but not limited to, two wheel drive vehicles, trucks and trailers.</li> <li>ii Lighting to a minimum of XXX lux for the playing field referred to as XXX on Drawing XXX must be installed.</li> <li>iii The lighting must satisfy AS2560 Sports Lighting and Guide to Sports Lighting (as</li> </ul>

appropriate to purpose of playing fields).

**43 Landscaping works within public open spaces**

- a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision/commencement of the use/commencement of any works at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
				-

and include in particular:

- i Ensure street trees are planted within the road reserve directly fronting the site along XXX street.
  - ii Street trees located in accordance with City Plan Policy SC6.11.10 – Land development guidelines – Standard drawing 05-103 – Street tree planting set out guidelines for roadworks and City Plan Policy SC6.12.16 – Landscape works – Road Reserves.
  - iii All street trees planted must be a minimum 100L bag size.
  - iv All vegetation species associated with the rehabilitation of the site to be in accordance with the approved rehabilitation plan.
  - v Vehicle exclusion bollards to be located on the boundary line between the road reserve and public open space (conservation).
  - vi Access infrastructure i.e. gates, bollards and fencing to be in accordance with SC6.11.10 – Land development guidelines Standard drawings.
  - vii Details of fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical i.e. acoustic fencing.
  - viii Cross sectional elevations of the public/private interface at a minimum of 4 different locations.
  - ix Retention of existing vegetation.
  - x Where trees are located near side boundaries or underground services, root containment systems must be utilised.
  - xi Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.
  - xii Trees must be a minimum 2 metre distance laterally from the inlet gullies.
  - xiii All built structures and planning associated with an entry statement must be located within private property.
  - xiv Provide annual maintenance costings for all landscape items on public land relevant to the development for the duration of the 'establishment' and 'on maintenance' periods.
  - xv All batters treated in accordance with the Change to ground level and creation of new waterways code of the City Plan.
- b Construct and maintain the public open space identified above until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.

**44 Playground and playground equipment**

- a Design and construct the playground and playground equipment generally in accordance with insert relevant Code policy of the City Plan and must include in particular:

insert details here that are unique to this proposal.

i

- b Construct and maintain the playground and playground equipment identified above until the

	<p>asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b></p>										
<p><b>45</b></p>	<p><b>Boundary markers</b></p> <ul style="list-style-type: none"> <li>a Install galvanised steel boundary marker posts at any boundary change of direction, along the boundary between proposed public open space and private land to ensure sufficient line of site of common boundaries is observed at all times, prior to the commencement of the use.</li> <li>b The boundary markers must be designed and constructed in accordance with City Plan Policy SC6.11 – Land development guidelines – Natural Areas Fencing Drawing No. 13-05-617; Bollards – Metal “Pedestrian Bollard Type 4”.</li> <li>c No marker points are required along boundaries where fences or bollards exist or are to be installed.</li> <li>d Construct and maintain the playground and playground equipment identified above until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b></li> </ul>										
<p><b>46</b></p>	<p><b>Fauna management</b></p> <ul style="list-style-type: none"> <li>a Implement the fauna management measures identified in the plan listed below at no cost to Council:</li> </ul> <table border="1" data-bbox="310 793 1373 884"> <thead> <tr> <th data-bbox="310 793 626 842">Plan Title</th> <th data-bbox="626 793 818 842">Author</th> <th data-bbox="818 793 998 842">Date</th> <th data-bbox="998 793 1287 842">Plan Reference No.</th> <th data-bbox="1287 793 1373 842">Ver</th> </tr> </thead> <tbody> <tr> <td data-bbox="310 842 626 884"></td> <td data-bbox="626 842 818 884"></td> <td data-bbox="818 842 998 884"></td> <td data-bbox="998 842 1287 884"></td> <td data-bbox="1287 842 1373 884"></td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>b Undertake the fauna management works generally in accordance with an operational works approval and <b>insert relevant Code</b> policy of the City Plan; and include in particular:  <b>Insert details here that are unique to this proposal. Examples might be:</b> <ul style="list-style-type: none"> <li>i Install <b>insert number</b> of nest boxes that are of <b>XX</b> size, position and the like.</li> <li>ii Nest boxes must be well insulated and rainproof (although where appropriate, drainage holes provided).</li> <li>iii Nest boxes are to be placed a minimum of 3m from the ground.</li> </ul> </li> </ul>	Plan Title	Author	Date	Plan Reference No.	Ver					
Plan Title	Author	Date	Plan Reference No.	Ver							

<b>Transport</b>	
<b>47</b>	<p><b>Off street vehicle and car parking facilities</b></p> <p>a Design and construct / Retain off street vehicle facilities at no cost to Council prior to the commencement of the use, for each development stage identified below generally in accordance with the Transport code of the City Plan and include in particular:</p> <p>Insert details here that are unique to this proposal. Examples might be:</p> <ul style="list-style-type: none"> <li>i A minimum/total of XX car parking spaces/XX service bay/XX motorcycle parking spaces, comprising: <ul style="list-style-type: none"> <li>- the break-down of spaces for the use, freely accessible visitor spaces, service bays pooled (unbundled) car parking etc.</li> </ul> </li> <li>ii All spaces are drained and sealed.</li> <li>iii Clearly identified signage and directional markings including: <ul style="list-style-type: none"> <li>- where directional signage should be, line marking requirements.</li> </ul> </li> </ul> <p>b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times.</p>
<b>48</b>	<p><b>Off street bicycle parking and end of trip facilities</b></p> <p>a Design and construct / Retain insert number off street bicycle parking and end of trip facilities at no cost to Council generally in accordance with the Transport code of the City Plan and include in particular:</p> <p>Insert details here that are unique to this proposal. Examples might be:</p> <ul style="list-style-type: none"> <li>i Facilities are drained, sealed, signposted and located to facilitate a certain level of sealed access.</li> <li>ii Signs and line marking to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage and line marking is to be provided along the route and where bicycle parking is provided.</li> </ul> <p>b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.</p>
<b>49</b>	<p><b>Loading and unloading</b></p> <p>Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular:</p> <p>Insert details here that are unique to this proposal. Examples might be</p> <ul style="list-style-type: none"> <li>i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site.</li> <li>ii A vehicle, or vehicle waiting to be loaded or unloaded, must stand entirely within the site.</li> <li>iii All vehicles must enter and exit the site in a forward gear other than insert type of vehicle(s) which is permitted to undertake a reverse manoeuvre into the site.</li> <li>iv The largest vehicle permitted on the site is a insert type of vehicle. The dimensions of the vehicle are to be generally in accordance with AS2890.2.</li> </ul>
<b>50</b>	<p><b>Intercom system</b></p> <p>a Design, construct and maintain an intercom system at no cost to Council.</p> <p>b Install the intercom system prior to commencement of the use.</p> <p>c The intercom system must link to each dwelling/the reception to allow the security gate to be opened from within each dwelling/the reception.</p>
<b>51</b>	<p><b>Off street vehicle facilities</b></p> <p>Ensure any security gates remain open to allow vehicular/pedestrian access for employees and</p>

	visitors during business hours.
<b>52</b>	<p><b>Fully automated off street parking facility</b></p> <p>a Design, construct, implement and maintain a fully automated off street car parking system and end of trip facilities at no cost to Council generally in accordance with the Transport code of the City Plan and include in particular:</p> <ul style="list-style-type: none"> <li>i Accommodate B99 vehicles of a 2 metre height as defined in AS2809.1.</li> <li>ii A minimum of <b>XX</b> car parking spaces for residents and <b>XX</b> car parking spaces for visitors.</li> <li>iii A maximum of <b>XX</b> bicycle parking spaces for residents.</li> <li>iv A service rate capable of achieving storage/retrieval of a minimum of <b>XX</b> vehicles.</li> <li>v Provide uninhibited access to the system for visitors. Any doors/shutters securing access to the parking system must open automatically upon approach by a vehicle.</li> <li>vi Provide manual access to the parking system, without the need for a vehicle to trigger door opening, to enable storage/retrieval of bicycles from within the system, Manual control may be provided by way of a call button, or similar.</li> <li>vii A minimum queuing provision of <b>X</b> vehicle lengths (<b>XX</b> metres) must be provided on-site, prior to the automated parking system. To ensure that queuing provision is maintained, there shall be no security gates (or similar access-control devices), installed prior to the automated parking system.</li> <li>viii The control panel to operate the system must be located in direct proximity to the vehicle entry/exit room and if not located within line of sight, signage to direct users to its location must be provided.</li> <li>ix A turntable must be incorporated within the parking system to ensure all vehicles exit the site in a forward gear, unless provision is made (independent of the parking system) to turn around on-site.</li> <li>x Car parking within the stem must be provided free of charge to residents and bone fide visitors.</li> <li>xi A maintenance contract must demonstrate that a 24hour a day, 7 days a week break-down service is provided and that all reasonable endeavours are undertaken to ensure that system breakdowns are repaired within a reasonable timeframe.</li> </ul> <p>b Provide clearly identified signage and directional markings including:</p> <ul style="list-style-type: none"> <li>i Signage, visible to drivers on entry to the site, advising that visitor parking is provided within an automated system and directing visitors to proceed towards the automated parking system (or hold line).</li> <li>ii Dynamic signage, visible on approach to the automated parking system, advising drives as the number of visitor parking spaces available.</li> <li>iii A hold line, prior the automated parking system, and dynamic signage advising drivers to stop at the hold line on a red signal, or to enter the system on a green signal.</li> <li>iv Automated instructions within the parking system to guide drives into position and to direct drivers to exit the vehicle.</li> <li>v Signage, within the system visible to drivers identifying the location of the pedestrian exit door and parking system control panel.</li> <li>vi Instructions at the location of the control panel to direct users to operate the system.</li> <li>vii Signage to identify the two car parking spaces located on Lower Ground Levels as 'Vehicle Turn-Around and Short Term Parking – 5 minutes max'.</li> <li>viii Signage located next to the control panel advising residents that the two parking spaces located on Lower Ground Level are for the purpose of loading/unloading goods and/or passengers from vehicles prior to entering the automated parking system.</li> </ul> <p>c Maintain the off street vehicle and parking facilities at no cost to Council at all times.</p>
<b>53</b>	<p><b>Off street mechanical car stacker</b></p> <p>a Design, construct, implement and maintain a mechanical car stacker system at no cost to Council prior to commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular:</p> <ul style="list-style-type: none"> <li>i Car stacker systems are to be installed in the location/s generally shown on the approved drawings.</li> <li>ii Car stacker systems must be an independent type, so a vehicle can ingress and egress independently to any other vehicle.</li> <li>iii Car stacker systems must accommodate B99 vehicles of a 2 metre height as defined in AS2891.1.</li> </ul>

	<ul style="list-style-type: none"> <li>iv Car stacker systems must only be accessible and made available for use to residents living on site.</li> <li>v Information must be displayed in a prominent location adjacent to the car stackers detailing the operation and maintenance procedures.</li> <li>vi Users must be inducted on how to safely operate the car stackers.</li> <li>vii The clearance height within the stacker system must be displayed at the entrance to the stacker system.</li> </ul>
<p><b>54</b></p>	<p><b>Off street car lift</b></p> <ul style="list-style-type: none"> <li>a Design, construct, implement and maintain a car lift system at no cost to Council prior to commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: <ul style="list-style-type: none"> <li>i The operator of the vehicle must be able to remotely access the car lift from inside the vehicle.</li> <li>ii Accommodate a B99 vehicle of a 2 metre height as defined in AS2891.1.</li> <li>iii Operate in a way that does not result in vehicles queuing into the public road and gives preference to vehicles entering the site.</li> <li>iv The constructed lifts must have an average operating speed of not less than X m/s.</li> <li>v The lifts must default to ground floor (unless otherwise called from another floor) during the time of X to X to provide increased capacity for incoming vehicles.</li> </ul> </li> </ul>
<p><b>55</b></p>	<p><b>Off street ramp signal management system</b></p> <ul style="list-style-type: none"> <li>a Design, construct, implement and maintain a signalised ramp management system at no cost to Council prior to commencement of the use, generally in accordance with the Transport code of the City Plan and include in particular: <ul style="list-style-type: none"> <li>i The ramp signal management system must be installed on the location/s generally shown on the approved drawings.</li> <li>ii Vehicles entering the site must be given priority to avoid queuing to the public road.</li> <li>iii Vehicle detector loops must be installed to detect vehicles entering the site prior to the ramp and any security gate at all other levels prior to the ramp for each direction of travel.</li> <li>iv Signal lanterns to be provided for all vehicle directions prior to the associated ramp, clearly indicating movement, such as green/red coloured signals and may include Stop/Go wording.</li> <li>v Vehicle waiting hold lines to be provided with line of sight to signal lanterns for all vehicle directions prior to the associated ramp allowing opposing vehicles to pass without conflict.</li> </ul> </li> </ul>

**Engineering**

**56 Rectification of Council’s infrastructure** **USE ONLY FOR MCU**

a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council.

b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.

**57 Rectification of Council’s infrastructure** **USE ONLY FOR OPW**

a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to an ‘on maintenance’ inspection, at no cost to Council.

b Maintain the rectified Council infrastructure at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. insert number – Land development guidelines, section insert section name. **USE ONLY IF INFRASTRUCTURE IS TO BECOME COUNCIL’S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED).**

**58 Rectification of Council’s infrastructure** **USE ONLY FOR OPW - VXO**

Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to the post pour inspection at no cost to Council.

**59 Existing infrastructure, structures and services**

a Obtain an operational works approval for the removal/ relocation of existing infrastructure, structures and services identified on the drawings listed below prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver

and include in particular:

Insert details here that are unique to this proposal. Examples might be

- i Remove redundant vehicular crossing.
- ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).
- iii Remove/seal/cap any redundant sewer property service.

b Construct and maintain the identified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision/commencement of the use.

**60 New roads/ intersections**

a Obtain an operational works approval for the design and construction of new insert name of XYZ roads/intersections here /Design and construct private road/driveway marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver

and include in particular:

Insert details here that are unique to this proposal. Examples might be

- i Road geometry (cross-section profile) for Roads XYZ to a insert road classification classification.
- ii All roads are required to have ‘barrier’ kerb and channel.
- iii Kerb returns at all standard residential Access and Collector Street intersections are required to have a 6 metre maximum radius.
- iv Be designed in accordance with Austroads Guide to Road design Part 4B:Roundabouts.
- v Ensure the central island has a minimum radius of 8 metres.
- vi Ensure the circulating carriageway width is 6.7 metres.
- vii Ensure the central island is landscaped in accordance the City Planning Policy SC6. insert number – Landscape work.
- viii The driveway pavement must be 3 metres (minimum) in width on a 4 metre wide formation. (use for domestic driveway to rear lot)
- ix The absolute maximum gradient of the internal road/driveway must not exceed 25%. (use for domestic driveway – Max 3 dwellings)
- x The absolute maximum gradient of the internal road must not exceed 25% for a length of no more than 20 metres or 20% for lengths greater than 20 metres. (use where refuse collection is not within the development)
- xi The absolute maximum gradient of the internal road must not exceed 16%. (use where refuse collection is within the development)
- xii Must be constructed with concrete or an unbound pavement material (crushed rock or soil aggregate paving material) and surfaced with asphalt.
- xiii Must comply with AS 3727-1993 Guide to residential pavements and AS2890.1-2004 Parking facilities Part 1: Off street car parking.

b Construct and maintain the roads/intersection/private road/driveway identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. insert number – Land development guidelines, section insert section name. USE ONLY IF ROAD/INTERSECTION/PRIVATE ROAD/DRIVEWAY IS TO BECOME COUNCIL’S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED.

**61 New roads/ intersections USE ONLY FOR OPW**

Construct and maintain the insert road/intersection identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. insert number – Land development guidelines, section insert section name.

**62 Existing roads/ intersections**

a Obtain an operational works approval for the design and upgrade of insert name of XYZ roads/inersections here marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver

and include in particular:

Insert details here that are unique to this proposal. Examples might be

- i Pavement construction (including surfacing) is required from the new kerb and channel to the edge of the existing pavement / centre-line of the road. The new kerb and channel is to be # metres from the centre-line of the existing road.
- ii Reconstruction of the existing pavement (including surfacing) is required to achieve a X metre wide carriageway comprising 2 x X metre travel lanes and X metre bike/

	<p>parking lane (subdivision side only).</p> <p>iii Pavement depth must comply with a <b>insert road classification classification</b>.</p> <p>b Construct and maintain the <b>road(s)/intersection(s)</b> identified above at no costs to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Planning Policy SC6. <b>insert number – Land development guidelines, section 6. insert section name USE ONLY IF ROAD/INTERSECTION IS TO BECOME COUNCIL'S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED</b>).</p>																				
63	<p><b>Existing roads/ intersections USE ONLY FOR OPW</b></p> <p>Construct and maintain the <b>insert road/intersection</b> identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number – Land development guidelines, section insert section name</b>.</p>																				
64	<p><b>New bridges/major culvert</b></p> <p>a Obtain an operational works approval for the design and construction of the new <b>insert name of XYZ bridges/major culverts here</b>, marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council:</p> <table border="1" data-bbox="310 743 1373 921"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>and include in particular:</p> <p><b>Insert details here that are unique to this proposal. Examples might be</b></p> <p>i Provision of equitable access, and achieve compliance with AS1428.</p> <p>b Construct and maintain the bridge(s)/major culvert(s) identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number – Land development guidelines, section insert section name USE ONLY IF BRIDGE/MAJOR CULVERT IS TO BECOME COUNCIL'S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED</b>).</p>	Drawing Title	Author	Date	Drawing No.	Ver															
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65	<p><b>New bridges/major culvert USE ONLY FOR OPW</b></p> <p>Construct and maintain the <b>bridge/major culvert</b> identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number – Land development guidelines, section insert section name</b>.</p>																				
66	<p><b>Existing bridges/major culvert</b></p> <p>a Obtain an operational works approval for the design and upgrade of <b>insert name of XYZ bridges/major culverts here</b> marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council:</p> <table border="1" data-bbox="310 1610 1373 1789"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>and include in particular:</p> <p><b>Insert details here that are unique to this proposal. Examples might be</b></p> <p>i Provision of equitable access, and achieve compliance with AS1428.</p> <p>b Construct and maintain the <b>bridge(s)/major culvert(s)</b> identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures</p>	Drawing Title	Author	Date	Drawing No.	Ver															
Drawing Title	Author	Date	Drawing No.	Ver																	

	<p>in City Planning Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b> <b>USE ONLY IF BRIDGE/MAJOR CULVERT IS TO BECOME COUNCIL'S ASSET</b> /at all times <b>USE IF ASSET IS TO REMAIN PRIVATELY OWNED</b>).</p>																				
<b>67</b>	<p><b>Existing bridges/major culvert</b> <b>USE ONLY FOR OPW</b></p> <p>Construct and maintain the <b>bridge/major culvert</b> identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b>.</p>																				
<b>68</b>	<p><b>Footpaths</b></p> <p>a Obtain an operational works approval for the design and construction of all footpaths marked on the drawings listed below, prior to <b>a request is made to Council to approve the plan of subdivision/commencement of the use</b> at no cost to Council:</p> <table border="1"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>and include in particular:</p> <p><b>Insert details here that are unique to this proposal. Examples might be</b></p> <ul style="list-style-type: none"> <li>i Provision of equitable access, and achieve compliance with AS1428.</li> <li>ii 1.5 metre wide footpath required along XYZ roads.</li> </ul> <p>b Construct and maintain the footpaths identified above at no cost to Council <b>until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. insert number</b> – Land development guidelines, section <b>insert section name</b> <b>USE ONLY IF FOOTPATH IS TO BECOME COUNCIL'S ASSET</b> /at all times <b>USE IF ASSET IS TO REMAIN PRIVATELY OWNED</b>.</p>	Drawing Title	Author	Date	Drawing No.	Ver															
Drawing Title	Author	Date	Drawing No.	Ver																	
<b>69</b>	<p><b>Footpaths</b> <b>USE ONLY FOR OPW</b></p> <p>Construct and maintain the footpath identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b>.</p>																				
<b>70</b>	<p><b>Earthworks and private retaining walls</b> <b>(delete wall if not applicable)</b></p> <p>a Construct the earthworks and <b>private retaining walls</b> identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Plan Policy SC6. 11 – Land development guidelines, section 3 – Change to ground level standards, Section 7 - Procedures, Section 8.5 - As-constructed requirements, Section 9 - Specifications and Section 10 - Standard drawings.</p> <p>b Maintain the earthworks and <b>private retaining walls (inclusive of any associated drainage)</b> identified above at no cost to Council at all times.</p>																				
<b>71</b>	<p><b>Street lighting</b></p> <p>a Install a street lighting system, including connections and energising to roads <b>insert name of XYZ roads/insections here</b>, marked on the drawings listed below prior to <b>a request is made to Council to approve the plan of subdivision/commencement of the use</b> at no cost to Council.</p> <table border="1"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Drawing Title	Author	Date	Drawing No.	Ver															
Drawing Title	Author	Date	Drawing No.	Ver																	



	<p>a Obtain an operational works approval for the design and construction of the traffic signals at the intersection of <b>insert road name</b> and <b>insert road name</b> marked on the drawings listed below prior to <b>a request is made to Council to approve the plan of subdivision/commencement of the use</b> at no cost to Council:</p> <table border="1" data-bbox="310 235 1373 415"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>and include in particular:</p> <p><b>Insert details here that are unique to this proposal. Examples might be:</b></p> <ul style="list-style-type: none"> <li>i Provision of equitable access, and achieve compliance with AS1428.</li> </ul> <p>b Maintain and construct the traffic signals identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b> <b>USE ONLY IF TRAFFIC SIGNALS IS TO BECOME COUNCIL'S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED).</b></p>	Drawing Title	Author	Date	Drawing No.	Ver															
Drawing Title	Author	Date	Drawing No.	Ver																	
77	<p><b>Traffic signals USE ONLY FOR OPW</b></p> <p>Construct and maintain the traffic signals at the intersection of <b>insert road name</b> and <b>insert road name</b> identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b>.</p>																				
78	<p><b>Bus stop and bus bay</b></p> <p>a Obtain an operational works approval for the design and construction of the indented bus stop marked on the drawings listed below prior to <b>a request is made to Council to approve the plan of subdivision/commencement of the use</b> at no cost to Council:</p> <table border="1" data-bbox="310 1075 1373 1255"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>and include in particular:</p> <p><b>Insert details here that are unique to this proposal. Examples might be</b></p> <ul style="list-style-type: none"> <li>i Provision of equitable access, and achieve compliance with AS1428.</li> <li>ii The layout (profile) must be in accordance with <b>insert relevant section</b> of Translink's Public Transport Infrastructure Manual.</li> <li>iii Bus stop and bus bay must be indented into the adjacent verge area to ensure the bus is out of the traffic stream whilst setting down/picking up passengers (i.e. bus stop bays must be clear of all traffic lanes and bike lanes).</li> <li>iv The road reserve must be widened adjacent to the bus stop and bus bay to accommodate the intended bus stop and bus bay and maintain the normal verge width behind the bus stop and bus bay.</li> </ul> <p>b Construct and maintain the bus stop and bus bay identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b> <b>USE ONLY IF BUS STOP/BUS BAY IS TO BECOME COUNCIL'S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED).</b></p>	Drawing Title	Author	Date	Drawing No.	Ver															
Drawing Title	Author	Date	Drawing No.	Ver																	
79	<p><b>Bus stop and bus bay USE ONLY FOR OPW</b></p> <p>Construct and maintain the indented bus stop identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section</p>																				

	<b>insert section name.</b>																				
<b>80</b>	<p><b>Retaining structures</b></p> <p>a Obtain an operational works approval for the design and construction of retaining structures and associated footings/cut and fill marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council:</p> <table border="1" data-bbox="310 323 1373 501"> <thead> <tr> <th>Drawing Title</th> <th>Author</th> <th>Date</th> <th>Drawing No.</th> <th>Ver</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>and include in particular:</p> <ul style="list-style-type: none"> <li>i insert details here that are unique to this proposal.</li> </ul> <p>b Construct and maintain the retaining structures and associated footings/cut and fill identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. insert number – Land development guidelines, section insert section name <b>USE ONLY IF RETAINING RESTRUCTURES IS TO BECOME COUNCIL’S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED</b>).</p>	Drawing Title	Author	Date	Drawing No.	Ver															
Drawing Title	Author	Date	Drawing No.	Ver																	
<b>81</b>	<p><b>Retaining structures USE ONLY FOR OPW</b></p> <p>Construct and maintain the retaining structures and associated footings/cut and fill identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. insert number – Land development guidelines, section insert section name.</p>																				
<b>82</b>	<p><b>Construction of vehicular crossing USE ONLY FOR OPW</b></p> <p>Construct the vehicular crossing generally in accordance with the Driveways and vehicular crossing code of the City Plan and include in particular:</p> <p>Insert details here that are unique to this proposal. Examples might be:</p> <ul style="list-style-type: none"> <li>i Requirements of the Manual of Uniform Traffic Control Devices, Part 3 – Works on Roads.</li> </ul>																				
<b>83</b>	<p><b>Construction of vehicular crossing USE ONLY FOR MCU/ROL</b></p> <p>Design and construct the vehicular crossing generally in accordance with the Driveways and vehicular crossing code of the City Plan.</p>																				
<b>84</b>	<p><b>Driveways and vehicular crossings USE ONLY FOR MCU/ROL</b></p> <p>Obtain an operational works approval for the design and construction of the driveway and vehicular crossing to insert lot/s, prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular:</p> <p>Insert details here that are unique to this proposal. Examples might be</p> <ul style="list-style-type: none"> <li>i insert width metre width driveway for the full length of the access strip/easement.</li> <li>ii Construct and position to enable the maintenance of a public road and road verge, and not cause any obstruction to pedestrians or vehicular traffic.</li> <li>iii Not cause damage to vehicles or road infrastructure.</li> <li>iv Provide effective access between the road and the property.</li> <li>v Provide hydraulic capacity to allow stormwater flow towards the closest stormwater infrastructure.</li> </ul>																				
<b>85</b>	<p><b>Connection to Permanent survey marks</b></p> <p>a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6. insert number – Land Development Guidelines and Guidelines for Creation and</p>																				

	<p>Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register.</p> <p>b New permanent survey marks must comply with the requirements of City Plan Policy SC6. <b>insert number</b> – Land Development Guidelines and include in particular:</p> <ul style="list-style-type: none"> <li>i Be placed in locations to provide good coverage over the extent of the survey.</li> <li>ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) &lt; 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines.</li> </ul> <p>c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.</p>
<p><b>86</b></p>	<p><b>Existing structures and services</b></p> <ul style="list-style-type: none"> <li>a Prior to commencement of works, identify all structures and services (i.e. electrical pillars, water metres/hydrants, telecommunication infrastructure) within pedestrian infrastructure areas (i.e. footpaths, outdoor dining, bike racks) that impede pedestrian accessibility, and where required, obtain the necessary approvals from the relevant public utility authority to have these structures and services removed/relocated at no cost to Council.</li> <li>b Ensure removal/relocation of these structures and services occurs prior to commencement of the use at no cost to Council.</li> </ul>

**Stormwater Drainage**

**87 Legal point of discharge**

a Obtain an operational works approval for the design, construction and connection of a stormwater drainage system for the site to a lawful point of discharge prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council; and include in particular:

Insert details here that are unique to this proposal. Examples might be

- i Hardstand areas must be graded towards landscape areas to promote infiltration of stormwater runoff.
- ii No impervious runoff is to be diverted to Council's drainage system without treatment.

b Construct and maintain the stormwater drainage system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6. insert number – Land development guidelines, section insert section name **USE ONLY IF STORMWATER DRAINAGE SYSTEM IS TO BECOME COUNCIL'S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED).**

**88 Legal point of discharge USE ONLY FOR OPW**

Construct and maintain the stormwater drainage system identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6. insert number – Land development guidelines, sections insert section name.

**89 Overland flow paths and hydraulic alterations**

a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged.

b The development must not:

- i Increase peak flow rates downstream from the site.
- ii Increase flood levels external to the site.
- iii Increase duration of inundation external to the site that could cause loss or damage.

**90 Works within waterways**

Obtain an operational works approval to undertake all works within waterways and riparian areas and include in particular:

Insert details here that are unique to this proposal. Examples might be

- i Timing requirements (i.e.: during dry weather only).
- ii Rehabilitation measures

**91 Erosion and sediment control**

a Implement the erosion, sediment and dust control measures identified in the plan listed below at no cost to Council:

Plan Title	Author	Date	Plan Reference No.	Ver

b Undertake works generally in accordance with the Healthy waters code of the City Plan; and include in particular:

Insert details here that are unique to this proposal. Examples might be

- i Sediment control structures e.g. sediment fence must be placed at the base of all materials imported on site to mitigate sediment run-off.
- ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.
- iii All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water

	<p>Quality Guidelines (DERM September 2009) prior to discharging from the site.</p> <p>iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6 <b>insert number</b>– Land development guidelines, section 6. <b>insert section name</b>.</p>
<b>92</b>	<p><b>Bioretention basin maintenance management plan</b> (<i>specific condition</i>)</p> <p>a Prepare and implement a bioretention basin maintenance management plan (MMP) prior to the commencement of the use. The MMP must be prepared by a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater management in accordance with City Plan Policy – SC6. <b>insert number</b> Land Development Guidelines and with reference to the Water by Design document Maintaining Vegetated Stormwater Assets, Version 1 February 2012.</p> <p>b The MMP must include, but not necessarily be limited to, the following key information:</p> <ul style="list-style-type: none"> <li>i Design intent and description of the device(s).</li> <li>ii The location and specific dimensions of the device(s).</li> <li>iii Approved / designed water quality objectives.</li> <li>iv Water quality monitoring procedures.</li> <li>v Monitoring frequency.</li> <li>vi Specifications and procedures for device(s) maintenance.</li> <li>vii Plant and equipment access details for maintenance activities.</li> <li>viii Maintenance activity schedule defining frequency, area (m<sup>2</sup>) per maintenance zone, hours, staff, plant and equipment, approximate costs per rotation, and per annum.</li> <li>ix Performance indicators / intervention levels / triggers for reactive maintenance.</li> <li>x Any necessary preventative maintenance measures.</li> <li>xi Acceptable solutions for specific items, e.g. acceptable plant species substitutions based on availability, hydraulic conductivity, water quality objectives, etc.</li> <li>xii Approximate lifecycle maintenance costs.</li> </ul>
<b>93</b>	<p><b>Maintenance of stormwater proprietary treatment devices</b> (<i>specific condition</i>)</p> <p>a A site-specific stormwater quality improvement devices (SQID) maintenance management plan (MMP) must be prepared by a suitably qualified professional consistent with the maintenance requirements of the devices in the proposed treatment train. The MMP must be submitted to Council for approval prior to the commencement of the use. The approved MMP must be included in the Body Corporate by-laws or Community Management Plan. The MMP must address the following:</p> <ul style="list-style-type: none"> <li>i The MMP must include all associated costs related to the device (e.g. installation, inspection and replacement/maintenance, certifications, reporting, health and safety plans, training, area of land required to install the device etc.).</li> <li>ii The MMP must include the lifecycle cost of the proposed treatment devices.</li> </ul> <p>b In case of failure to achieve the designed pollutant load reduction target during the operational phase of the development, the owner/body corporate must be responsible to replace the proprietary device (e.g. filter cartridges) with an appropriate treatment system in accordance with Council’s WSUD guidelines City Plan Policy SC6. <b>insert number</b> - Land development guidelines, section <b>insert section name</b>) at no cost to Council.</p>
<b>94</b>	<p><b>Monitoring of the proprietary treatment devices</b> (<i>specific condition</i>)</p> <p>a The owner or the legal entity of the development must carry out monitoring the performance of the proprietary stormwater treatment devices as adopted in the approved stormwater management plan for two years at no cost to Council. An annual report of the monitoring and subsequent results must be prepared by a suitably qualified professional (RPEQ or equivalent) specialised in stormwater and must be submitted to Council for record keeping purposes.</p> <p>b Alternatively, the proponent must submit certification or an endorsement letter from an independent expert / peer reviewer based on the testing / monitoring results of the proprietary devices confirming performance of the devices in relation to Council’s adopted</p>

	protocol (August 2015) requirements, to discontinue the ongoing monitoring.
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**Sewer and Water Works**

**95 Sewer reticulation**

a Obtain an operational works approval for the design, construction and connection of a sewer reticulation system for OR Obtain an operational works approval for the design, construction of a connection for OR Design, construct and connect OR Connect the site/proposal to Council's sewer network at **insert location/main details here**, i.e. the existing **XX mm main in XX street/via private reticulation internal to the site**, prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular:

- i Be in accordance with the SEQ Water Supply & Sewerage Design and Construction Code (SEQ WS&S D&C Code), and the Water and Sewerage Connections Policy.
- ii The size of the sewer property service connection must be a minimum of 150 mm in accordance with Section 4.5.4 of the SEQ Water Supply & Sewerage Design & Construction Code (SEQ WS&S D&C Code).
- iii Remove/seal/cap redundant sewer property services.

b Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6. **insert number** – Land development guidelines, section **insert section name** **USE ONLY IF SEWER RETICULATION SYSTEM IS TO BECOME COUNCIL'S ASSET /at all times USE IF ASSET IS TO REMAIN PRIVATELY OWNED).**

**96 Sewer reticulation USE ONLY FOR OPW**

Construct and maintain the **sewer reticulation system OR connection** identified in the approved drawings condition at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6. **insert number** – Land development guidelines, section **insert section name** and include in particular:

- i The size of the sewer property service connection must be a minimum of 150 mm in accordance with Section 4.5.4 of the SEQ Water Supply & Sewerage Design & Construction Code (SEQ WS&S D&C Code).
- ii Remove/seal/cap redundant sewer property services.

**97 Sewer Reticulation - reuse existing sewer connection**

Obtain an approval from Water and Waste to reuse the existing sewerage connection and connect the site/proposal/proposed Lot **X** to Council's sewer network at **insert location details** i.e. the existing connection serving the site/via private reticulation internal to the site , prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular:

- i Be in accordance with the Water and Sewerage Connections Policy.
- ii A closed circuit television (CCTV) and condition report.
- iii An "Application to Work on the City's infrastructure" form.
- iv Should the material of the existing sewer property connection be asbestos cement, vitrified clay, concrete or masonry, the connection must be relined by use of a "cured in place pipe" (CIPP) relining methodology.

**98 Relocation of existing sewer infrastructure**

a Obtain an operational works approval for the relocation of existing infrastructure, structures and services identified on the drawings listed below prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver

	<p>and include in particular:</p> <ul style="list-style-type: none"> <li>i Be in accordance with the SEQ Water Supply and Sewerage Design and Construction Code (SEQ WS&amp;S D&amp;C Code) and the Water and Sewerage Connections Policy.</li> <li>ii Remove/seal/cap redundant sewer property services.</li> </ul> <p>b Construct and maintain the identified Council infrastructure at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b></p>
<p><b>99</b></p>	<p><b>Relocation of existing sewer infrastructure</b> <b>USE ONLY FOR OPW</b></p> <p>Construct and maintain the relocated existing infrastructure, structures and services identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b>.</p>
<p><b>100</b></p>	<p><b>Water reticulation</b></p> <p>a Obtain an operational works approval for the design, construction and connection of a water reticulation system for OR Obtain an operational works approval for the design, construction and connection for OR Design, construct and connect OR Connect the site/proposal/each dwelling to Council’s potable water supply network at <b>insert location/main details here, i.e. the existing XXmm main in XX street/via private reticulation internal to the site, prior to a request is made to Council to approve the plan of subdivision/commencement of the use at no cost to Council and include in particular:</b></p> <ul style="list-style-type: none"> <li>i Be in accordance with the SEQ Water Supply &amp; Sewerage Design and Construction Code (SEQ WS&amp;S D&amp;C Code), and the Water and Sewerage Connections Policy.</li> <li>ii The property service, water meter box and water meter must be provided at the boundary of the development site. A connection application is required for these works.</li> <li>iii Conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Councils potable water supply network.</li> <li>iv Remove redundant water meters/connections.</li> </ul> <p>b Construct and maintain the water reticulation system at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b> <b>USE ONLY IF WATER RETICULATION SYSTEM IS TO BECOME COUNCIL’S ASSET</b> /at all times <b>USE IF ASSET IS TO REMAIN PRIVATELY OWNED</b>).</p>
<p><b>101</b></p>	<p><b>Water reticulation</b> <b>USE ONLY FOR OPW</b></p> <p>Construct and maintain the water reticulation system identified in the approved drawings condition at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6. <b>insert number</b> – Land development guidelines, section <b>insert section name</b> and include in particular:</p> <ul style="list-style-type: none"> <li>i The property service, water meter box and water metre must be provided at the boundary of the development.</li> <li>ii Conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council’s potable water supply network.</li> <li>iii Remove redundant water metres/connections. A connection application is required for these works.</li> <li>iv Water meters must be in accordance with the Metering Technical Specifications and the Water and Sewerage Connections Policy.</li> <li>v The development’s sewerage connection must be completed and approved by Council prior to an application for a Pre-Start meeting for the approved water connection.</li> </ul>

<b>102</b>	<b>Sub-metering</b> Provide individual sub-metering for each lot/unit including common property generally in accordance with the Metering Technical Specifications and the Water and Connections Policy.
<b>103</b>	<b>Fire loading</b> Fire loading must not exceed <b>insert L/s here</b> for <b>insert duration here</b> .
<b>104</b>	<b>Fire hydrants</b> Provide a fire hydrant installation system prior to the commencement of the use and generally in accordance with the Fire services in developments accessed by common private title code of the City Plan and include in particular: <ul style="list-style-type: none"><li data-bbox="365 472 1383 525">i All fire hydrants installed must be of dual outlet pillar type with a non-return valve on the riser</li></ul>

**Construction Management**

**105 Certification of works**

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

- Here, Council should first specify exactly what needs to be 'certified' and when, what plan or drawing it arose out of, and the discipline of the expert from who Council wants the certificate from.

insert work area

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section

The certification is to confirm:  
insert details here that are unique to this proposal.

The certification is to also provide:  
i

**106 Certification of works - Planning**

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

**Planning**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Roof material reflectivity certification	Prior to issue of a Development Permit for Building Works	insert	Building Certifier	Planning Assessment

The certification is to confirm:  
The solar absorbency of the roofing material for the development is greater than 0.35 as identified within Part 8.2.2 - Airport environs overlay code of the City Plan.

**107 Certification of works - Bushfire Management**

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

**Bushfire Management**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Form 16 – Inspection Certificate/Aspect Certificate/QBCC Licensee Aspect Certificate	Prior to the issue of a Building Final	Queensland Fire and Emergency Services (QFES) cover sheet including endorsed insert report details, prepared by insert consultant dated insert date	Appropriate person identified on Form 16 – Inspection Certificate/Aspect Certificate/QBCC Licensee Aspect Certificate	Bushfire Assessment

The certification is to confirm:

Development is undertaken in accordance with the approved Bushfire Management Plan.

The certification is to also confirm:

- i Specified Asset Protection/Radiation Zones are created and maintained between the building and the retained classified vegetation.
- ii Installation of a water storage tank for dedicated firefighting water.
- iii Installation of a water storage tank for dedicated firefighting water, should the reticulated water supply be insufficient.
- iv All access routes are able to remain clear of obstacles, to provide safe and effective egress in the event of a bushfire.
- v All access routes are able to remain clear of obstacles, to provide safe and effective egress in the event of a bushfire, including a safe vehicular turn around area at **insert details** of the new dwelling.

**108 Certification of works - Environmental and landscaping**

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

<b>Environmental and landscaping</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Post construction certification	Prior to acceptance of on Maintenance	Identify approved landscape works plans	Licensed and experienced Landscape Architect	Environment and Landscaping

The certification is to confirm:

Confirm landscaping has been established in accordance with the landscaping approval.

The certification is to also provide:

- i

**109 Certification of works - Geotechnical Engineering**

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

<b>Geotechnical Engineering</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Post- construction certification	Immediately after completion of all works on site	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance

The certification is to confirm:

All advice, landslide risk mitigation measures and recommendations of the geotechnical report titled **insert report title** have been complied with and implemented on site.

**Geotechnical Engineering**

<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Basement excavation retention design certification	Prior to the issue of a development permit for building works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

- i The basement excavation retention system has been adequately designed based on existing geotechnical conditions of the site.
- ii Detailed stability analyses have been carried out for the designed basement excavation retention system.
- iii The designed basement excavation retention system achieves a factor of safety of at least 1.5, the calculated retention wall movements and rotations are within acceptable limits, and the basement excavation/construction including any dewatering will not cause any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.
- iv A site-monitoring plan is in place for the entire basement excavation/construction period and for a post-construction period of at least three months in order to monitor and detect impact on the stability and integrity of the adjacent properties/structures.
- v A contingency plan is in place in case any sign of instability on the adjacent properties/structures is identified or detected during the basement excavation/construction period.

**Geotechnical Engineering**

<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Post- construction certification	Immediately after completion of the basement structure up to natural ground level	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development Compliance

The certification is to confirm:

- i All geotechnical engineering works in relation to the basement excavation/construction were supervised.
- ii The basement excavation/construction has been satisfactorily carried out in accordance with **insert report title** and there are no visible signs or monitored data indicating any adverse effects on the stability and integrity of the adjacent buildings, properties and infrastructure.

**Geotechnical Engineering**

<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Completion of primary	Prior to any infrastructure		Registered Professional	Geotechnical Engineering

consolidation settlement	works commencing on site		Engineer of Queensland (RPEQ) specialising in geotechnical engineering	
<p>The certification is to confirm:</p> <ul style="list-style-type: none"> <li>i All soft clay treatment works have been carried out.</li> <li>ii 100% primary consolidation settlement is completed / achieved.</li> <li>iii The site is suitable for its intended purpose.</li> </ul>				
<b>Geotechnical Engineering</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Retaining structures construction	Immediately following completion of all retaining structure construction		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
<p>The certification is to confirm:</p> <p>All constructed retaining structures on site/ within the stage achieved adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.</p>				
<b>Geotechnical Engineering</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Retaining structures design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
<p>The certification is to confirm:</p> <ul style="list-style-type: none"> <li>i All retaining structures on site/ within the stage are designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loading.</li> <li>ii All designed retaining structures on site/ within the stage achieve adequate stability with a long term factor of safety greater than or equal to 1.5 against geotechnical failure.</li> </ul>				
<b>Geotechnical Engineering</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Batters design	Prior to commencement of any works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical	Geotechnical Engineering

			engineering	
<p>The certification is to confirm:  All cut/fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.</p>				
<b>Geotechnical Engineering</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Batters construction	Immediately following completion of all earthworks on site.		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Development compliance
<p>The certification is to confirm:  All constructed cut/fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.</p>				
<b>Geotechnical Engineering</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Landslide risk rating	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
<p>The certification is to confirm:  Each lot achieves a landslide risk rating of 'low' or better and each lot is suitable for its intended purpose.</p>				
<b>Geotechnical Engineering</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Landslide risk certification	Prior to issue of a Development Permit for Building Works	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering
<p>The certification is to confirm:  The proposed development is appropriate for the sloping nature of the site and the risk of landslide adversely affecting the subject site, adjoining properties and the proposed development is 'Low' or better.</p>				
<b>Geotechnical Engineering</b>				

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section										
Post construction earthworks certification	Immediately after completion of all earthworks on site	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering										
<p>The certification is to confirm:</p> <ul style="list-style-type: none"> <li>i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments.</li> <li>ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007.</li> <li>iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 –Minimum Relative Compaction of AS3798-2007.</li> </ul>														
<p><b>110 Certification of works - Health and Regulatory Services</b>  Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p>														
<p><b>Health and Regulatory Services</b></p> <table border="1"> <thead> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Acoustic compliance report</td> <td>Prior to commencement of the use</td> <td>insert</td> <td>Acoustic Engineer</td> <td>Health and Regulatory Services</td> </tr> </tbody> </table> <p>The certification is to confirm:  The development has been designed in accordance with the established noise criteria and recommendations outlined in an approved Acoustic Report.</p>					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Acoustic compliance report	Prior to commencement of the use	insert	Acoustic Engineer	Health and Regulatory Services
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section										
Acoustic compliance report	Prior to commencement of the use	insert	Acoustic Engineer	Health and Regulatory Services										
<p><b>Health and Regulatory Services</b></p> <table border="1"> <thead> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Waste Management compliance report</td> <td>Prior to commencement of the use</td> <td>insert</td> <td>Suitably qualified person</td> <td>Health and Regulatory Services</td> </tr> </tbody> </table> <p>The certification is to confirm:  The development has been designed and constructed in accordance with the recommendations outlined in an approved Waste Management Plan.</p>					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Waste Management compliance report	Prior to commencement of the use	insert	Suitably qualified person	Health and Regulatory Services
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section										
Waste Management compliance report	Prior to commencement of the use	insert	Suitably qualified person	Health and Regulatory Services										
<p><b>Health and Regulatory Services</b></p> <table border="1"> <thead> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Waste chute and construction</td> <td>Prior to commencement of the use</td> <td>insert</td> <td>Suitably qualified person</td> <td>Health and Regulatory Services</td> </tr> </tbody> </table> <p>The certification is to confirm:</p>					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Waste chute and construction	Prior to commencement of the use	insert	Suitably qualified person	Health and Regulatory Services
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section										
Waste chute and construction	Prior to commencement of the use	insert	Suitably qualified person	Health and Regulatory Services										

The waste chute has been located, designed and constructed in accordance with City Plan Policy SC6. **insert number**– Solid waste management, section **insert section name**

**Health and Regulatory Services**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Waste disposal points	Prior to commencement of the use	<b>insert</b>	Suitably qualified person	Health and Regulatory Services

The certification is to confirm:  
 The waste disposal points have been located, designed and constructed in accordance with City Plan Policy SC6. **insert number** – Solid waste management, section **insert section name**.

**Health and Regulatory Services**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Waste storage room design and construction	Prior to commencement of the use	<b>insert</b>	Suitably qualified person	Health and Regulatory Services

The certification is to confirm:  
 The waste storage room has been located, designed and constructed in accordance with City Plan Policy SC6. **insert number** – Solid waste management, section **insert section name** .

**Health and Regulatory Services**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Bulk bin storage point	Prior to commencement of the use	<b>insert</b>	Suitably qualified person	Health and Regulatory Services

The certification is to confirm:  
 The bulk bin servicing point has been located, designed and constructed in accordance with City Plan Policy SC6. **insert number** – Solid waste management **insert section name**.

**111 Certification of works - Hydraulics and Water Quality**

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

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction certification	Prior to commencement of the use/ a request is made to Council to approve the plan of subdivision	<b>insert drawing or plan</b>	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:  
 All stormwater devices (quantity and quality) shown in the approved stormwater

management plan and associated design drawings have been installed on-site in accordance with Council's approved stormwater management plan and are functioning as designed.

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Agreement to remove hydrocarbons for GPT	Prior to commencement of the use	insert drawing/plan	insert discipline	Hydraulics & Water Quality

The certification is to confirm:  
An agreement is entered into with the appropriately licensed waste removal entity, for the removal of hydrocarbons/waste.

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Long - term maintenance agreement	Prior to commencement of the use	-	The owner/ Body corporate for the development	Development compliance

The certification is to confirm:  
An agreement has been entered into with a proprietor or an appropriate entity for the life of the development for the long term maintenance of the stormwater propriety treatment devices.  
The certification is to also provide:  
A copy of the agreement.

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Confirmation of cartridge replacement	Every year once the use has commenced for the life of the development.	-	Registered Professional Engineer Queensland (RPEQ)	Development compliance

The certification is to confirm:  
Cartridges within the stormwater propriety treatment devices have been replaced and are functioning as designed.

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Performance of the proprietary treatment devices	Prior to commencement of the use	insert drawing or plan	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:  
The treatment train including the proprietary device will achieve pollutants removal efficiency

to satisfy Council’s water quality objectives as outlined in City Plan Policy SC6.  
 insert number Land development guidelines, section insert section name .

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Coastal erosion and wave resistant footings	Prior to commencement of the use.	insert drawing or plan	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:

- i All footings are designed and constructed to be resistant to coastal erosion and comply with the Coastal erosion hazard (ocean front land) overlay code of City Plan.
- ii All footings are designed and constructed to be resistant to wave attack to comply with the Coastal erosion hazard (ocean front land) overlay code of the City Plan.

**Hydraulics and Water Quality**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Flood storage compensation	Immediately after completion of earthworks	insert drawing or plan	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality

The certification is to confirm:  
 All works have been carried out and completed in accordance with the approved report and no loss of flood plain storage has occurred as a result of the earthworks.  
 The certification must be accompanied by calculations and as constructed data that:

- i Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS.
- ii Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.

**112 Certification of works – Landscape Assessment**

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

**Operational Works – Landscape Assessment**

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificates and evidence of planter box construction	Prior to commencement of landscape works	-	Suitably qualified person	Landscape Assessment

The certification must include photographs and is to confirm:  
 The waterproofing and drainage cell has been installed for all landscape areas/planter boxes generally in accordance with the *Australian Standard AS4654.2 – 2012 - Waterproofing Membranes for External Above-Ground Use, Section 2.13 Planter Boxes* and the Landscape Architect specifications.

**113 Certification of works - Open Space Assessment**

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

<b>Open Space Assessment</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Post construction certification	Prior to acceptance of on Maintenance	Identify approved landscape works plans	Independent Level 3 Australian Playground Inspector and hold a \$20,000,000 valid and current Professional Indemnity Insurance	

The certification is to confirm:  
 Design and construction of all playground and playground equipment has been undertaken generally in accordance with the Operational works approval for Landscape works.

- The certification is to also provide:
- i Playground equipment manufacturer's Compliance Certificates.
  - ii Playground equipment and auxiliary items (e.g. shade structures) Structural Design Compliance Certificates.
  - iii Impact attenuating surface Compliance Certificate.
  - iv Warranty/guarantee for each separate item of playground equipment and the associated impact attenuating surface.
  - v Recommended age group.
  - vi Date(s) of installation, expiry, replacement and write-off.
  - vii Playground equipment manufacturer and supplier contact details.
  - viii Serial and model number for each separate item of playground equipment.
  - ix Playground equipment manufacturer and supplier operations and maintenance manuals.
  - x Playground equipment manufacturer and supplier spare part catalogue including expected frequency of replacement, pricing and availability.

**114 Certification of works - Tidal works**

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

<b>Operational Works – Tidal works</b>				
<b>Certified document</b>	<b>Certification date</b>	<b>Plan/ Drawing</b>	<b>Expert discipline</b>	<b>Requesting Council Section</b>
Appendix C Certification -Land development guidelines of the City Plan	Upon practical completion of works	-	Registered Professional Engineer of Queensland (RPEQ).	Operational works

	<p>The certification is to confirm:</p> <ul style="list-style-type: none"> <li>i All works have been undertaken generally in accordance with the approved drawings.</li> <li>ii All works have been undertaken in accordance with the conditions.</li> </ul>																																																												
115	<p><b>Certification of works - Subdivision Engineering</b></p> <p>Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p> <table border="1" data-bbox="310 459 1373 743"> <thead> <tr> <th colspan="5">Subdivision Engineering</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Registered survey plan</td> <td>Prior to commencement of the use</td> <td>-</td> <td>Registered land surveyor</td> <td>Development Compliance</td> </tr> </tbody> </table> <p>The certification is to confirm: The site is amalgamated into one lot.</p> <table border="1" data-bbox="310 871 1373 1136"> <thead> <tr> <th colspan="5">Subdivision Engineering <b>USE ONLY FOR MCU</b></th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Easements documents and associated survey plans</td> <td>Prior to commencement of the use</td> <td>-</td> <td>Registered land surveyor</td> <td>Development Compliance</td> </tr> </tbody> </table> <p>The certification is to confirm: The easement is registered with the Department of Natural Resources, Mines and Energy.</p> <table border="1" data-bbox="310 1266 1373 1692"> <thead> <tr> <th colspan="5">Subdivision Engineering</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Certificate for private roads/driveways</td> <td>Prior to a request is made to Council to approve the plan of subdivision  or  commencement of the use</td> <td>-</td> <td>Registered Professional Engineer of Queensland (RPEQ)</td> <td>Contributed Assets  Or  Development Compliance</td> </tr> </tbody> </table> <p>The certification is to confirm: All works comply with the requirements of the private roads /driveways condition.</p> <table border="1" data-bbox="310 1822 1373 1967"> <thead> <tr> <th colspan="5">Subdivision Engineering</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Registered survey plan	Prior to commencement of the use	-	Registered land surveyor	Development Compliance	Subdivision Engineering <b>USE ONLY FOR MCU</b>					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Easements documents and associated survey plans	Prior to commencement of the use	-	Registered land surveyor	Development Compliance	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Certificate for private roads/driveways	Prior to a request is made to Council to approve the plan of subdivision  or  commencement of the use	-	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets  Or  Development Compliance	Subdivision Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section					
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Certificate for private structures and private services	Prior to a request is made to Council to approve the plan of subdivision	-	Registered land surveyor	Contributed Assets
<p>The certification is to confirm:</p> <p>All private structures and private services are entirely located within the proposed lot boundaries or covered by an easement.</p>				
<b>Subdivision Engineering</b>				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision  or  commencement of the use	-	An authorised supplier (e.g. Energex)	Contributed Assets  Or  Development Compliance
<p>The certification is to confirm:</p> <p>Underground electricity supply is available to all proposed lots / the development site and all proposed dwellings.</p>				
<b>Subdivision Engineering</b>				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision  or  commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets  Or  Development Compliance
<p>The certification is to confirm:</p> <p>Underground telecommunication infrastructure has been undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).</p>				
<b>Subdivision Engineering</b>				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Written confirmation for Permanent Survey Marks works	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Cadastral Surveyor	Contributed Assets

	<p>The certification is to confirm: That all lots are connected to permanent survey marks in accordance with the requirements contained within the permanent survey marks condition.</p>																				
<p><b>116</b></p>	<p><b>Certification of works - Tidal works</b> Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:</p> <table border="1" data-bbox="310 415 1373 709"> <thead> <tr> <th colspan="5">Operational Works – Tidal works</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td>Appendix A Certification -Land development guidelines of the City Plan</td> <td>Upon practical completion of works</td> <td>-</td> <td>Registered Professional Engineer of Queensland (RPEQ).</td> <td>Operational works</td> </tr> </tbody> </table> <p>The certification is to confirm:</p> <ul style="list-style-type: none"> <li>i All works have been undertaken generally in accordance with the approved drawings inclusive of location.</li> <li>ii The ID plate has been installed in accordance with the condition of this approval.</li> <li>iii All works have been undertaken in accordance with the conditions.</li> </ul>	Operational Works – Tidal works					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Appendix A Certification -Land development guidelines of the City Plan	Upon practical completion of works	-	Registered Professional Engineer of Queensland (RPEQ).	Operational works					
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<p><b>117</b></p>	<p><b>Certification of works - Water and Waste</b> Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p> <table border="1" data-bbox="310 1031 1373 1268"> <thead> <tr> <th colspan="5">Water and Waste</th> </tr> <tr> <th>Certified document</th> <th>Certification date</th> <th>Plan/ Drawing</th> <th>Expert discipline</th> <th>Requesting Council Section</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>The certification is to confirm: Easements are correctly located over the infrastructure and meet the requirements specified in the SEQ Water Supply and Sewerage Design and Construction Code for sewerage infrastructure.</p>	Water and Waste					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section										
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Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section																	
<p><b>118</b></p>	<p><b>Availability of approved plans, drawings and reports</b> Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.</p>																				
<p><b>119</b></p>	<p><b>Supervision of works</b> During construction of any works the following professionals must be appointed to supervise the below described actions:</p> <ul style="list-style-type: none"> <li>• When using this condition, the Certification of works condition should also be used to confirm Supervision of works has occurred.</li> </ul> <table border="1" data-bbox="310 1871 1373 1980"> <tr> <td colspan="2">insert work area</td> </tr> <tr> <th>Expertise required of the suitably qualified</th> <th>Actions to be overseen by the professional</th> </tr> </table>	insert work area		Expertise required of the suitably qualified	Actions to be overseen by the professional																
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Heritage Consultant	Review drawings and construction process to ensure that the heritage component is protected in accordance with the approved drawings.								
<b>120</b>	<p><b>Bond</b></p> <p>a Provide security to Council in the form of an unconditional and irrevocable bank guarantee or cash in the amount of \$XX to secure:</p> <p>Insert details here that are unique to this proposal. Examples might be:</p> <ul style="list-style-type: none"> <li>i Completion of certain works.</li> <li>ii Satisfaction of specific conditions.</li> </ul> <p>b Provide the security prior to the commencement of works. Council will hold the security until</p> <ul style="list-style-type: none"> <li>i insert details here that are unique to this proposal.</li> </ul>								
<b>121</b>	<p><b>Acid sulfate soils management plan</b> <b>USE WHEN AN ACID SULFATE SOIL INVESTIGATION IS PROVIDED</b></p> <p>Obtain a Management Plan approval for an Acid sulfate soils management plan generally in accordance with the Acid sulfate soils overlay code of the City Plan to implement acid sulfate soils control measures identified in the plan listed below at no cost to Council prior to any works commencing.</p>								

Plan Title	Author	Date	Plan Reference No.	Ver

and include in particular:

Insert details here that are unique to this proposal. Examples might be

- i Be generally in accordance with the Acid sulfate soil investigation.

**122 Acid sulfate soils management plan** **USE WHEN NO ACID SULFATE SOIL INVESTIGATION IS PROVIDED**

- a Obtain a Management Plan approval for an Acid sulfate soils management plan generally in accordance with the Acid sulfate soils overlay code of the City Plan and City Plan Policy SC6.2 – Acid sulfate soils management, to implement acid sulfate soils control measures at no cost to Council, prior to any works commencing.
- b The Acid sulphate soils management plan must be prepared by a suitably qualified professional.
- c Implement the Acid sulphate soils management plan during construction works at no cost to Council.

**123 Erosion and sediment control**  
**USE THIS CONDITION FOR SMALL SCALE DEVELOPMENT**

- a Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:  
 Insert details here that are unique to this proposal. Examples might be
  - i Sediment control structures e.g. sediment fence must be placed at the base of all materials imported on site to mitigate sediment run-off.
  - ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.
  - iii All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.
  - iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6. insert number – Land development guidelines, section 6. insert section name.

**124 Erosion and sediment control**  
**USE THIS CONDITION WHEN APPROVING AN ESC**

- a Implement the erosion, sediment and dust control measures identified in the plan listed below at no cost to Council:

Plan Title	Author	Date	Plan Reference No.	Ver

- b Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:  
 Insert details here that are unique to this proposal. Examples might be
  - i Sediment control structures e.g.: sediment fence, must be placed at the base of all materials imported on site to mitigate sediment run-off.
  - ii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.

	<ul style="list-style-type: none"> <li>iii All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM September 2009) prior to discharging from the site.</li> <li>iv Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6 insert number – Land development guidelines, section 6. insert section name.</li> </ul>
<b>125</b>	<p><b>Erosion and sediment control plan</b></p> <p>Obtain a Management Plan approval for an Erosion and sediment control plan generally in accordance with the insert relevant Code policy of the City Plan prior to any works commencing.</p> <p>a The Erosion and sediment control plan must be prepared by a suitably qualified professional and include in particular:</p> <p>Insert details here that are unique to this proposal. Examples might be</p> <ul style="list-style-type: none"> <li>i Implement erosion, sediment and dust control measures that accord with (nominate standards/construction management plan/drawings etc.).</li> <li>ii Place sediment control measures at the base of all materials imported on-site to mitigate sediment runoff.</li> <li>iii Construct and maintain a perimeter bund and/or diversion drain around the disturbed area, and disallow outside clean stormwater from mixing with polluted/contaminated stormwater.</li> <li>iv Treat all polluted/contaminated water from the site (including dewatering discharge), to achieve the water quality objectives in (nominate standard here), prior to discharging from the site.</li> </ul>
<b>126</b>	<p><b>Sand management plan</b></p> <p>Prepare and submit for approval a Sand management plan generally in accordance with the insert relevant Code policy of the City Plan prior to any works commencing.</p> <p>a The Sand management plan must be prepared by a suitably qualified professional and include in particular.</p> <p>Insert details here that are unique to this proposal. Examples might be:</p> <ul style="list-style-type: none"> <li>i Outline actions to ensure excavated sand is cleaned, treated, placed, levelled and stabilised.</li> <li>ii Ensure sand is cleaned using a 20mm sieve to remove all material other than clean sand.</li> <li>iii Ensure sand is delivered and deposited to (identify relevant beach).</li> </ul> <p>b Contact Council's City Assets Branch to engage an officer (supervisor) nominated by Council. The Sand management plan must include details (e.g. name and position) of the officer who will be employed for the duration of the sand excavation and deposition at no cost to Council.</p> <p>c Prior to the commencement of sand extraction and deposition, sufficient security must be provided to Council to ensure the sand is sieved and placed on an ocean beach in accordance with Council requirements and appropriate beach protection and/or restoration measures are used.</p> <p>d The estimate total quantity of the sand must be calculated and supplied to the officer identified above to ensure a security value is included in the plan.</p> <p>e Implement the Sand management plan prior to any works commencing at no cost to Council.</p>
<b>127</b>	<p><b>Dust management plan</b></p> <p>a Prepare and submit for approval a Dust management plan generally in accordance with the insert relevant Code policy of the City Plan prior to any works commencing.</p> <p>b The Dust management plan must be prepared by a suitably qualified professional and include in particular.</p>

	<p>Insert details here that are unique to this proposal. Examples might be</p> <ul style="list-style-type: none"> <li>i Provide details of sources of dust and particulate emissions.</li> <li>ii Identify the measures and work practices to be implemented ensuring the release of dust and particulate matter from construction activities does not cause an 'environmental nuisance' (within the meaning of that term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008.</li> <li>iii Identify the procedures to be adopted for monitoring and reporting air emissions.</li> <li>iv Provide details of complaint response procedures that will be adopted.</li> <li>v Identify the procedures to be adopted for revision and review of the dust management plan.</li> </ul> <p>c Implement the Dust management plan during all construction works at no cost to Council.</p>
<p><b>128</b></p>	<p><b>Dewatering management plan</b></p> <ul style="list-style-type: none"> <li>a Obtain a Management Plan approval for a Dewatering management plan generally in accordance with the Guidelines for Dewatering Management Plan dated May 2016, prior to any works commencing.</li> <li>b The Dewatering management plan must be prepared by a suitably qualified professional and include in particular: <ul style="list-style-type: none"> <li>Insert details here that are unique to this proposal. Examples might be</li> <li>i Purpose for dewatering (i.e. an explanation why dewatering is required).</li> <li>ii Dewatering technique (i.e. wellpoint, deep well, open hole etc).</li> <li>iii Anticipated dewatering flow rate and total dewatering duration.</li> <li>iv Controls (i.e. settling tank, turbidity curtain etc) and method of effluent discharge.</li> <li>v Measures and techniques to manage noise, vibration and odour issues.</li> <li>vi Measures and techniques to manage geotechnical stability issues.</li> <li>vii Contingency plan in case of emergency situation.</li> <li>viii Engineering specifications for dewatering effluent treatment (i.e. air-stripper, carbon filtration, etc) and details for an analytical monitoring program to ensure effluent will meet water quality release standards described in Tables 1 &amp; 2, where dewatering is conducted in a contaminated area.</li> <li>ix Monitoring program to ensure effluent will comply with applicable water quality release standards described in Tables 1 &amp; 2 of the guidelines.</li> <li>x Baseline assessment of the existing environment (i.e. fauna, water quality) that will receive the discharge.</li> <li>xi Strategy for monitoring and managing any impacts during the life and after closure of the project.</li> <li>xii The point of discharge to the storm water system and to any waterway or water body.</li> <li>xiii Hydrogeological and hydrological assessment of the project area to estimate quantity and quality of water to be discharged.</li> <li>xiv Verification the quality of discharge water will comply with the receiving water duration and frequency of the discharge.</li> <li>xv Seasonal variability of the receiving water quality.</li> <li>xvi Assessment of the viability of treating or recycling wastewater.</li> <li>xvii Location of all treatment pads.</li> </ul> </li> <li>c Implement the Dewatering management plan during construction works at no cost to Council.</li> </ul>
<p><b>129</b></p>	<p><b>Noise management plan</b></p> <ul style="list-style-type: none"> <li>a Prepare and submit for approval a Noise management plan addressing construction activities prior to any works commencing.</li> <li>b The Noise management plan must be prepared by a suitably qualified professional and include in particular.</li> </ul>

	<p>Insert details here that are unique to this proposal. Examples might be</p> <ul style="list-style-type: none"> <li>i Provide details of expected noise sources.</li> <li>ii Identify the measures and work practices to be implemented to ensure noise from construction activities does not cause an 'environmental nuisance' (within the meaning of the term set out in the Environmental Protection Act 1994) at any sensitive receptor stated in schedule 1 of the Environmental Protection (Noise) Policy 2008.</li> <li>iii Identify the measures and work procedures to monitor noise emissions.</li> <li>iv Provide details of complaint response procedures.</li> <li>v Identify procedures to monitor and review the noise management plan.</li> </ul> <p>c Implement the Noise management plan prior to any works commencing at no cost to Council.</p>
<p><b>130</b></p>	<p><b>Vibration management plan</b> (<i>specific condition</i>)</p> <p><b>USE THIS CONDITION WHEN DEVELOPMENT INCLUDES BASEMENT CONSTRUCTION ADJOINING DEVELOPMENT (IN PARTICULAR RESIDENTIAL)</b></p> <ul style="list-style-type: none"> <li>a Prepare and submit for approval a Vibration management plan addressing construction activities prior to any works commencing to the satisfaction of the Chief Executive Officer.</li> <li>b The Vibration management plan must be prepared by a suitably qualified professional and include in particular. <ul style="list-style-type: none"> <li>i Provide details of expected vibration sources.</li> <li>ii Identify measures and work practices to be implemented to ensure vibration from construction activities are managed and mitigated.</li> <li>iii Include expected vibration levels for monitoring during basement retention construction.</li> <li>iv Identify the measures and work procedures to monitor vibration emissions.</li> <li>v Provide details of complaint response procedures.</li> <li>vi Conduct vibration monitoring by a suitably qualified professional during the basement retention phase in accordance with time periods and locations in the approved vibration management plan, not exceeding the expected levels.</li> <li>vii Maintain on site logs of vibration levels at sensitive receptors identified in the Vibration management plan for inspection by City Officers at no cost to Council.</li> <li>viii Levels are not to exceed those in the approved Vibration management plan.</li> <li>ix Council may require further vibration monitoring to be carried out at no cost to Council.</li> </ul> </li> <li>c Implement the Vibration management plan prior to any works commencing at no cost to Council.</li> </ul>
<p><b>131</b></p>	<p><b>Haulage access/site management plan</b></p> <ul style="list-style-type: none"> <li>c Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of the City Plan prior to any works commencing.</li> <li>d The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular. <p>Insert details here that are unique to this proposal. Examples might be</p> <ul style="list-style-type: none"> <li>x Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers</li> <li>xi Provide Loading/unloading operations.</li> <li>xii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed.</li> <li>xiii Identity measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials.</li> <li>xiv Identify measures and work practices to ensure non- recyclable debris transported</li> </ul> </li> </ul>

	<p>from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council.</p> <ul style="list-style-type: none"> <li>xv Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways.</li> </ul> <p>d Comply with the Haulage access/site management plan during all construction works at no cost to Council.</p>
132	<p><b>Transport of soil/fill/excavated material</b></p> <p>During the transportation of soil and other fill/excavated material:</p> <ul style="list-style-type: none"> <li>a All trucks hauling soil, or fill/excavated material must have their loads secure and covered.</li> <li>b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis.</li> <li>c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.</li> </ul>
133	<p><b>Construction management plan</b></p> <ul style="list-style-type: none"> <li>a Prepare and submit for approval a Construction management plan generally in accordance with the Guidelines for Construction Management Plans prior to any works commencing.</li> <li>b The Construction management plan must be prepared by a suitably qualified professional and include in particular. <ul style="list-style-type: none"> <li><b>Insert details here that are unique to this proposal. Examples might be</b> <ul style="list-style-type: none"> <li>i Provide hours of construction.</li> <li>ii Provide details on vehicle access (including responsibility for maintenance of the defined cartage route) during construction hours.</li> <li>iii Provide details on traffic management (including loading, unloading and cartage routes).</li> <li>iv Parking of vehicles (including on site employees and delivery vehicles).</li> <li>v Maintenance of safe pedestrian movement across the site's frontage/s (including people with disabilities).</li> <li>vi Provide details for the collection and control of Building waste and refuse disposal.</li> <li>vii Details on the presentation of hoarding to the street.</li> <li>viii Provide details for tree management.</li> <li>ix Demonstrate how the general public will be protected from construction activities.</li> <li>x Provide details on how the building site will be kept clean and tidy to maintain public safety and amenity.</li> </ul> </li> </ul> </li> <li>c Implement the Construction management plan during all construction works at no cost to Council.</li> </ul>
134	<p><b>Fauna management plan</b></p> <ul style="list-style-type: none"> <li>a Obtain a Management Plan approval for a Fauna management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8 – Environmental management plans, prior to any works commencing.</li> <li>b The Fauna management plan must be prepared by a suitably qualified professional and include in particular: <ul style="list-style-type: none"> <li><b>Insert details here that are unique to this proposal. Examples might be</b> <ul style="list-style-type: none"> <li>i Provide a list of fauna species present or potentially present in the study area.</li> </ul> </li> </ul> </li> <li>c Implement the Fauna management plan prior to any works commencing at no cost to Council.</li> </ul>
135	<p><b>Pre-clearance report</b></p>

	<p>Submit a pre-clearance (fauna assessment) report for review 1 week prior to the pre-start meeting, generally in accordance with the Environmental significance overlay code and City Plan Policy SC6.8 – Environmental management plans and include:</p> <ul style="list-style-type: none"> <li>a Detailed pre-clearance survey by a DES approved Spotter Catcher undertaken no more than 2 weeks prior to commencement of works.</li> <li>b Fauna management controls.</li> </ul>
<p><b>136</b></p>	<p><b>Rehabilitation management plan</b></p> <ul style="list-style-type: none"> <li>a Obtain a Management Plan approval for a Rehabilitation management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8 – Environmental management plans, prior to any works commencing.</li> <li>b The Rehabilitation management plan must be prepared by a suitably qualified professional and include: <ul style="list-style-type: none"> <li><b>Insert details here that are unique to this proposal. Examples might be</b></li> <li>i Details of proposed rehabilitation works including proposed species and planting palette.</li> <li>ii Planting modules to demonstrate planting densities.</li> <li>iii All weeding works including a full list of weeds on site and how each weed can be adequately managed.</li> <li>iv Ongoing management/maintenance regime.</li> </ul> </li> <li>c Implement the Rehabilitation management plan prior to any works commencing at no cost to Council.</li> </ul>
<p><b>137</b></p>	<p><b>Covenant area management plan</b></p> <ul style="list-style-type: none"> <li>a Obtain a Management Plan approval for a Covenant area management plan generally in accordance with the Environmental significance overlay code of the City Plan and City Plan Policy SC6.8 – Environmental management plans, prior to any works commencing.</li> <li>b The Covenant management plan is to be used by future landholders to manage the covenant area.</li> <li>c The Covenant area management plan must be prepared by a suitably qualified professional and include: <ul style="list-style-type: none"> <li><b>Insert details here that are unique to this proposal. Examples might be</b></li> <li>i Purpose of the covenant and description of how to use the document.</li> <li>ii Map of the covenant area showing location of any special features/consideration such as fencing or bollards, domestic animal exclusion areas, bushfire or stormwater management areas.</li> <li>iii List of prohibited activities.</li> <li>iv List of landholder obligations and responsibilities.</li> <li>v Description of ongoing maintenance and management requirements including a simple yearly schedule.</li> <li>vi List of expected weeds and their treatment, including a reference photo of each.</li> <li>vii List of native species appropriate to the area.</li> <li>viii Planting modules to demonstrate planting densities where gaps appear due to damage or weed removal.</li> <li>ix Useful resources and contacts.</li> </ul> </li> <li>d Implement the Covenant area management plan prior to any works commencing at no cost to Council.</li> </ul>
<p><b>138</b></p>	<p><b>Road names to be submitted (USE FOR EITHER PUBLIC OR PRIVATE ROADS)</b></p> <p>Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy, prior to a request is made to Council for any operational works/ to approve the plan of subdivision or prior to commencement of the use at no cost to Council.</p>

**139 Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC.6. **insert number** – Land development guidelines for the following:

Purpose	Council contact
Undertake a pre-clearing fauna assessment including confirmation of wildlife spotter qualifications	
Confirm on-site acid sulfate soil requirements for approved works	
Review and discuss approved detailed landscape plans for public open space	Contributed Assets (07) 55829034
Discuss Water and Waste and Council approval requirements and expectations through the construction phase	Contributed Assets (07) 55829034
Review and discuss Operational works – change to ground level approval	Contributed Assets (07) 55829034
Review and discuss Operational works – infrastructure approval	Contributed Assets (07) 55829034
Ensure soil stabilisation and batter improvements including top soil, mulch and jute-matting is undertaken	Contributed Assets (07) 55829034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

**140 Hold point inspection**

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC.6. **insert number** – Land development guidelines/Landscape work code of the City Plan for the following:

Purpose	Hold Point	Council contact
Confirm works have been undertaken in accordance with the Operational works - change to ground level approval.	Prior to commencement of the establishment period	Contributed Assets (07) 5582 9034
Confirm the post clearing fauna summary	Within 5 business days of tree works being finalised	
Undertake an Erosion and sediment control inspection to assess the adequacy of the erosion control measures		
Confirm the healthy establishment of the replacement trees identified in the Vegetation management condition.	Within 12 months of the date of this Decision notice.	Arboriculture Planning (07) 55828866
Undertake a Completion Certificate inspection for a pontoon	Upon receipt of certification from an RPEQ	
Confirm works have been undertaken in accordance with the Operational works - landscape works approval Or <b>USE FOR PDA</b> Confirm landscape works identified in the Landscape works on private land	Prior to commencement of the establishment period Or Prior to commence of the use	Contributed Assets (07) 55829034 Or Environmental and Landscape assessment (07) 55828866

condition has been undertaken	Or Prior to a request is made to Council to approve the plan of subdivision	
Undertake a vehicular crossing pre-pour inspection to ensure work is in accordance with the Operational works approval	Prior to placement of concrete	Development Compliance (07) 55828184
Undertake a vehicular crossing post-pour inspection to ensure work is in accordance with the Operational works approval	After placement of concrete	Development Compliance (07) 55828184
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in City Plan Policy SC6. <b>insert number</b> – Land development guidelines	As indicated in City Plan Policy SC6 <b>insert number</b> – Land development guidelines	Contributed Assets (07) 55829034
Confirm batter stabilisation works is undertaken.	Within 10 days of completion of the batter construction	Contributed Assets (07) 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

**141 On maintenance**

Arrange an on maintenance meeting to complete the requirements identified in City Plan Policy SC.6. **insert number** – Land development guidelines for the following:

<b>Purpose</b>	<b>Hold Point</b>	<b>Council contact</b>
Confirm landscaping has been established in accordance with the Operational works - landscape works approval	Prior to commencement of the on maintenance period	Contributed Assets (07) 55829034
Confirm street trees have been established in accordance with the Operational works – landscape work approval	Prior to commencement of the on maintenance period	Environmental and Landscape assessment (07) 55828866 Or Contributed Assets (07) 55829034
Confirm stormwater treatment devices have been installed in accordance with the Operational works – infrastructure(stormwater) approval	Prior to commencement of the on maintenance period	
Confirm playground and playground equipment has been constructed and installed in accordance with the Operational works - landscape works approval	Prior to commencement of the on maintenance period	Contributed Assets (07) 55829034
Submit as constructed drawings as identified in City Plan Policy SC 6.11.8.5 – Land development guidelines	Prior to commencement of the on maintenance period	Contributed Assets (07) 55829034
Confirm works have been undertaken in	Prior to	

accordance with the Operational works - change to ground level approval	commencement of the on maintenance period	
Confirm works have been undertaken in accordance with the Operational works for Works - infrastructure approval	Prior to commencement of the on maintenance period	Contributed Assets (07) 55829034
Confirm street trees have been established in accordance with the Operational works – landscape works approval	Prior to commencement of the on maintenance period	Environmental and Landscape assessment (07) 55828866
Confirm satisfactory completion of on maintenance requirements for rehabilitation in accordance with the approved Rehabilitation management plan	Prior to commencement of the on maintenance period	

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

**142 Off maintenance**

Arrange an off maintenance meeting to complete the requirements identified in City Plan Policy SC.6. **insert number** – Land development guidelines for the following:

Purpose	Hold Point	Council contact
Confirm satisfactory completion of on - maintenance requirements for street trees in accordance with the Operational works - landscape works approval and commence Asset handover.	Prior to Asset handover / conclusion of on maintenance period	Environmental and Landscape assessment (07) 55828866 Or Contributed Assets (07) 55829034
Confirm satisfactory completion of on - maintenance requirements for landscaping in accordance with an Operational works approval for Landscape works and commence Asset handover	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 55829034
Confirm satisfactory completion of on maintenance requirements for stormwater treatment devices installation in accordance with Operational works – infrastructure (stormwater) approval	Prior to Asset handover / conclusion of on maintenance period	
Confirm satisfactory completion of playground and playground equipment construction and installation in accordance with Operational works - landscape works approval	Prior to Asset handover / conclusion of on maintenance period	
Confirm satisfactory completion of works have been undertaken in accordance with the Operational works - change to ground level approval	Prior to Asset handover / conclusion of on maintenance period	Contributed Assets (07) 55829034
Confirmation satisfactory completion works have been undertaken in accordance with the Operational works -	Prior to Asset handover / conclusion of on	Contributed Assets (07) 55829034

	works for infrastructure approval	maintenance period	
	Confirm satisfactory completion of on maintenance requirements for rehabilitation in accordance with the approved Rehabilitation management plan	Prior to conclusion of on maintenance period and plan sealing process	
Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.			
<b>143</b>	<b>Practical Completion</b> Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC.6.11 – Land development guidelines, section 7.3.1 City civil engineering inspections for the following:		
	<b>Purpose</b>	<b>Hold Point</b>	<b>Council contact</b>
	Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034
Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.			
<b>144</b>	<b>Notice of works timetable</b> Provide a Notice of works timetable for <a href="#">Commencement of work/Commencement of use/Retrospective development approval</a> to Council's Development Compliance section prior to commencement of any works.  A copy of Council's Notice of works timetable is available on Council website <a href="http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf">http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf</a>		

**Tidal Works**

**145 Maximum Vessel Size**

- a Use the pontoon only for vessels (wet berthed) which do not exceed:
  - i A maximum length of # metres.
  - ii A maximum beam of # metres.
  - iii A maximum draft of #.
  - iv A maximum weight of #.
- b Use the pontoon only for vessels (dry berthed) which do not exceed:
  - i A maximum length of # metres.
  - ii A maximum beam of # metres.
  - iii A maximum weight of #.
- c Mark the maximum vessel size (length, beam, draft and weight) for which the pontoon has been designed permanently on the pontoon.

**146 Pontoon to float in all tidal events**

- a Design the pontoon such that it is able to float in all tidal events.
- b Private dredging or excavation of the existing canal/watercourse is not permitted.

**147 Stormwater outlets to remain free from obstruction**

Keep stormwater outlets free from obstruction and capable of enabling unencumbered stormwater discharge.

**148 Removal obligations**

- a Remove all components of the existing jetty/structure, including all piles and pile stubs prior to commencement of works.
- b Remove and dispose of all snags or obstructions while works are being carried out at no cost to Council. Such work may require approval.
- c Remove all debris, rubbish or other material in and adjacent to the waters, as a result of the works (other than deposited material being marked on the drawings listed below at no cost to Council prior to commencement of the use.

Drawing Title	Author	Date	Drawing No.	Ver

**149 Piles**

- The piles installed as part of this work must conform with the following requirements:
- a The top level of the piles must be insert height above the designated flood level applicable to the location of the works.
  - b The design of the piles must be in accordance with the requirements of Sections 4 and 5 of AS3962-2001.

**150 Removal of debris, rubbish and other material**

All debris, rubbish and other material in and adjacent to the waters arising from the carrying out of works (other than deposited material shown on the approved plan) must be removed immediately.

**151 Foreshore seawall**

- a Design and construct the foreshore seawall generally in accordance with insert relevant Code policy of the City Plan and include in particular:

	<p>Insert details here that are unique to this proposal. Examples might be</p> <ul style="list-style-type: none"> <li>i Construct in accordance with Council's Standard Drawing number 05-04-001 'Foreshore Seawall Type 1' or 'Foreshore Seawall Type 2', or specifications regarding footings and the like</li> <li>b Maintain the foreshore seawall at no cost to Council.</li> </ul>
<b>152</b>	<p><b>Setback from seawall</b></p> <p>Set back buildings and other structures at least 8.1 metres from the leading edge of the top of the foreshore seawall.</p>
<b>153</b>	<p><b>Revetment wall</b></p> <ul style="list-style-type: none"> <li>a Position structures so that none are located within 1 metre of the top of the revetment wall, to allow for maintenance and inspection of the revetment wall.</li> <li>b Reinstatement of the revetment wall in the event of failure of the revetment wall rests entirely with the property owner and not Council to an appropriate standard such that it is capable of withstanding flood events up to and including the 1% AEP flood event.</li> <li>c Maintenance, upkeep and all associated responsibilities of the revetment wall protecting the property is the sole responsibility and cost of the property owner, and not Council.</li> </ul>
<b>154</b>	<p><b>Maintenance of tidal works</b></p> <p>The approved works must be maintained in a sound and safe state of repair by the owner of the lot to which the structure is attached, connected or gives benefit; in accordance with the requirements of the Coastal Protection and Management Regulation 2003 Schedule 4A Part 1 Section 4 and the Coastal Protection and Management Act 1995 Chapter 2 Part 7 Section 124.</p>
<b>155</b>	<p><b>Vessel/Craft must not cause navigation hazard</b></p> <p>Any vessel or other floating craft (including but not limited to a jet/surf ski) moored at the pontoon or serviced or accessed from the pontoon, must not adversely affect navigable access to or egress from any neighbouring lot.</p>
<b>156</b>	<p><b>Marine plant and equipment</b></p> <p>All marine plant and equipment used in the carrying out of works must be kept clear of navigation channels when working or moored.</p>
<b>157</b>	<p><b>Marine access structure identification</b></p> <ul style="list-style-type: none"> <li>a The pontoon floating unit must include an identification label to clearly notate the property address, maximum vessel length and maximum vessel beam permitted at berth.</li> <li>b The size of the identification label must: <ul style="list-style-type: none"> <li>i Be a minimum of 120mm x 60mm and include the header "Marine Access Structure Identification Plate.</li> <li>ii Be in the form of a plate or engraved/etched into the deck or face at the front of the floatation unit.</li> </ul> </li> <li>c The identification label must be installed prior to the issue of a Certification of Completion.</li> </ul> <p><i>Information note: an example of an identification plate is attached to this decision notice</i></p>

**Environmental Offsets**

**158 Environmental offsets required**

**Please read this note / instruction and delete before printing**

**Note:** If this condition is used always include the following conditions titled:

- Notifying intended offset delivery approach
- If financial settlement offset - payment

Paragraph (c) of this condition is to be used only if the staged delivery of the offset is approved.

- a Prior to any works commencing/a request is made to Council to approve the plan of subdivision/commencement of the use an environmental offset must be delivered for the development's impact on the following prescribed environmental matters, with the total extent of impact to not exceed the following:

Prescribed environmental matters	Extent of impact
Non-juvenile koala habitat trees under the Planning Regulation 2017. Information note: This is a matter of state environmental significance prescribed as relevant for section 15(4)(b) Environmental Offsets Act 2014 by section 37 Environmental Offsets Regulation 2014.	
Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.	

Information note: the extent of impact identified above, has been extracted from insert Document Title, Author, Date, Version if applicable

- b The offset must be:
- i Calculated in accordance with the *Queensland Environmental Offsets Policy*.
  - ii Delivered in compliance with conditions:
    - Notifying the intended offset delivery approach.
    - Reaching agreement about delivery (deemed condition under the *Environmental Offsets Act 2014 section 19B*).
    - Compliance with agreed delivery arrangement (deemed condition under the *Environmental Offsets Act 2014 section 22*).
    - If financial settlement offset – payment (deemed condition under the *Environmental Offsets Act 2014 section 24*).
- c Staged delivery of the offset is allowed, provided that it reflects the development staging approved in condition # approving staging plans of this approval.
- i Notifying intended offset delivery approach.
  - ii Reaching agreement about delivery (deemed condition under the *Environmental Offsets Act 2014 section 19B*).
  - iii Compliance with agreed delivery arrangement (deemed condition under the *Environmental Offsets Act 2014 section 22*).
  - iv If financial settlement offset – payment (deemed condition under the *Environmental Offsets Act 2014 section 24*).

**159 Notifying intended offset delivery approach**

Council's application for environmental offsets form, together with a notice of election in the approved form and accompanied by all mandatory supporting information required by the approved form, must be given to Council that:

- a States the way in which it is proposed the offset required by condition '**Environmental offset required**' will be delivered.
- b If the notice of election proposes a proponent driven offset – is accompanied by an offset

	<p>delivery plan that meets the requirements of sections 18(4) and 18(5) Environmental offsets Act 2014, as well as addressing the following:</p> <ul style="list-style-type: none"> <li>i Is prepared in accordance with the <i>South East Queensland Ecological Restoration Framework Code of Practice, Guidelines and Manual, SEQ Catchments (2012)</i>, utilising the ecological restoration approach “reconstruction”.</li> <li>ii Identifies the period (being no greater than <b>insert period in months - standard 18 months</b> from commencement of impact works) with which planting of the offset area will be completed (offset planting period).</li> <li>iii Identifies the period (being a minimum of <b>insert period in months - standard 12 months</b> from the end of the offset planting period) (offset establishment period) by the end of which it is expected the following outcomes will be achieved (‘offset establishment period’): <ul style="list-style-type: none"> <li>- Offset planting will exhibit new and existing health foliage, have increased in size in line with normal growth habit with no signs of plant stress and have stable root systems.</li> <li>- Soil/mulch interface will have a humus layer with evidence of established activity of soil microorganisms.</li> </ul> </li> <li>iv Provides for active maintenance for the duration of the offset establishment period.</li> <li>v Accommodates Council inspection of the offset planting area at 6 monthly intervals during the offset planting period and offset establishment period.</li> </ul> <p>c If staged delivery of the offset is proposed in accordance with paragraph c of condition ‘<b>Environmental offset required</b>’ – is accompanied by staged offset details in the approved form.</p> <p><i>Information note: The application for environmental offset form is available on the City’s forms and applications webpage. The notice of election approved form, offset delivery plan template and staged offset details approved from are available on the Queensland Government Environmental Offsets website.</i></p>
160	<p><b>Reaching agreement about delivery</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 19B</i>)</p> <p>Prior to any works commencing on the site, an agreed delivery arrangement must be entered into with the City regarding the delivery of the offset required by condition ‘Environment offset required’.</p> <p><i>Information note: The City’s notice in response to the notice of election will state the process for documenting the arrangement.</i></p>
161	<p><b>Compliance with agreed delivery arrangement</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 22</i>)</p> <p>The agreed delivery arrangement (including the agreed offset delivery plan) must be complied with at all times.</p>
162	<p><b>If financial settlement offset – payment</b> (deemed condition under the <i>Environmental Offsets Act 2014 section 24</i>)</p> <p>If, under the agreed delivery arrangement, the offset condition is to be delivered in whole or part by a financial settlement offset, the payment must be made prior to <b>any works commencing/a request is made to Council to approve the plan of subdivision/commencement of the use:</b></p> <ul style="list-style-type: none"> <li>a in the amount specified in the agreed delivery arrangement.</li> <li>b in the way and by the time stated in the agreed delivery arrangement.</li> <li>c to the entity/entities identified in the agreed delivery arrangement.</li> </ul>
163	<p><b>Significant residual impact</b></p> <p><b>Please read this note / instruction and delete before printing</b></p> <p><b>Note: This condition is to be used on its own, never with any other offset conditions.</b></p> <ul style="list-style-type: none"> <li>a The development is likely to have significant residual impact on the following prescribed environmental matter/s: <ul style="list-style-type: none"> <li>- Non juvenile koala habitat trees under the Planning Regulation 2017.</li> </ul> </li> </ul> <p><i>Information note: This is a matter of state environmental significance prescribed as relevant for</i></p>

section 15(4)(b) Environmental Offsets Act 2014 by section 37 Environmental Offsets Regulation 2014.

- b The precise extent of any impact will correlate with the location and extent of the impact approved by each subsequent operational works approval (if given). For any approved impact that will result in a significant residual impact on a prescribed environmental matter, the operational works approval will be conditioned to require an offset to be delivered.
- c Without limiting anything else that must be included with an operational works application, each application must identify the location and extent of any impact on the prescribed environmental matter(s).
- d This development approval does not authorise any clearing of or impact on the prescribed environmental matter/s at any time. Any impact on the prescribed environmental matter(s) can occur only as authorised by an operational works approval.

*Information note: This is not an offset condition for the Environmental Offsets Act 2014. If an offset condition is imposed, it should be imposed on the operational works approval.*

**164 Environmental offset required – no difference to final impact area**

**Please read this note / instruction and delete before printing**

**Note:** This condition is required where an early arrangement is in place and there is **NO** difference in the final impact area.

If this condition is used always include the following conditions titled:

- Compliance with agreed delivery arrangement
- If financial settlement offset – payment

Paragraph (c) of this condition is to be used only if the staged delivery of the offset is approved.

- a Prior to any works commencing/a request is made to Council to approve the plan of subdivision/commencement of the use an environmental offset must be delivered for the development’s impacts on the following prescribed environmental matters, with the total extent of impact to not exceed the following:

Prescribed environmental matters	Extent of impact
Non-juvenile koala habitat trees under the Planning Regulation 2017. <i>Information note: This is a matter of state environmental significance prescribed as relevant for section 15(4)(b) Environmental Offsets Act 2014 by section 37 Environmental Offsets Regulation 2014.</i>	
Medium priority vegetation under City Plan. Information note: This is a prescribed matter of local environmental significance.	

*Information note: the extent of impact identified above, and confirmed in the agreed delivery arrangement, has been extracted from the drawings identified below:*

Drawing Title	Author	Date	Drawing No.	Ver

- b An agreed delivery arrangement, by way of an early arrangement under the Environmental Offsets Act 2014, has been entered into, **insert date**. The environmental offset required by paragraph a is to be delivered:
  - i In accordance with agreed delivery arrangement.
  - ii In compliance with conditions:
    - Compliance with agreed delivery arrangement (deemed condition under *Environmental Offsets Act 2014*, section 22).
    - If financial settlement offset – payment (deemed condition under *Environmental Offsets Act 2014*, section 24).
- c Staged delivery of the offset is allowed, provided that it reflects the development staging

- approved in [condition # approving staging plans](#) of this approval.
- d Condition '**If financial settlement offset – payment** (Deemed condition under the *Environmental Offsets Act 2014 s24*)' is to be read to apply to each stage.

**165 Environmental offset required – difference to final impact area**

**Please read this note / instruction and delete before printing**

**Note:** This condition is required where an early arrangement is in place and there is a difference in the final impact area.

If this condition is used always include the following conditions titled:

- [Compliance with agreed delivery arrangement](#)
- [If financial settlement offset – payment](#)

[Paragraph \(d\) of this condition is to be used only if the staged delivery of the offset is approved.](#)

- a Prior to [any works commencing/a request is made to Council to approve the plan of subdivision/commencement of the use](#) an environmental offset must be delivered for the development's impacts on the following prescribed environmental matters, with the total extent of impact to not exceed the following:

Prescribed environmental matters	Extent of impact
Non-juvenile koala habitat trees under the Planning Regulation. <i>Information note: This is a matter of state environmental significance prescribed as relevant for section 15(4)(b) Environmental Offsets Act 2014 by section 37 Environmental Offsets Regulation 2014.</i>	
Medium priority vegetation under City Plan. <i>Information note: This is a prescribed matter of local environmental significance.</i>	

*Information note: the identified impact is based on the drawings identified below*

Drawing Title	Author	Date	Drawing No.	Version

- b An agreed delivery arrangement, by way of an early arrangement under the *Environmental Offsets Act 2014*, has been entered into, **insert date**. As the impact counterbalanced under the early arrangement differs from the impact identified in paragraph a:
- i The environmental offset required by paragraph b is to be delivered in a way that differs from the way stated in the early arrangement.
  - ii Another agreed delivery arrangement, by way of a deed of amendment in respect of the early arrangement, is to be entered into, before any works commencing.
- c The environmental offset required by paragraph a is to be delivered
- i In accordance with agreed delivery arrangement as amended in accordance with paragraph b.
  - ii In compliance with conditions:
    - Compliance with agreed delivery arrangement (deemed condition under *Environmental Offsets Act 2014, section 22*).
    - If financial settlement offset – payment (deemed condition under *Environmental Offsets Act 2014, section 24*).
- d Staged delivery of the offset is allowed, provided that it reflects the development staging approved in [condition # approving staging plans](#) of this approval.
- Condition '**If financial settlement offset – payment** (Deemed condition under the *Environmental Offsets Act 2014 s24*)' is to be read to apply to each stage.

166	<p><b>Consequential recalculation of financial settlement</b></p> <p><i>Please read this note / instruction and delete before printing</i></p> <p><i>Note: This condition is to be used only:</i></p> <ul style="list-style-type: none"> <li><i>in association with a change application where the condition titled 'Environmental offsets required' specifying an amended impact area is necessary; and</i></li> <li><i>an agreed delivery arrangement for a financial settlement offset has already been entered into.</i></li> </ul> <p>An application to recalculate financial settlement offset amount, reflecting the impact area identified in amended condition 'Environmental offset required' is to be submitted to Council.</p> <p><i>Information note: The application to recalculate financial settlement offset is available on the City's forms and applications webpage.</i></p> <p><i>Select the below option if it is applicable</i></p> <p><i>Delete all rows not required PLUS grey shaded rows</i></p> <p><i>AND / OR Select if applicable – delete if not applicable</i></p> <p><i>Information note – additional impact area: The additional impact area to be identified in the application form is insert additional area in sq m m<sup>2</sup>.</i></p> <p><i>AND / OR Select if applicable – delete if not applicable</i></p> <p><i>Information note – reduced impact area: The reduction in impact area to be identified in the application form is insert additional area in sq m m<sup>2</sup>.</i></p>		
167	<p><b>Amendment to agreed delivery arrangement</b></p> <p><i>Please read this note / instruction and delete before printing</i></p> <p><i>Note: This condition is to be used only:</i></p> <ul style="list-style-type: none"> <li><i>in association with a change application where the condition titled 'Environmental offsets required' specifying an amended impact area is necessary; and</i></li> <li><i>an agreed delivery arrangement for a proponent-driven offset has already been entered into.</i></li> </ul> <p>a Within 20 business days of the day the decision to approve the request for permissible change takes effect, an application to amend agreed delivery arrangement, identifying all necessary changes to the offset delivery plan as a result of the amended impact area identified in condition 'Environmental offset required' is to be submitted to Council for approval.</p> <p>b Within the timeframe specified in the notice of decision, Council will issue in response to the application to amend the agreed delivery arrangement, a deed of amendment is to then be entered into with Council in respect of the approved changes to the offset delivery plan.</p> <p><i>Information note: The application to amend agreed delivery arrangement is available on the City's forms and applications webpage.</i></p>		
168	<p><b>Further advice – environmental offsets</b></p> <p><i>Please read this note / instruction and delete before printing</i></p> <p><i>Note: This condition is to be used only:</i></p> <ul style="list-style-type: none"> <li><i>in association with a change application where the condition titled 'Environmental offsets required' specifying an amended impact area is necessary; and</i></li> <li><i>a notice of election has already been submitted to Council but an agreed delivery arrangement has not yet been entered into</i></li> </ul> <p>As a result of the amendment to the impact area, the notice of election (Environmental Offset application no <i>insert #</i>) given to Council on <i>insert date</i> is considered to be of no further effect. The following conditions of the development approval must be complied with in relation to the amended Condition '<b>Environmental offset required</b>':</p> <table border="1" data-bbox="310 1906 1365 1948"> <tr> <td data-bbox="310 1906 548 1948">Condition #</td> <td data-bbox="548 1906 1365 1948">Notifying intended offset delivery approach</td> </tr> </table>	Condition #	Notifying intended offset delivery approach
Condition #	Notifying intended offset delivery approach		

	Condition #	Reaching agreement about delivery
	Condition #	Compliance with agreed delivery arrangement
	Condition #	If financial settlement offset - payment

**Southport Priority Development Area**

**169 Certification of operational works**

The operational works required by conditions **insert condition names** for works that are to be self-assessed, are to be self-assessed in compliance with the *Economic Development Act 2012 Certification Procedures Manual*. This includes, but is not limited to, compliance with the following:

- a Each Certifier must complete the Pre-construction Certification Form and Post-construction Certification Form for their respective conditions and provide to the Project Coordinator.
- b The Development Coordinator must review the relevant Certifier's certification and make recommendations to the Project Coordinator.
- c The Project Coordinator must lodge the Project Coordinator's Submission Form and associated pre-construction and post-construction documentation with Council.
- d No work is to commence until Council provides written confirmation to the Project Coordinator that works can proceed. Commencement of works is subject to successful completion of a pre-start inspection.
- e Before Council will accept the works 'On Maintenance', the following must be lodged with Council:
  - i The Project Coordinator's Submission Form and associated post-construction documentation.
  - ii Security being 5% of the certified value of works that to become assets of the Council.

The approved Coordinators and Certifiers(s) must comply at all times with their respective Certification Deed Poll.

Council of the City of Gold Coast is the nominated assessing authority for this condition.

*Note:*

*All necessary pre-construction documentation required by this PDA development approval and the Economic Development Act 2012 Certification Procedures Manual must be received by Council before Council will provide written confirmation that works can proceed. The relevant forms are available from Council.*

**170 Maintenance period**

The works required by condition **insert condition names** for works to be maintained, being works that are to become assets of Council, are to be maintained for a period of 6 months ('Maintenance Period') from when Council acknowledges receipt of the Project Coordinator's Submission Form (post construction) in accordance with the *Economic Development Act 2012 Certification Procedures Manual*.

Council of the City of Gold Coast is the nominated assessing authority for this condition.

**171 Uncompleted works bond**

If compliance assessment of the subdivision plan is sought before works required by this approval are completed, the following must be provided to Council in accordance with the *Economic Development Act 2012 Certification Procedures Manual*.

- a A completed Uncompleted Works Bond Form.
- b Certification from the Certifier as required by the Manual, which is to include a schedule of the scope, cost and total value of the uncompleted works, the total value of which must not exceed 50% of the total value of all works required by this approval.
- c A bank guarantee for an amount being 125% of the certified value of uncompleted works.
- d A deed poll/deed as required by the Manual.

Council of the City of Gold Coast is the nominated assessing authority for this condition.

**172 Infrastructure Contributions**

Provide a monetary contribution towards the cost of provision for infrastructure in accordance with the Council of the City of Gold Coast Charges Resolution.

The current applicable charge is:

**\$insert amount \$**

+ annual adjustments and/or reviews

*Note:*

*Infrastructure charges are automatically increased from the date the infrastructure charge is levied to the time the infrastructure charge is paid. For further information explaining how charges can be increased refer to Council of the City of Gold Coast Charges Resolution.*

**Robina Central Planning Agreement Act 1992****173 Water Supply and Sewerage Headworks**

The applicant shall make payment of contributions towards water supply headworks or sewerage headworks in accordance with Sections 36 and 59 of the Second Schedule of the Local Government (Robina Central Planning Agreement) Act 1992. The contributions will be calculated in accordance with the rates in force at the due date for payment.

**174 Advertising Device approval required**

No advertising is to be exhibited on the premises without the necessary approval under Council's Local Law 16 (Licensing) 2008 and Subordinate Local Law No. 16.8 (Advertising Devices) 2016. The applicant should contact Council's Licensing and Approvals Section on 07 5581 6668 to discuss approval requirements.

**Plumbing and Drainage Act 2018**

**175 Plumbing and drainage works**

Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing.

*Note:*

*A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).*

<b>Advice Notes</b>	
<b>A</b>	<p><b>Development infrastructure</b></p> <p>Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.</p>
<b>B</b>	<p><b>Building envelopes</b></p> <p>A property notification will be applied to each allotment affected by a building envelope, stating that at all times building work is to be wholly contained within the approved building envelope referenced in condition <b>insert condition number</b>.</p>
<b>C</b>	<p><b>Consistency with other related approvals</b></p> <p>The assessment and approval of the operational work the subject of this permit, has been attended to having regard to the conditions of</p> <p><b>insert details of the MUC/ROL approval</b> as at <b>insert date</b>.</p> <p>Should any change to any of these approvals be sought and achieved, consideration by the applicant should also be had to the consequences on the related approvals (and the potential need to make subsequent changes to these related approvals).</p>
<b>D</b>	<p><b>Temporary revetment walls and tenure</b></p> <p>a The works approved are considered to be temporary in nature and are being accepted as necessary to prevent further deterioration of the property revetment wall currently under fatigue.</p> <p>b Council is not liable to undertake any works to provide structural or geotechnical support.</p> <p>c Council does not guarantee the structural integrity of the works.</p> <p>d The ongoing care and maintenance of the revetment wall is the responsibility of the registered property owner. No addition or replacement to the temporary revetment walls the subject of this approval are permitted until remedial revetment wall reinstatement works have been commenced or have been undertaken.</p> <p>e Should any works/actions be necessary or required to ensure the integrity of the revetment wall, the cost of removing the temporary rock buttressing, the cost of the rectification works/action and the cost of reconstructing the revetment wall if required, will be at the expense of the registered property owner.</p> <p>f The works the subject of this approval must not straddle the property boundary and must not have an adverse impact on any adjacent property or structure.</p> <p>g No rock buttressing works may be used to support any property or structure.</p>
<b>E</b>	<p><b>Overhead cabling works and electrical reticulation generally</b></p> <p>Overhead cabling works and electrical reticulation generally, must be attended to in accordance with the requirements of the authorised electricity supplier (e.g. Energex).</p>
<b>F</b>	<p><b>Connections and disconnections</b></p> <p>Any connection/disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection/disconnection taking place, the applicant must obtain written approval from Water and Waste.</p> <p>Refer to Water and Sewerage Connections Policy, available on Council's website  <a href="http://www.cityofgoldcoast.com.au">http://www.cityofgoldcoast.com.au</a></p>
<b>G</b>	<p><b>No open trenching of the road pavement for water connections across/in roadways</b></p> <p>Conduits must be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval.</p> <p>Refer to Water and Sewerage Connections Policy, available on Council's website  <a href="http://www.cityofgoldcoast.com.au">http://www.cityofgoldcoast.com.au</a></p>
<b>H</b>	<p><b>Water meter sizing</b></p>

	<p>All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval and an easement over the water meter arrangement. Unrestricted access to the water service (including metres) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website <a href="http://www.cityofgoldcoast.com.au">http://www.cityofgoldcoast.com.au</a></p>																												
<p><b>I</b></p>	<p><b>Further development permits/compliance permits</b></p> <p>Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include:</p> <table border="1" data-bbox="316 409 1372 541"> <tr> <td><b>Planning</b></td> </tr> <tr> <td>- <a href="#">Reconfiguring a lot</a></td> </tr> <tr> <td>- <a href="#">Material change of use</a></td> </tr> </table> <table border="1" data-bbox="316 573 1372 705"> <tr> <td><b>Arboriculture</b></td> </tr> <tr> <td>- <a href="#">Operational works - landscape works</a></td> </tr> <tr> <td>- <a href="#">Operational works - vegetation clearing</a></td> </tr> </table> <table border="1" data-bbox="316 741 1372 873"> <tr> <td><b>City Assets</b></td> </tr> <tr> <td>- <a href="#">Operational works - vehicle access works</a></td> </tr> <tr> <td></td> </tr> </table> <table border="1" data-bbox="316 909 1372 1041"> <tr> <td><b>Environmental Assessment</b></td> </tr> <tr> <td>- <a href="#">Operational works - landscape works</a></td> </tr> <tr> <td>- <a href="#">Operational works - vegetation clearing</a></td> </tr> </table> <table border="1" data-bbox="316 1077 1372 1209"> <tr> <td><b>Geotechnical Engineering</b></td> </tr> <tr> <td>- <a href="#">Operational works - change to ground level</a></td> </tr> <tr> <td></td> </tr> </table> <table border="1" data-bbox="316 1245 1372 1377"> <tr> <td><b>Hydraulics and Water Quality</b></td> </tr> <tr> <td>- <a href="#">Operational works - change to ground level</a></td> </tr> <tr> <td></td> </tr> </table> <table border="1" data-bbox="316 1413 1372 1591"> <tr> <td><b>Landscape Assessment</b></td> </tr> <tr> <td>- <a href="#">Operational works - vegetation clearing</a></td> </tr> <tr> <td>- <a href="#">Operational works - landscape works</a></td> </tr> <tr> <td></td> </tr> </table> <table border="1" data-bbox="316 1627 1372 1759"> <tr> <td><b>Open Space Assessment</b></td> </tr> <tr> <td>- <a href="#">Operational works - landscape works.</a></td> </tr> <tr> <td>- <a href="#">Operational works - vegetation clearing</a></td> </tr> </table> <table border="1" data-bbox="316 1795 1372 1927"> <tr> <td><b>Plumbing and Drainage</b></td> </tr> <tr> <td>- <a href="#">Permit for plumbing and drainage work</a></td> </tr> <tr> <td></td> </tr> </table>	<b>Planning</b>	- <a href="#">Reconfiguring a lot</a>	- <a href="#">Material change of use</a>	<b>Arboriculture</b>	- <a href="#">Operational works - landscape works</a>	- <a href="#">Operational works - vegetation clearing</a>	<b>City Assets</b>	- <a href="#">Operational works - vehicle access works</a>		<b>Environmental Assessment</b>	- <a href="#">Operational works - landscape works</a>	- <a href="#">Operational works - vegetation clearing</a>	<b>Geotechnical Engineering</b>	- <a href="#">Operational works - change to ground level</a>		<b>Hydraulics and Water Quality</b>	- <a href="#">Operational works - change to ground level</a>		<b>Landscape Assessment</b>	- <a href="#">Operational works - vegetation clearing</a>	- <a href="#">Operational works - landscape works</a>		<b>Open Space Assessment</b>	- <a href="#">Operational works - landscape works.</a>	- <a href="#">Operational works - vegetation clearing</a>	<b>Plumbing and Drainage</b>	- <a href="#">Permit for plumbing and drainage work</a>	
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	<p><b>Subdivision Engineering</b></p> <ul style="list-style-type: none"> <li>- Operational works - change to ground level</li> <li>- Operational works - infrastructure</li> </ul>
	<p><b>Transport Impact Assessment</b></p> <ul style="list-style-type: none"> <li>- Operational works - vehicle access works</li> </ul>
	<p><b>Water and Waste</b></p> <ul style="list-style-type: none"> <li>- Operational works - infrastructure</li> <li>- Application to work on the City's infrastructure</li> </ul> <p>A copy of this decision notice and accompanying stamped drawings/plans must be submitted with any subsequent application identified above.</p> <p>Subsequent development applications (i.e. Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation/Preliminary approval exists).</p>
<b>J</b>	<p><b>Designated car wash bays</b></p> <p>Any designated car wash bays will require a trade waste approval prior to the discharge from the premises of any trade waste to Council's sewerage system.</p>
<b>K</b>	<p><b>Separate service connection points</b></p> <p>Should a volumetric subdivision be pursued, separate water supply services will need to be designed and constructed to each of the different uses (e.g. commercial/residential), or to each of the volumetric lots created, so as to ensure that all lots within the site have separate service connection points. Internal services will need to be managed through the Building Management Statement.</p>
<b>L</b>	<p><b>Compliance with conditions</b></p> <p>Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.</p>
<b>M</b>	<p><b>Indigenous cultural heritage legislation and duty of care requirement</b></p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> ('<b>ACHA</b>') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:</p> <ol style="list-style-type: none"> <li>a Is not negated by the issuing of this development approval;</li> <li>b Applies on all land and water, including freehold land;</li> <li>c Lies with the person or entity conducting an activity; and</li> <li>d If breached, is subject to criminal offence penalties.</li> </ol> <p>Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.</p> <p>Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.</p> <p>The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.</p>
<b>N</b>	<p><b>Infrastructure charges</b></p> <p>Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.</p>
<b>O</b>	<p><b>Flood</b></p>

	A property notification will be applied to the lot/subsequent lots stating the site is subject to flooding impacts.
<b>P</b>	<b>Flood inundation</b> A property notification will be applied to the lot/subsequent lots stating the basement and/or property is subject to inundation during extreme flood events.
<b>Q</b>	<b>No flood free access/egress</b> A property notification will be applied to the lot/subsequent lots stating the property does not have flood free access/egress during 100 year ARI (Average Recurrence Interval) flood events.
<b>R</b>	<b>Vegetation protection</b> A property notification will be applied to the lot/subsequent lots stating the property includes protection and management of vegetation and/or associated habitat.
<b>S</b>	<b>Acceptable tolerances</b> During the construction phase any works not in accordance with the development approval requires amended drawings to be submitted unless within the following specified construction tolerance identified in <b>insert relevant Code</b> policy of the City Plan, and include in particular: <b>Insert details here that are unique to this proposal. Examples might be</b> - <b>Section 6. insert number and section name</b>
<b>T</b>	<b>Listing of Koala under EPBC Act</b> Koala populations in South East Queensland are listed under the Environment Protection and Biodiversity Conservation Act 1999 ( <i>EPBC Act</i> ) as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
<b>U</b>	<b>Bushfire management</b> A property notification will be applied to the lot/subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times.
<b>V</b>	<b>Soil instability rating</b> A property notification will be applied to the lot/subsequent lots stating a soil instability report exists for the site and must be complied with at all times.
<b>W</b>	<b>Slope sensitive lots</b> A property notification will be applied to the lot/subsequent lots stating there are development conditions relating to slope sensitive building for the site and must be complied with at all times.
<b>X</b>	<b>Stormwater</b> A property notification will be applied to the lot/subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
<b>Y</b>	<b>Environmental Covenant</b> A property notification will be applied to the lot/subsequent lots relating to the establishment and management of a covenant area for the site and must be complied with at all times.
<b>Z</b>	<b>Encroachment of works</b> If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
<b>AA</b>	<b>Access from/works in State-controlled road</b> All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
<b>BB</b>	<b>Riverine Protection Permit</b> A Riverine Protection Permit under the Water Act 2000 may be required prior to any works commencing in the watercourse traversing/adjoining the site.
<b>CC</b>	<b>Properly made submissions</b>

	<p>Use if there are no properly made submissions</p> <p>There were no properly made submissions about the application.</p> <p>Use if there are properly made submissions</p> <p>There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.</p>
<b>DD</b>	<p><b>Applicant responsibilities</b></p> <p>The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</p> <p>Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for:</p> <ol style="list-style-type: none"> <li>a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration.</li> <li>b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity').</li> <li>c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval).</li> <li>d Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes.</li> <li>e Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991.</li> <li>f Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.</li> <li>g Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.</li> </ol>
<b>EE</b>	<p><b>Connections to, alteration or realignment of Council infrastructure</b></p> <p>Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing.</p> <p>Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.</p>
<b>FF</b>	<p><b>Weeds, pest animals and ants</b></p> <p>Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health.</p> <p>All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.</p>
<b>GG</b>	<p><b>Fire ant control</b></p>

	<p>Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website <a href="http://www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants">www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants</a>.</p>
<b>HH</b>	<p><b>Water usage</b></p> <p>The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water and Waste Recycled Water Management Team. More information is available for viewing on Council's website <a href="http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html">http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html</a></p>
<b>II</b>	<p><b>Removal/Replacement of street trees</b></p> <p>The Estate Developer is responsible for the removal/replacement of street trees within the Estate until the Estate is accepted "off maintenance" by the City.</p>
<b>JJ</b>	<p><b>Gold Coast Airport approval of building and/or structure height</b></p> <p>Any building or structure (including construction crane or other temporary equipment) in the City extending to a height of 110 metres or more above ground level must be notified to Gold Coast Airport Pty Ltd.</p>
<b>KK</b>	<p><b>Buildings and/or structure exceeding the Gold Coast Airport Obstacle Limitation Surface (OLS)</b></p> <p>Commonwealth approval via an application made through Gold Coast Airport Pty Ltd is required for any part of the building or structure (including construction cranes or other temporary equipment) exceeding the Obstacle Limitation Surface (OLS) <b>insert height</b> metres AHD.</p> <p>Application must be made to Gold Coast Airport Pty Ltd within a minimum of eight weeks' notice prior to the use of construction cranes or any other equipment that would exceed the OLS height limit.</p>
<b>LL</b>	<p><b>Operational Works meeting prior to lodgement</b> <b>USE ONLY FOR MCU/ROL</b></p> <p>Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational works.</p> <p>Contact <a href="mailto:GCWDA@goldcoast.qld.gov.au">GCWDA@goldcoast.qld.gov.au</a> to arrange a meeting.</p>
<b>MM</b>	<p><b>Design, Constructability and Minor change applications</b></p> <p>The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the <i>Planning Act 2016</i>) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.</p>
<b>NN</b>	<p><b>Species Management Program</b></p> <p>Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required.</p> <p>Further advice is found on:  <a href="https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/">https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/</a></p>
<b>OO</b>	<p><b>Incorporation of Equitable Access at the Detailed Design Stage</b></p>

	All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.
<b>PP</b>	<p><b>Business Security Audits available</b></p> <p>The Gold Coast Police District Crime Prevention Unit offer business security audits to help identify potential areas of vulnerability and to provide suggestions for adapting your security to reduce the risk of crime against your business. To request a business security audit or obtain further information on education, awareness and preventative strategies for your business, the applicant may contact the Gold Coast Police District Crime Prevention Unit on <a href="mailto:dcpc.goldcoast@police.qld.gov.au">dcpc.goldcoast@police.qld.gov.au</a>.</p>
<b>QQ</b>	<p><b>Dwelling house (secondary dwelling)</b></p> <p>A property notification will be applied to the lot stating:</p> <ul style="list-style-type: none"> <li>a The Dwelling house (secondary dwelling) is used in conjunction with, and subordinate to, the primary dwelling house on the same lot.</li> <li>b The primary dwelling and secondary dwelling must operate as one household unit at all times.</li> </ul>

<b>Property Notifications</b>	
<b>A</b>	<p><b>Building envelope</b></p> <p>There is an approved building envelope on this lot. All property owner(s) must ensure compliance with the approved building envelope. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>B</b>	<p><b>Bushfire management</b></p> <p>There are development approval conditions applicable in relation to bushfire management on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>C</b>	<p><b>Development controls</b></p> <p>There are development approval conditions applicable on this land in perpetuity and will attach to the lot/subsequent lots. These conditions may include development controls including but not limited to building setbacks, driveway location, building design, which are applicable to future development over the lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>D</b>	<p><b>Noise/Acoustic</b></p> <p>There are development approval conditions applicable in relation to acoustic issues on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>E</b>	<p><b>Slope sensitive lots</b></p> <p>There are development approval conditions applicable in relation to slope sensitive building on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>F</b>	<p><b>Vegetation protection</b></p> <p>There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>G</b>	<p><b>Stormwater</b></p> <p>There are development approval conditions applicable in relation to stormwater management on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>H</b>	<p><b>Flood</b></p> <p>There are development approval conditions applicable in relation to flooding impacts on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>I</b>	<p><b>No flood free access/egress</b></p> <p>Owners and intended purchasers are advised the property does not have flood free</p>

	<p>access/egress during 100 year ARI (Average Recurrence Interval) flood events. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>J</b>	<p><b>Flood inundation</b></p> <p>Owners and intending purchasers are advised the basement and/or property is subject to inundation during extreme flood events. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>K</b>	<p><b>Soil instability rating</b></p> <p>There are development approval conditions applicable in relation to soil instability on this lot/subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>L</b>	<p><b>Environmental Covenant</b></p> <p>A statutory environmental protection covenant for the purpose of protecting flora, fauna and habitat is registered (under the <i>Land Title Act 1994</i>) on the title of the lot/s.</p> <p>There are development approval conditions applicable in relation to the establishment and management of the covenant area. All property owner(s) must ensure compliance with the approved Covenant Management Plan and relevant conditions of approval. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>M</b>	<p><b>Temporary revetment walls and tenure</b></p> <p>The property revetment wall is supported by temporary rock buttressing works and the revetment wall may well need repair or replacement (at no cost to Council). Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>
<b>N</b>	<p><b>Dwelling house (secondary dwelling)</b></p> <p>There is an approved Dwelling house (secondary dwelling) on this lot. The Dwelling house (secondary dwelling) must be used in conjunction with, and subordinate to, the primary dwelling on the same lot. The primary dwelling and secondary dwelling must operate as one household unit at all times. All property owner(s) must ensure compliance with the scope of approval. Refer to Council of the City of Gold Coast's Decision Notice <b>insert application number</b>. A copy of Council's Decision Notice is available for viewing on Council's website <a href="http://www.goldcoastcity.com.au/pdonline">www.goldcoastcity.com.au/pdonline</a></p>