

Compliance report for assessment of subdivision plans

Planning & Environment Infrastructure Compliance

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Development application (ROL, MCU, ROL/MCU, BA)		
Application number	Subdivision plan number(s)	Number of lots
MCU/xxxx/xx	SPxxxxxx	xx
Estate/CTS name and stage	Current registered lot and plan	Decision notice date
Estate Name Stage 1	Lot x on SPxxxxxx	Date

Applicant details		
Company name	Applicant contact name	Applicant contact number
Name of Company	Contact person	Number

Purpose of the compliance report

The purpose of this report is to provide clarification around the specific conditions of a development approval to achieve compliance and obtain endorsement. This template should be completed and submitted with your survey plan application to the City of Gold Coast (City). Please read the below information before completing this report.

<p>Complete this report</p> <ul style="list-style-type: none"> Complete the report electronically and save the document in word format Each condition must be addressed in detail 	<p>Obtaining compliance evidence</p> <ul style="list-style-type: none"> For clarification relating to your specific development conditions please contact the relevant department to obtain evidence of compliance 	<p>City department details</p> <ul style="list-style-type: none"> Contact details for the relevant City departments relating to the conditions of approval are listed on page 2 of the compliance report 	<p>Submitting the report</p> <ul style="list-style-type: none"> This report must be submitted with your online application For over the counter applications please email the completed report to Plan Sealing
<p>Infrastructure agreements/offsets</p> <ul style="list-style-type: none"> Any infrastructure agreements or infrastructure offsets relevant to the plan of subdivision must be identified and confirmation that the relevant infrastructure obligations have been complied with must be provided 	<p>Infrastructure charges</p> <ul style="list-style-type: none"> Any infrastructure charges must be paid in full prior to the endorsement of the survey plan 	<p>Referral agency conditions of approval</p> <ul style="list-style-type: none"> Evidence of compliance of State referral conditions must be provided with survey plan lodgement 	<p>Change request</p> <ul style="list-style-type: none"> If a request to change the development approval has been submitted evidence of the change approval and compliance with any change approval conditions must be provided with survey plan lodgement

The below table includes contact information for the sections of the City that assess compliance of the conditions of development approvals.

Some of the below categories may not relate to your development. Only contact the relevant City section/s relating to your approval and use the report template to record the evidence of compliance with the conditions. An example can be found on the Plan Sealing webpage.

City section	Contact details	Development category	Condition type
Planning Assessment	07 5582 8866 mail@goldcoast.qld.gov.au ATT: Planning Admin	General	<ul style="list-style-type: none"> Approved drawings Amended drawings Referral agency
		Property	<ul style="list-style-type: none"> Lots to be amalgamated
Infrastructure Compliance	07 5582 9036 infrastructurecompliance@goldcoast.qld.gov.au	Trunk development infrastructure	<ul style="list-style-type: none"> Necessary trunk infrastructure (LGIP identified) Necessary trunk infrastructure (not identified in the LGIP)
Developer Contributions Group	07 5582 9030 dcg@goldcoast.qld.gov.au	Trunk development infrastructure	<ul style="list-style-type: none"> Infrastructure agreements (payment deferral/offset/refund/change in regime) Extra payment condition
As constructed data/service location plan assessment	07 5582 9034 petcas@goldcoast.qld.gov.au	Property	<ul style="list-style-type: none"> Requirement to register easement/s Restrictions regarding City easements and infrastructure
Bushfire Management	07 5582 8803 dabushfireassessment@goldcoast.qld.gov.au	General	<ul style="list-style-type: none"> Approved plans
		Construction management	<ul style="list-style-type: none"> Certification of works
Geotechnical Engineering	07 5582 8866 mail@goldcoast.qld.gov.au ATT: Planning Admin	Property	<ul style="list-style-type: none"> Building envelope
		Construction management	<ul style="list-style-type: none"> Certification of works
Street naming	07 5582 9036 streetnaming@goldcoast.qld.gov.au	Construction management	<ul style="list-style-type: none"> Road names to be submitted
Environmental health/licencing	07 5667 5987 EApprovalsDA@goldcoast.qld.gov.au	General	<ul style="list-style-type: none"> Approved acoustic plan
		Construction management	<ul style="list-style-type: none"> Certification of works – health and regulatory services
OPW	07 5582 8866 mail@goldcoast.qld.gov.au ATT: Planning Admin	Construction management	<ul style="list-style-type: none"> Certification of works
Private Landscaping	07 5582 8866 mail@goldcoast.qld.gov.au ATT: Planning Admin	Environmental and landscaping	<ul style="list-style-type: none"> Landscaping works on private land
Subdivision Engineering	07 5582 8866 mail@goldcoast.qld.gov.au ATT: Planning Admin	Property	<ul style="list-style-type: none"> Requirement to register easement/s Community Management Statement (CMS) Subdivision within an existing Community Title Scheme (CTS)
		Construction management	<ul style="list-style-type: none"> Certification of works
	07 5582 9034	Transport	<ul style="list-style-type: none"> Off street vehicle and car parking facilities

City section	Contact details	Development category	Condition type
Civil Engineering Compliance Contributed Assets	petcas@goldcoast.qld.gov.au		<ul style="list-style-type: none"> • Off street bicycle parking and end of trip facilities • Loading and unloading • Intercom system • Off street vehicle facilities • Fully automated off street parking facility • Off street mechanical car stacker • Off street car lift • Off street ramp signal management system
		Amenity	<ul style="list-style-type: none"> • Hours of operation and loading and unloading • Screening of visually offensive components • Nuisance • Lighting to ensure pedestrian and community safety
		Engineering	<ul style="list-style-type: none"> • Rectification of City infrastructure • Existing infrastructure, structures, and services • New roads/intersections • Existing roads/intersections • New bridges/major culvert • Existing bridges/major culvert • Footpaths • Earthworks and private retaining walls • Street lighting • Electrical reticulation • Telecommunications network • Gross pollutant traps • Traffic signals • Bus stop and bus bay • Construction of vehicular crossover • Existing structures and services • Noise management plan • Haulage access/site management plan • Transport of soil/fill/excavated material • Construction management plan • Pre-start meeting • Hold point inspection • On maintenance • Off maintenance • Practical completion • Notice of works
Construction management	<ul style="list-style-type: none"> • Availability of approved plans, drawings, and reports • Certification of works 		

City section	Contact details	Development category	Condition type
			<ul style="list-style-type: none"> Supervision of works Bonds Erosion and sediment control Dust management
Landscaping (Public and Open Space) Assessment	07 5582 9034 petcas@goldcoast.qld.gov.au	Environmental and landscaping	<ul style="list-style-type: none"> Tree pruning and work Root pruning and barriers No damage to retained vegetation Landscape installation and maintenance Sports field design and construction requirements Vegetation clearing Boundary fencing Landscaping works within public open space Boundary markers Playground and playground equipment Land dedication Land transfer
		Construction management	<ul style="list-style-type: none"> Certification of works Hold point inspection On maintenance Off maintenance Practical completion
Environmental Planning Assessment	07 5582 8866 mail@goldcoast.qld.gov.au ATT: Planning Admin	Property	<ul style="list-style-type: none"> Covenant
		Environment and Landscaping	<ul style="list-style-type: none"> Vegetation management Fauna management
		Construction management	<ul style="list-style-type: none"> Sand management plan Fauna management Pre clearance report Rehabilitation management plan Covenant area management plan Acid sulfate soils management plan
		Environmental offsets	<ul style="list-style-type: none"> Environmental offsets required Notifying intended offset delivery approach Reaching agreement about delivery Compliance with agreed delivery arrangement Financial settlement offset payment Significant residual impact Environmental offset required - no difference to final impact area Environmental offset required - difference to final impact area Consequential recalculation of financial settlement amount

City section	Contact details	Development category	Condition type
			<ul style="list-style-type: none"> Amendment to agreed delivery arrangement Further advice - environmental offsets
Hydraulics and Water Quality	07 5582 8866 mail@goldcoast.qld.gov.au ATT: Planning Admin	Property	<ul style="list-style-type: none"> Flood Emergency Management Plan (FEMP)
		Stormwater drainage	<ul style="list-style-type: none"> Overland flow paths and hydraulic alterations Works within waterways Erosion and sediment control Bio retention basin maintenance management plan Legal point of discharge Maintenance of stormwater proprietary treatment devices
		Construction management	<ul style="list-style-type: none"> Certification of works Dewatering management plan
		Tidal	<ul style="list-style-type: none"> Foreshore seawall
Gold Coast Water	gcwda@goldcoast.qld.gov.au	Property	<ul style="list-style-type: none"> Private infrastructure
		Engineering	<ul style="list-style-type: none"> Existing infrastructure, structures, and services
		Sewer and waterworks	<ul style="list-style-type: none"> Sewer reticulation Sewer reticulation – reuse existing sewer connection Relocating of existing sewer infrastructure Water reticulation Sub metering Fire loading Fire hydrants
		Construction management	<ul style="list-style-type: none"> Certification of works water and waste

SAMPLE

					For Council use only	
Section	City officer	Contact details	Condition number	Applicant comments to conditions of approval	Council officer comments	Approval (name & date)
<i>e.g. Landscaping(Public and Open Space) Assessment</i>	<i>Officer Name</i>	<i>Telephone Number and email address</i>	<i>8 & 9</i>			
			<i>8</i>	<i>Not applicable as no park dedication within this stage.</i>		
			<i>9</i>	<i>OPWxxxxxxxx is the relevant public landscape approval. Note that the works have been addressed via an uncompleted works bond dated xxxxxx DBNxxxxxxxx</i>		
Planning Assessment	Officer Name	Telephone Number and email address	1 & 2			
			1	Compliance is achieved as the survey plan for stages 7 accords with the stamped approved plan for this stage. See SP attached in part 2.		
			2	On –going requirement		
Environmental Health/Licensing	Officer Name	Telephone Number and email address	3 & 4			
			3	On –going requirement		
			4	Handled with an on-maintenance approval. Note adequate turn-around areas are available within the development are completed		
Landscaping (Public and Open Space) Assessment	Officer Name	Telephone Number and email address	5 - 8			

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					Council officer comments	Approval (name & date)
			5	Not applicable to stage 7		
			6	Dealt with as part of the bulk earthworks, landscape and civil approvals issued by Council.		
			7	Not applicable – It is noted the condition was satisfied as part of MCUxxxxxxx and ROLxxxxxxx approvals and does not refer to plan sealing. It is also noted that there is no park dedication within this stage		
			8	Not applicable as no park dedication within this stage.		
Environmental Planning Assessment	Officer Name	Telephone Number and email address	9 & 10			
			9	Council approved updated Fauna Management Plan on (date)		
			10	Contribution made on (date) receipt no. xxxxx.		
Civil Engineering Compliance Contributed Assets	Officer Name	Telephone Number and email address	22 -26 & 31			
			22	SPxxxxx provided for the necessary road widening and has been registered.		
			23	Completed with new road opened.		
			24	Civil works are on-maintenance. OPWxxxxx (date). Engineers certification provided		
			25	Road(name road) completed as part of earlier stages.		

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					Council officer comments	Approval (name & date)
			26	Civil works are on-maintenance. OPWxxxxx (date). Engineers certification provided.		
			31	It is noted that civil works are on-maintenance OPWxxxxxx approval (date) and landscape works are dealt with via uncompleted works bonds DBNxxxxxxxxx.		
Gold Coast Water	Officer Name	Telephone Number and email address	27-30 & 32 - 34			
			27	Civil works are on-maintenance OPWxxxxxx approval (date)		
			28	Civil works are on-maintenance OPWxxxxxx approval (date)		
			29	Civil works are on-maintenance OPWxxxxxx approval (date)		
			30	Approval from GCW dated (date)		
			32	OPWxxxxxxxx and OPWxxxxxxxx are the latest approvals for this estate		
			33	The SPxxxxxx provides for the necessary easements with the associated legal documents provided with the plan sealing lodgement.		
			34	Dealt with as part of civil approvals etc.		
Developer Contributions Group	Officer Name	Telephone Number and email address	35	Infrastructure charges paid (date) receipt no. xxxxxx		

Section	City officer	Contact details	Condition number	Applicant comments to conditions of approval	For Council use only	
					Council officer comments	Approval (name & date)
Hydraulics and Water Quality	Officer Name	Telephone Number and email address	36-41			
			36	All certification provided with plan sealing lodgement.		
			37	All certification provided with plan sealing lodgement.		
			38	All certification provided with plan sealing lodgement.		
			39	Consulting engineers certification dated (date) provided with plan sealing lodgement..		
			40	Dealt with as part of the OPWxxxxxx approval phase.		
			41	Letter of approval from Council dated (date) MCUxxxxxx		
Bushfire Management	Officer Name	Telephone Number and email address	42	All works were Carried out in accordance with the approval Bushfire Management Plan dated (date)		
Infrastructure Compliance	Officer Name	Telephone Number and email address	43	Not applicable for this stage.		