

OPEN SPACE MANAGEMENT PLAN

ADDRESS: 62, 97 and 105 Upper Ormeau Road,
Kingsholme

LOT 2 RP29994, LOT 2 RP107328 & LOT 1 SP243312

PREPARED FOR: Kingsholme Property Developments
Pty Ltd

October 2015



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perspectives

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urban + regional planning
landscape + urban design
environmental management
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TABLE OF CONTENTS

1	INTRODUCTION	5
1.1	PURPOSE.....	5
1.2	SITE DESCRIPTION AND PROPOSAL.....	5
1.2.1	SITE CHARACTERISTICS.....	6
1.2.2	PROPOSED DEVELOPMENT.....	6
1.2.3	SUMMARY OF OPEN SPACE AREAS.....	6
1.2.4	APPROVALS FOR THE SITE.....	6
1.3	RELEVANT DEVELOPMENT CONSTRAINTS.....	7
1.3.1	FEDERAL GOVERNMENT CONSTRAINTS.....	7
1.3.2	STATE GOVERNMENT CONSTRAINTS.....	8
1.3.3	FIGURE 1.2 – STATE PLANNING POLICY MAPPING FOR MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE.....	9
1.3.3	10
1.3.4	LOCAL GOVERNMENT CONSTRAINTS.....	10
1.3.5	PHYSICAL CONSTRAINTS.....	11
1.4	OPEN SPACE PARKLAND SUMMARY.....	11
1.5	DESIGN RATIONALE	13
1.6	OPEN SPACE PARK CONSTRAINTS.....	14
1.6.1	ENVIRONMENTAL, CULTURAL OR HERITAGE PRESERVATION.....	14
1.6.2	ENVIRONMENTALLY SIGNIFICANT FUNCTIONS	15
1.6.3	REHABILITATION AND LANDSCAPING	15
1.6.4	DELINEATION OF OSPA.....	16
1.6.5	EMBELLISHMENTS AND FENCING.....	16
1.6.6	LINKAGES.....	16
1.6.7	BUSHFIRE MANAGEMENT.....	16
1.6.8	STORMWATER AND HYDRAULIC MANAGEMENT PROVISIONS.....	17
1.6.9	EROSION AND SEDIMENT CONTROL PLAN.....	17
1.6.10	OTHER INFRASTRUCTURE.....	17
1.7	OPEN SPACE DESIGN	17
2	CODE AND DEVELOPMENT COMPLIANCE	18
2.1	OPEN SPACE DESIGN	18
2.2	CODE COMPLIANCE	20
3	CONCLUSION.....	26
	APPENDIX 1 – OPEN SPACE PLAN.....	27

1 Introduction

1.1 Purpose

This Open Space Management Plan (OSMP) has been prepared for the purposes of maintaining the proposed Open Space area of dedication on the subject site. It has been prepared further to requirements set out in conditions contained within appeal number 640 of 2012 dated 13th September, 2013.

This OSMP has also been prepared in accordance with the Gold Coast City Council Open Space Management Guidelines: *Guideline for the Preparation of Reports and Plans Associated with the Dedication of Public Open Space (March 2007, Version 1)*.

The purpose of this OSMP is to provide the following information relating to a Development Application for a property located at Upper Ormeau Road, Kingsholme:

- 1 Summary of OSMP inclusions;
- 2 Construction, establishment and ongoing management outcomes; and
- 3 Code and Development Compliance.

The broad aim of this OSMP is to provide Council Officers with confidence that the proposed Open Space Park Area (OSPA) will function appropriately in the context of the proposed development (and surrounding environment) whilst simultaneously meeting Council's requirements for the park's ongoing operation.

1.2 Site Description and Proposal

Development Name	Montego Hills
Site Owners	Kingsholme Developments Pty Ltd
Location	62, 97 and 105 Upper Ormeau Road, Kingsholme
Legal Description	Lot 1 SP243312, Lot 2 RP29994 and Lot 2 RP107328
Development Application	Rural living residential subdivision

1.2.1 Site Characteristics

The subject site is described as Lot 1 on SP243312, Lot 2 RP29994 and Lot 2 RP107328 and is situated at 62, 97 and 105 Upper Ormeau Road, Kingsholme. It is bounded by rural residential lots in the south and west and the Pacific Motorway in the north and east. The site contains significant areas of steep slopes which are largely vegetated in addition to more undulating areas which are open grasslands and paddocks.

1.2.2 Proposed Development

The proposed development is for a 157 lot rural residential subdivision. The average lot size is 5142m². All remnant vegetation is proposed to be retained over the subject site and significant rehabilitation is proposed in the balance area which is currently largely unvegetated with native species. All areas outside of the development will be dedicated to Council as public park.

1.2.3 Summary of Open Space Areas

Approximately 133.48 ha of Open Space parkland shall be dedicated to Council adjacent to the development and immediately across Upper Ormeau Road in association with the riparian zone of Pimpama River. The rehabilitation of the current paddock areas in addition to assisted natural regeneration via weed management in currently vegetated areas is considered to represent an overall ecological improvement for the subject site.

The park is intended to act as a functioning ecological area of core habitat for a range of native species which will retain and enhance existing significant vegetation. The area will be subject to substantial reconstructive planting works which will focus upon replicating adjacent Regional Ecosystem species palettes.

1.2.4 Approvals for the Site

At the time of writing this OSMP, the site has been issued with a development approval for a Reconfiguring of a Lot by the Planning and Environment Court number 640 of 2012 dated 13th September, 2013.

1.3 Relevant Development Constraints

Pursuant to the 2007 Open Space Management Guidelines the following possible areas of constraint have been assessed against possible constraints imposed upon it by Federal Government Departments, State Government Departments, Local Authorities and inherent physical constraints of the site.

1.3.1 Federal Government Constraints

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) has been enacted to protect the environment, particularly matters of National Environmental Significance. The Australian Government Department of Environment administers the EPBC Act and implements the Act, in part, via the Department's 'Protected Matters' environmental database tool.

The Protected Matters Database generates a report (based on a defined grid search area) that helps determine whether matters of national environmental significance or other matters protected by the EPBC Act are likely to occur in or around the subject site. The information provided in the report is indicative only, and corroboration with a ground-truthing investigation is required.

An indication of possible Protected Matters, as they relate to the site and surrounding area, include:

- 1 x Wetland of International Significance;
- 14 x Threatened Species (being within the general area);
- 20 x Migratory Species (being within the general area).

The grid search area was identified as being within the same catchment area as the Moreton Bay RAMSAR Wetland of International Importance. The EPBC Act Protected Matters search did not identify any threatened ecological communities or commonwealth marine areas within the grid search area.

A ground-truthing investigation has determined there are no wetlands of International Significance present on site. An investigation of the potential habitat of the site indicated that the site was not likely to support significant populations of any listed species.

It is considered that the site is not significantly, or onerously constrained by matters of national significance.

1.3.2 State Government Constraints

Upon assessing the site against the latest Department of Natural Resources and Mines (DNRM) Regional Ecosystem Map (to assess the site against the provisions of the *Vegetation Management Act 1999*) it has been noted that the site contains a portion of assessable vegetation in the southern and central portions of the site (see **Figure 1.1**). This vegetation is mapped as containing 'least concern' RE 12.11.5. On site investigations indicate that the mapping is correct.



Figure 1.1: Excerpt of RE Map (DNRM).

RE 12.11.5 Least Concern

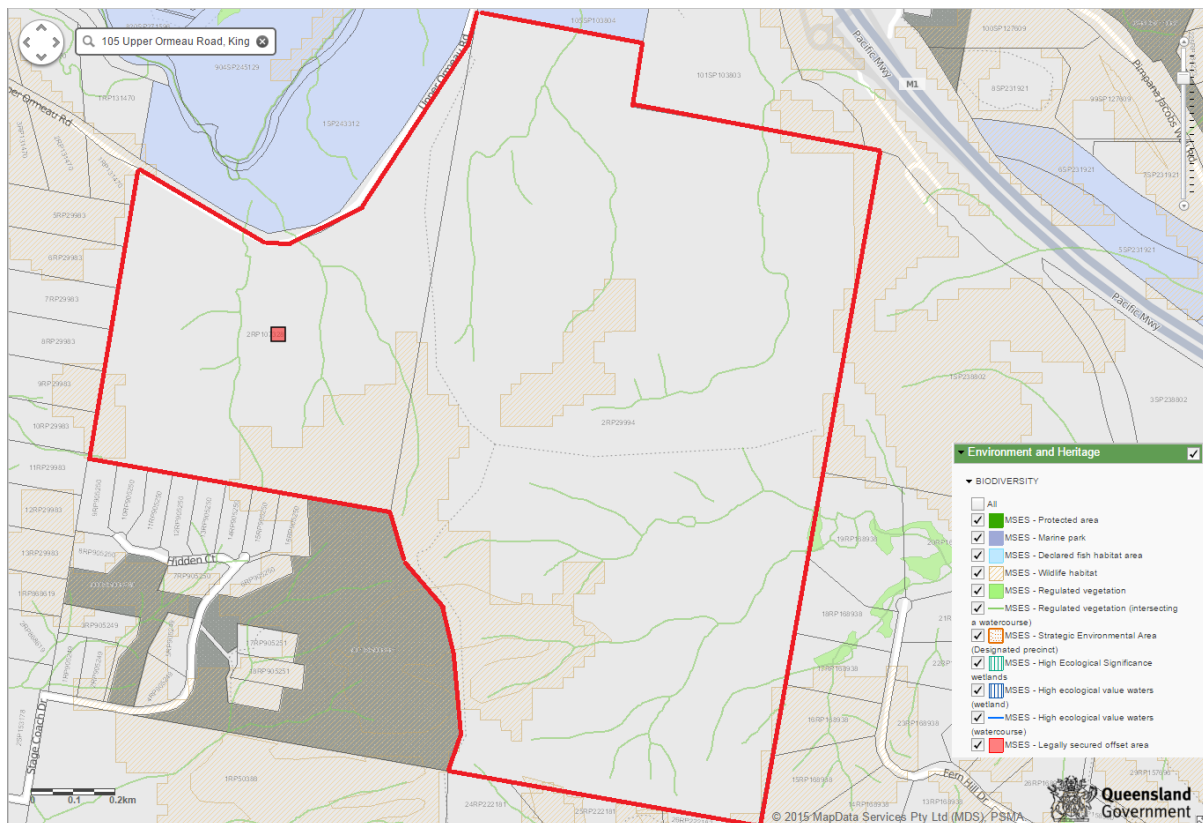
Description:

Open forest complex in which spotted gum is a relatively common species. Canopy trees include *Corymbia citriodora* subsp. *variegata*, *Eucalyptus siderophloia* or *E. crebra* (sub coastal ranges), *E. major* and/or *E. longirostrata* and *E. acmenoides* or *E. portuensis* and/or *E. carnea* and/or *E. eugenioides*. Other species that may be present and abundant locally include *Corymbia henryi*, *C. intermedia*, *C. trachyphloia*, *Eucalyptus tereticornis*, *E. propinqua*, *E. biturbinata*, *E. moluccana*, *E. melliodora*, *E. fibrosa* subsp. *fibrosa* and *Angophora leiocarpa*. *Lophostemon confertus* often present in gullies and as a sub canopy or understorey tree. Mixed understorey of grasses, shrubs and ferns.

Occurs on hills and ranges of Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics. (BVG1M: 10b).

The South East Queensland Koala Conservation State Planning Regulatory Provision (SPRP) and State Planning Policy 2/10: Koala Conservation in South East Queensland (SPP) are made under the *Sustainable Planning Act 2009* (SPA). Koala Conservation State Planning Regulatory Provision (SPRP) trigger maps revealed that the subject site does not fall in a mapped assessable development area of Koala habitat.

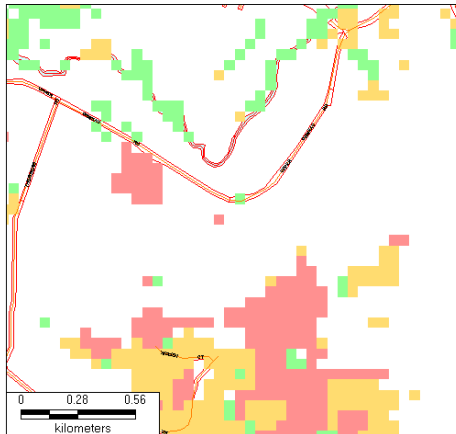
The Queensland State Planning Policy mapping for biodiversity interests is included in **Figure 1.2** below. The site contains wildlife habitat for koala and regulated vegetation.



1.3.3 Figure 1.2 – State Planning Policy Mapping for Matters of State Environmental Significance

1.3.4 Local Government Constraints

The Gold Coast Planning Scheme has identified the following development constraints over the site:



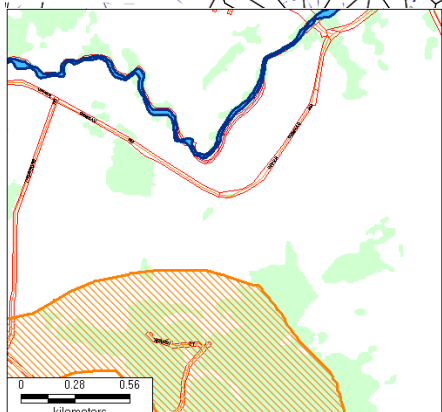
Potential Bushfire Hazard Areas – Overlay Map OM10

OM10 indicates that the site may be affected by low, medium and high bushfire risk across the subject site. The site is subject to a Bushfire Management Plan.



Wetlands and Waterways – Overlay Map OM11

OM11 indicates that the site contains a large number of small waterways in addition to the Pimpama River. Most of these small mapped waterways are represented by dry gullies and farm dams. Waterways within the open space area will not be modified.



Nature Conservation Strategy – Overlay Map OM20

OM20 indicates that the entire site contains existing 1994 remnant vegetation and

1.3.5 Physical Constraints

The rehabilitation area is located in the southern portions of the subject site and is situated in significantly steep terrain. Access in parts may be challenging because of the hilly nature of the site.

1.4 Open Space Parkland Summary

This section of this OSMP will provide details about the design of the OSPA, including the rationale as to how the parkland was determined. In addition to design determinants, this section will also provide comment on the credible features of the parkland.

Parkland, Shape and Distribution	<p>The proposed park land is located in two portions. The larger portion is located primarily in the southern portion of the two lots south of Upper Ormeau Road, and encircling the northern areas in thin portions adjacent to Upper Ormeau Road. The other open space area north of Upper Ormeau Road adjacent to the Pimpama River. The total area of open space proposed is 133.448ha.</p>
Function and Connectivity	<p>The Open Space Park Land has a number of functions consisting of:</p> <ul style="list-style-type: none"> • Passive space area; • Ecological area; • Habitat interactions and Rehabilitation potentials; and • Aesthetic values; <p>The Open Space Park Area has been principally created to embellish core habitat values for the subject site and improve degraded and cleared areas to return the site to remnant status over time.</p>
Access Infrastructure	<p>Appropriate fencing and lockable gates which can be accessed by Gold Coast City Council officers will be installed on all firetrail entrances from the internal road network of the development. These gates will be the most appropriate access points for the open space park areas and are regularly located throughout the road network. Their locations have been included in Appendix 1.</p>

Context	<p>The OSPA has been designed in the context of its position in relation to surrounding vegetation and pre-clear regional ecosystems. The species selected for plantings proposed will be consistent with the adjacent regional ecosystem 12.11.5.</p>
Park Purposes	<p>There are three (3) primary park purposes on the subject site, which have been determined by rehabilitation outcomes. These are:</p> <p>1. Ecological restoration: These areas are represented in Appendix 1 by rehabilitation treatment zones Pu1 to Pu4. The primary purpose of these park areas is to restore Regional Ecosystems via active reconstruction plantings and assisted natural regeneration.</p> <p>2. Drainage channels: These park areas are represented by rehabilitation treatment zone Pu4. They are existing grassed drainage channels which are proposed to be revegetated with dense (1 plant per 2m²) plantings. Consequently, they will serve a dual purpose of ecological conservation in addition to stormwater management.</p> <p>3. General Use Zone: This area is represented by rehabilitation treatment zone Pu5. It will be sparsely revegetated with shade trees and will be maintained by slashing. The intent of this zone is for passive recreation and grassed rest areas.</p>
Environmental Impact/Protection	<p>The linear Open Space Park will not be impacted upon by the adjacent proposed development. Where the Open Space Park interfaces with the proposed development mitigation measures outlined in the rehabilitation management plan will be in place.</p> <p>Any impact that the developments essential infrastructure may have on the park (stormwater detention ponds, wastewater mains) will be mitigated through appropriate rehabilitation that meets Council standards.</p>

Access location	Provision is available for OSPA access via multiple firetrails entrances located at the end of cul-de-sacs and adjacent to the perimeter road of the development. Access to the open space area on the other side of Upper Ormeau Road from the development is via Upper Ormeau Road directly.
Community impact	The Open Space Park Area will have beneficial effects on the local community. Whilst significant community use of the park is not contemplated due to the topography of the open space areas, visual aesthetics will be improved by revegetation and weed management. The general ecology of the surrounding area will be improved by the proposed revegetation of the subject site.
Embellishments	No embellishments are contemplated for the ecological restoration or drainage channel areas (Treatments Pu1-Pu4). Pathways, shade trees and other recreational infrastructure is contemplated with Pu5 and the details will be outlined in the Detailed Landscape Plans.
Other infrastructure	Stormwater headwalls will occur within some park areas that are interfacing road reserve boundary and public open space. Any formed channels required in public open space will be armoured to prevent erosion.
Grades of batters and retaining walls	Batters into open space will generally be between 1 vertical to 2 horizontal (1V:2H) to 1V:6h. Batters which are 1V:6h are mowable. Anything steeper than 1:4 will be planted.
Safety	Care should be taken in accessing the OSPA because of risks of falling or vehicle roll over on the steep slopes of the site.

1.5 Design Rationale

The location and design of the Open Space Park has been informed by elements including topography, the Regional Ecosystem Map (DNRM) and location of Category B remnant vegetation and groundtruthing undertaken prior to the preparation of this report.

The alignment and spatial elements of the Open Space Park have been adopted to accommodate all remnant vegetation and essential habitat on the site (as recognised by the Remnant Vegetation

Maps) while simultaneously incorporating currently unvegetated or sparsely vegetated areas adjacent to the remnant patches.

Further consideration of the design of the park on the other side of Upper Ormeau Road adjacent to the Pimpama River was undertaken to incorporate and improve upon the existing vegetation of the Pimpama River.

In consideration of the site's development constraints (identified earlier), the design of the park land has been influenced as follows:

- It conserves the most ecologically significant areas of the subject site;
- It maintains and enhances habitat corridors through the site and connected areas;
- It provides a range of easily accessible entrances and exits into the park from the public road network via the firetrails;
- Enhances ecological values via revegetation;
- Aesthetically pleasing area retaining and enhancing landscape features and vegetation;
- Provide a green backdrop to future residences and roads;
- A park that is located within distances of residents; and
- Connectivity with wider conservation areas.

1.6 Open Space Park Constraints

Possible constraints that have been identified on site have been incorporated in the design of the Open Space Area. The following section of the OSMP identifies further constraints and provides information on their mitigation.

1.6.1 Environmental, Cultural or Heritage Preservation

No significant environmental, cultural or heritage values will be impacted upon as a result of the proposed development or the execution of rehabilitation treatments of the OSPA. As a consequence of development, reasonable and practical measures shall be executed where required in order to meet the duty of care requirements under the *Aboriginal Cultural Heritage Act (2003)*.

1.6.2 Environmentally Significant Functions

The portion of the site to be dedicated as open space currently contains the majority of the environmentally significant functions on the subject site.

1.6.3 Rehabilitation and Landscaping

Two (2) separate Rehabilitation Management Plans will be prepared in support of this OSMP. One will cover Lots 2 RP29994 and 2 RP107328 and a separate rehabilitation plan will cover Lot 1 SP243312 on the far side of Upper Ormeau Road in conjunction with the Pimpama River.

The Rehabilitation Management Plan covering Lots 2 RP29994 and 2 RP107328 proposes a mix of Assisted Natural Regeneration and Reconstruction Plantings. It seeks to manage weed species occurring within areas of remnant vegetation on the site via Assisted Natural Regeneration whilst supplementing this approach with active plantings for the balance of the area to be dedicated as public open space. Active plantings will occur with variable planting densities depending on the rehabilitation treatment proposed in the corresponding Rehabilitation Management Plan.

The Rehabilitation Management Plan covering Lot 1 SP243312 involves the regeneration of the riparian buffer to the Pimpama River. It also proposed a mix of Assisted Natural Regeneration in combination with Reconstruction Plantings. However, all treatment zones involves Reconstruction Plantings at varying densities.

Both Rehabilitation Plans have been prepared with the primary purpose of recreating pre-clearing Regional Ecosystems. Pre-clearing Regional Ecosystem mapping available from the Department of Natural Resources and Mines (DNRM) was utilised to determine the species which should be utilised in order to facilitate the re-creation of pre-clearing Regional Ecosystems.

1.6.4 Contingency measures for failed assisted natural regeneration

Contingency measures are proposed for areas of natural regeneration greater than 20m² which do not regenerate satisfactorily, or result from excessive weed control within Lot 1 SP244312. These include:

- Revegetation (reconstruction) must be undertaken in the form of copse plantings at a density of 1 plant per square metre in accordance with the relevant regional ecosystem;

- Total number of plants within the area to be utilised for revegetation is to be calculated over the entirety of the bare area in accordance with the relevant zone planting density (Zones A to E in the accompanying rehabilitation plan); and
- Stems of regenerating native seedlings (minimum height of 100mm) within this area can be included within the total number.

1.6.5 Delineation of OSPA

The delineation of the Open Space area will be by boundary marker posts built to specification as per the Policy 11 Land Development Guidelines, Standard Specifications and Drawings – Natural Areas Fencing Drawing No. 13-05-617: Bollards – Metal “Pedestrian Bollard Type 4.” These bollards will be located at each change of direction of the open space boundaries.

1.6.6 Embellishments and Fencing

As the intent for the OSPA is principally to facilitate natural processes and conservation, no public facility embellishments are proposed within the park. No fencing is contemplated for the proposed park. The General Use Park Areas represented by rehabilitation zone Pu5 are primarily to function as natural drainage corridors and will therefore contain shade trees but no hard embellishments. The only hard embellishments proposed for all park areas will be directional trail signage and on site educational boards throughout the on site trails.

1.6.7 Linkages

Linkage values on the subject site will not be negatively affected by the implementation of this OSMP and rehabilitation plan.

1.6.8 Bushfire Management

A Bushfire Management Plan has been prepared over the subject site. It outlines management measures to minimise risk of bushfire damage to dwellings and property. As the majority of the fire hazard occurs upslope of the development and is contained within the OSPA, the risks of bushfire to the adjacent development are considered to be minimal.

The Bushfire Management Plan recommends that fire trails be constructed at the rear of lots which interface with open space park area. Firetrails also traverse throughout the open space park area.

Appropriate gates and fencing will be installed on each entrance to the firetrails to prevent unauthorised access, however these gates will be made accessible to Gold Coast City Council officers.

The site will be connected to reticulated water, so individual water tanks dedicated to bushfire fighting purposes are not proposed, with the exception of lots 76, 115 and 116.

1.6.9 Stormwater and Hydraulic Management Provisions

The proposed development has incorporated design input by a Stormwater Management Report specific to the site and surrounding environment. Because the majority of the open space areas are located upslope of the earthworks and proposed development, stormwater management is not expected to significantly impact upon the open space area.

With respect to the open space areas adjacent to the Pimpama River, the stormwater management plan will ensure that discharged stormwater will be of sufficient quality to maintain the current water quality of the river.

1.6.10 Erosion and Sediment Control Plan

A detailed Erosion and Sediment Control Plan has been prepared and submitted with this development application and will be adhered to at all times throughout the development.

1.6.11 Other Infrastructure

No other infrastructure is proposed to be constructed in the open space areas with the exception of firetrails.

1.7 Open Space Design

The open space design has been discussed in detail in the preceding sections and should be read in conjunction with this OSMP, as well as the attached Rehabilitation Management Plan.

2 Code and Development Compliance

2.1 Open Space Design

The site is located within the Emerging Communities Domain as determined by the Gold Coast City Council Planning Scheme. The local area planning intent for this Domain is as follows:

Planning Intent (Emerging Communities)

To provide for the development of suitable non-urban land for park living, urban residential, commercial or industrial purposes. To ensure that land identified for future park living or urban uses continues to be available for rural and open space uses, until it is required for development.

To recognise that some areas provide opportunities for the logical expansion of park living and urban development. Not all land contained within the Emerging Communities Domain may be suitable for park living or urban purposes. The extent of land suitable for such purposes will only be established after detailed planning studies take into consideration the constraints and opportunities unique to each

location.

Development of any land for park living, urban residential, commercial or industrial uses within the Emerging Communities Domain will be conditional upon Council's adopting a Structure Plan for the neighbourhood, either prepared on its own initiative or in partnership with others.

Key objectives include:

a) protection, enhancement and utilisation of suitable land for future park living or urban purposes;

- b) orderly transition from predominantly rural uses, to predominantly urban uses;*
- c) facilitation of major new Greenfield urban developments, in accordance with adopted Structure Plans;*
- d) creation of discrete urban communities which are distinct and diverse, with a good balance of housing, employment and services;*
- e) achievement of a high standard of urban design in new development areas, including the promotion of neighbourhood identity and communication through the design and layout of clearly defined residential neighbourhoods, with good connectivity for pedestrians and for vehicles;*
- f) maintenance and productive use of rural land, until it is required for urban development; and*
- g) retention and enhancement of a viable nature conservation network as the local area develops, in accordance with an adopted Structure Plan.*

However, by virtue of the intended purpose for the land in question, this land shall be termed Open Space:

Planning Intent (Open Space)

The overall intent of this domain includes:

Open space and buffer areas are identified on Albert Corridor A: Ormeau Structure Plan Map EC2. This designation both acknowledges the existing network of open space within the Structure Plan area and sets the framework for the progressive achievement of an expanded system. A central principle is the conservation of the Structure Plan area's key environmental assets.

Buffer areas are identified along the Structure Plan's wetland areas to provide visual, environmental and flood protection. Buffers are also identified between conflicting land uses and adjacent to the regional transport corridors.

Implementation

- a) Open space and buffer areas shall be obtained, wherever possible, through the development process as conditions of approval and, where necessary, through Council acquisition.*
- b) Council may, in its assessment of applications for development of land which contains an area designated as preferred open space and buffer areas, permit the inclusion of the area of such land in the development site for density calculation purposes.*
- c) Council may favourably consider proposals for uses only where they do not undermine the intent, value and visual impact of open space and buffer areas. Potential uses may include the following, or other similar uses where appropriate:*

- *playing fields;*
- *community meeting halls;*
- *information centre/environmental display;*
- *ablution facilities;*
- *parks;*
- *equestrian centre or horse racing;*
- *golf course;*
- *showground; and*
- *rural uses.*

2.2 Code Compliance

The following section will assess the OSPA against the relevant Gold Coast City Council Planning Scheme Codes for Open Space Areas. Following the identification of the applicable codes (as indicated in the Open Space Guidelines) a brief comment is made addressing the acceptable solution.

Changes to Ground Level and Creation of New Waterbodies Specific Development Code		
Performance Criteria	Complies With	Comment
PC19	N/A	Not applicable as no new waterbodies proposed.
PC20	N/A	Not applicable as no new waterbodies proposed.

Landscape Work Development Code		
Performance Criteria	Complies With	Comment
PC1, PC2, PC3	N/A	A Landscape Site Analysis and Statement of Intent has been incorporated as part of the Development Application.

Reconfiguring a Lot Specific Development Code		
Performance Criteria	Complies With	Comment
PC3	N/A	The site is not identified as being within the hinterland area on Overlay Map 1.

Reconfiguring a Lot Specific Development Code		
Performance Criteria	Complies With	Comment
PC6	AS	<p>AS6.1 – extensive analysis of the site has been conducted. This is detailed in the various reports supporting the development application, along with the Site Analysis Plan.</p> <p>AS6.2 – the subdivision design is consistent with the requirements of the proposed Precinct, being Precinct 2 And Open Space.</p> <p>AS6.3 – the Proposed Staged Reconfiguration plan demonstrates all lots front streets or park.</p> <p>AS6.4.1 – no battle-axe lots are created for industrial activity.</p>
PC11	AS	<p>AS11.1 – pedestrian routes are encouraged to be established within the road reserve, increasing personal security for pedestrians.</p> <p>AS11.2 – pedestrian and cycling routes shall be separated from vehicular routes.</p> <p>AS11.3 – road design (incorporating their widths) are appropriate for the needs and requirements of industrial development.</p> <p>AS11.4 – not applicable as no residential subdivision proposed.</p> <p>AS11.5 – footpaths and proposed topography provide comfortable access to local points of interest within the locality.</p> <p>AS11.6 – pedestrian routes are planned along both sides of the new roads. A building form addressing the street frontage shall encourage their use.</p> <p>AS11.7 – not applicable as no retail areas proposed.</p> <p>AS11.8 – not applicable as no parking lots or residential areas are proposed.</p>
PC12	AS	<p>AS12.1.1 – the Proposed Staged Reconfiguration plan is consistent with the intent of the Domain plan, by providing a link to the west of the site and extending Pearson Road to Peachey Road.</p>
PC18	AS	<p>AS18.1.2 – the imposition of reasonable and relevant infrastructure charges is anticipated as conditions on the decision notice.</p>
PC19	N/A	No recreation or sporting parklands proposed.
PC20	N/A	No recreation or sporting parklands proposed.
PC21	N/A	No recreation or sporting parklands proposed.

Reconfiguring a Lot Specific Development Code

Performance Criteria	Complies With	Comment
PC22	N/A	No recreation or sporting parklands proposed.
PC23	PC	Extensive open space areas are proposed as part of this development and all significant environmental features of the site will be retained within it.

Vegetation Management Code

Performance Criteria	Complies With	Comment
PC 1, PC2 & PC3	AS	The limited vegetation proposed to be damaged will be done so under a Vegetation Management Plan.

Works for Infrastructure Specific Development Code

Performance Criteria	Complies With	Comment
PC6	AS	Open space areas have been designed and will be appropriately embellished in accordance with Council's Land Development Guidelines.

Bushfire Management Areas Code

Performance Criteria	Complies With	Comment
PC9 & PC10	AS	A Bushfire Management Plan has been prepared for the subject site covers off on these requirements.

Canals and Waterways Code

Performance Criteria	Complies With	Comment
PC7 & PC8	N/A	The site does not occur in the vicinity of any mapped canals or waterways.

Car Parking Code

Performance Criteria	Complies With	Comment
PC8, PC19 & PC20	N/A	<p>The development does not require:</p> <ul style="list-style-type: none"> • Private or public car parking; • Bicycle parking and associated facilities; • Goods loading and circulation in public or private places; or • Integration of public transport with public or private development in the City. <p>The site is not identified as being affected by Future Road Requirements as shown on the Domain Maps.</p>

Cultural Heritage Code		
Performance Criteria	Complies With	Comment
PC4	AS	Code is relevant – the Applicant acknowledges the cultural heritage duty of care measures noted in the <i>Aboriginal Cultural Heritage Act 2003</i> . As is Council's practice on other applications, it is reasonable to include these provisions as part of advice notes on a Decision Notice.

Natural Wetland Areas and Natural Waterways Constraint Code		
Performance Criteria	Complies With	Comment
PC2	AS	Overlay Map 11 indicates the site is mapped as containing numerous minor waterways. However, these waterways are significantly degraded and are more representative of drainage channels. The riparian zone to the Pimpama River will be rehabilitated as part of this OSMP.
PC3	AS	Waterways on the site are not considered to be ecologically significant. The riparian zone to the Pimpama River will be rehabilitated as part of this OSMP.
PC4	AS	Waterways on the site are not considered to be ecologically significant. The riparian zone to the Pimpama River will be rehabilitated as part of this OSMP.
PC5	AS	Waterways contained within the open space area will be rehabilitated as part of this Open Space Management Plan.

Natural Wetland Areas and Natural Waterways Constraint Code		
Performance Criteria	Complies With	Comment
PC8	AS	Appropriate buffers to the Pimpama River have been proposed as part of this OSMP. Buffers to minor waterways
PC9	AS	Corridor links are all contained within the OSPA.
PC10	AS	Ecologically significant areas on the subject site are all contained within the proposed open space park dedication area.
PC11	AS	Apart from fire trails, no vehicular access is proposed within the OSPA.

Nature Conservation Constraint Code		
Performance Criteria	Complies With	Comment
PC3	PC	The major areas of fauna habitat are all contained and conserved within the proposed OSPA.
PC5	PC	The major areas of fauna habitat are all contained and conserved within the proposed OSPA.
PC7	PC	Fauna movement opportunities are currently low throughout the development area of the site. Fauna movement opportunities will be facilitated through the park area.
PC8	PC	Buffers to the Pimpama River will be rehabilitated as part of this OSMP. The remnant vegetation present on the site will be further buffered by additional plantings.
PC9	PC	Ecological corridors are proposed to traverse through the OSPA.
PC10	PC	The OSPA is proposed to be dedicated as open space to GCCC.
PC11	PC	Degraded park areas will be rehabilitated as part of this development and is subject to a separate Rehabilitation Management Plan.

Nature Conservation Constraint Code		
Performance Criteria	Complies With	Comment
PC14	PC	Buffers will be provided to the Pimpama River and to the ecologically significant areas located in the southern portion of the site.
PC15	PC	Ecologically significant areas on the subject site will be retained and dedicated as public open space.

3 Conclusion

This Open Space Management Plan has addressed the objectives that are required to achieve a natural asset protected open space park pursuant to Council's Open Space guidelines.

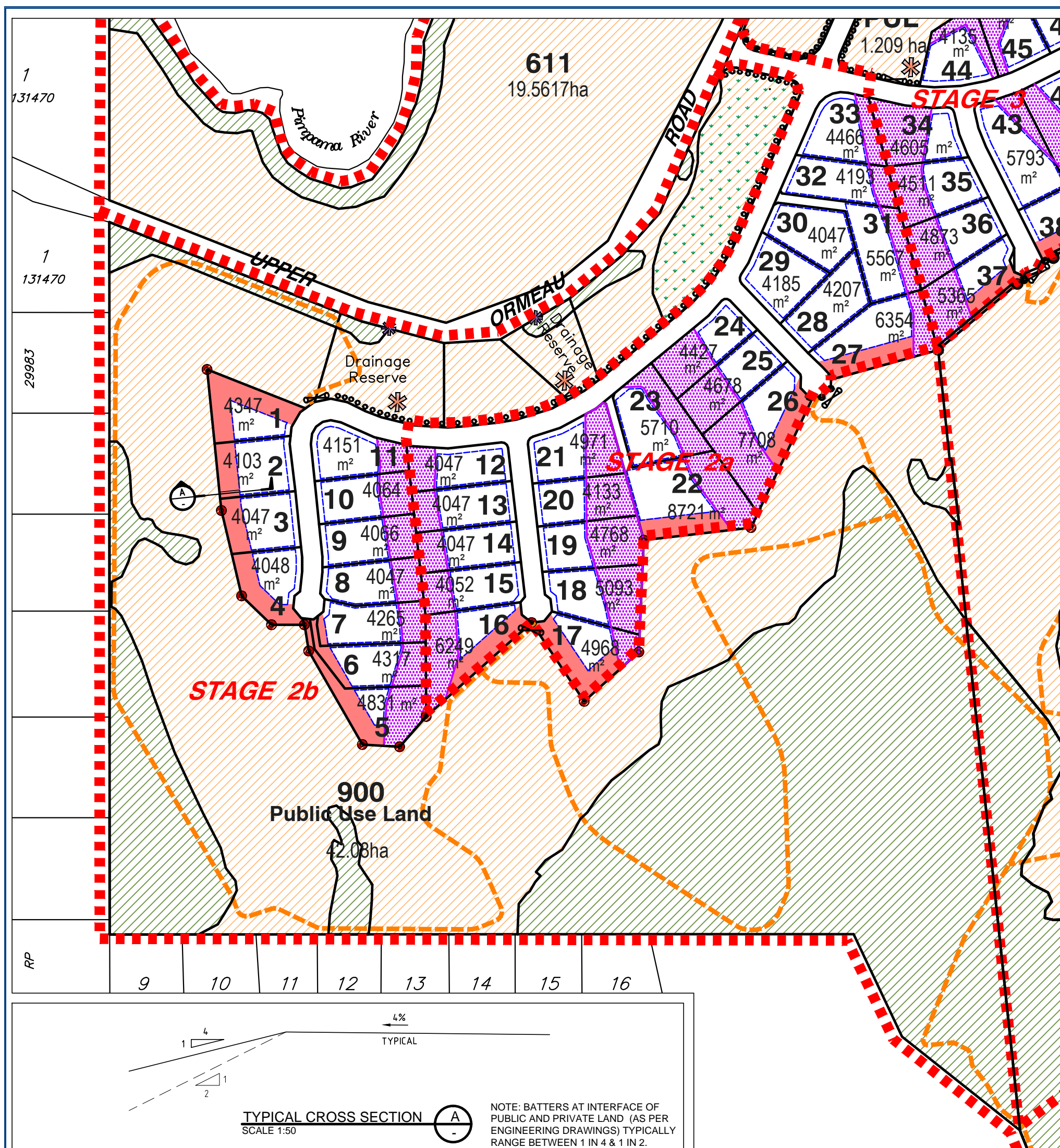
By providing evidence and the rationale behind the creation of the Open Space Park Area, this report provides the various strategies and responses to achieve Council objectives, whilst effectively managing environmentally sensitive areas during the construction and operation of the proposed development.

The creation and spatial dimensions of the Rehabilitation Area have been based on reference to the relevant GCCC planning instruments.

Resulting from the environmental context of the subject OSPA, rehabilitation will involve reconstructive rehabilitation to function primarily as an ecological corridor in addition to weed control to allow for natural regeneration and subsequently enhanced ecological functioning. The rehabilitation works are subject to two separate Rehabilitation Plans submitted with this OSMP.

It is considered that the allocated area of the OSPA adheres to the Council's organisational requirements and produces a broad range of benefits to both potential user groups and the natural environment. These benefits have been identified primarily as addressing ecological issues, such as vegetation conservation, habitat protection and the future development and succession of the limited existing ecology.

APPENDIX 1 – Open Space Plan



PARK TYPE AND PURPOSE

Conservation Area
Waterway / Drainage Reserve
42.8Ha

LEGEND

- Covenant Areas
- Building Envelopes
- Indicative Fire Breaks / Trails
- 20m setback to edge of building envelope for bushfire hazard area
- Indicative location of Vehicle exclusion bollards to prevent unauthorised vehicular access or other device as approved at OPW
- Indicative location of boundary marker bollards
- Indicative location of shade trees (1 plant per 50m²)
- Indicative location of Access gates to Public Open Space
- Indicative location of Bioretention Area
- Indicative location of point of discharge

REHABILITATION APPROACHES

- Areas of native vegetation to be maintained by assisted natural regeneration (refer to Rehabilitation Plan for detail of management provisions)
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Client:
MONTEGO Hills
for
Designed for Living
villawood properties

Site Address:
MONTEGO HILLS
Upper Ormeau Road,
Kingsholme

RPD:
Lot: 2/RP29994, 2/RP107328,
1/SP243312
Parish: Pimpama
County: Gold Coast City
Local Authority: Council
Level Datum: AHD der
Meridian: RP107328

Associated Consultants:
MORTON
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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	14-08-15	ORIGINAL ISSUE	SJR	MDS
Issue	Date	Description	DRN	CHK

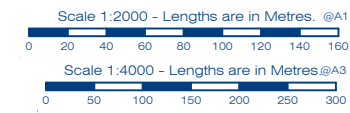
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Checked: MDS
Drawing Title:

Open Space Management Plan
Stages 2a & 2b

Over Lot: 2 on RP29994, Lot 2 on RP107328 & Lot 1 on SP243312

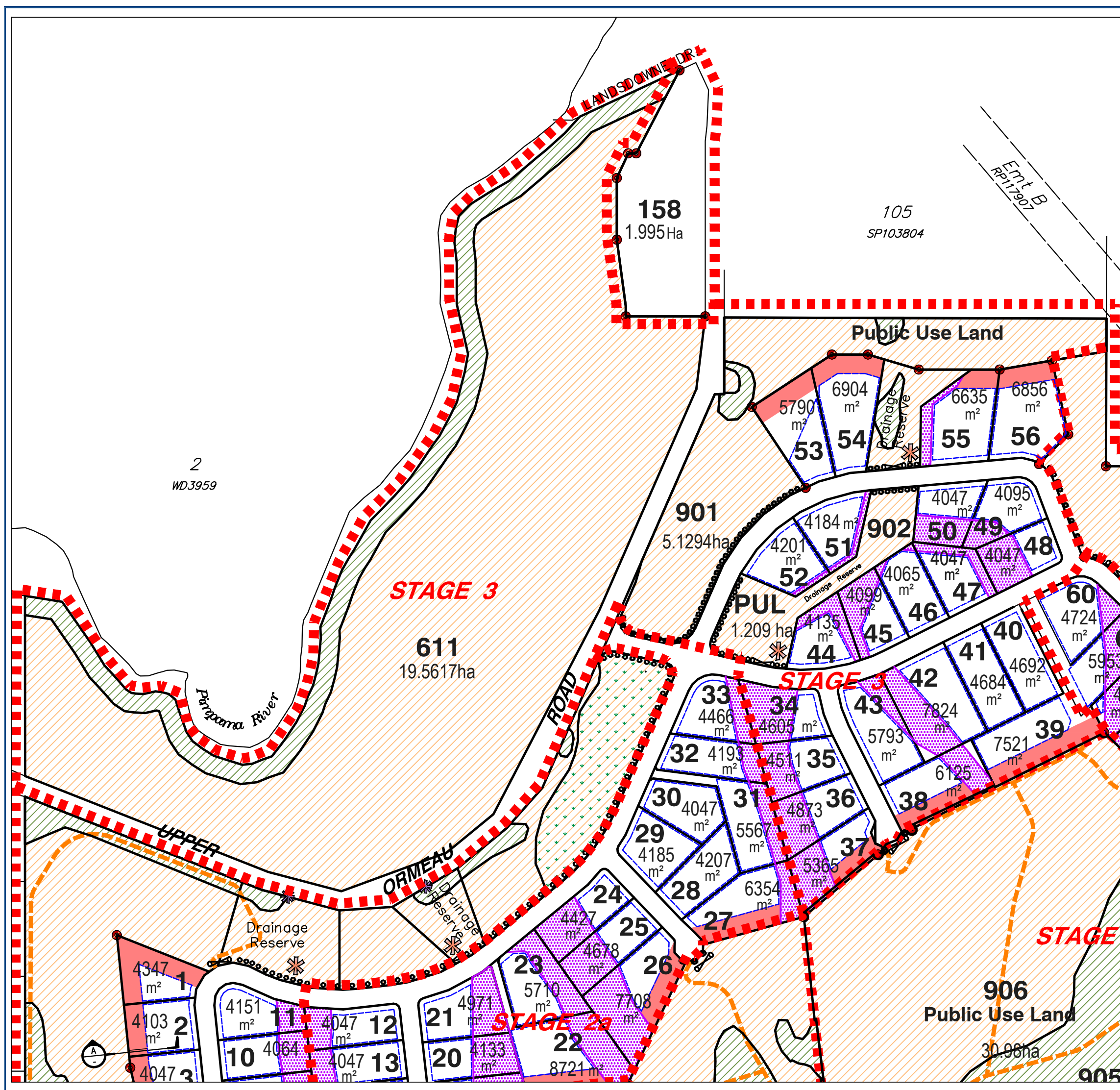
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Drawing No: 5543 E OSMP 02D
Rev. No:



TYPICAL CROSS SECTION
SCALE 1:50

NOTE: BATTERS AT INTERFACE OF PUBLIC AND PRIVATE LAND (AS PER ENGINEERING DRAWINGS) TYPICALLY RANGE BETWEEN 1 IN 4 & 1 IN 2.



PARK TYPE AND PURPOSE
 Conservation Area
 Waterway / Drainage Reserve
 42.8Ha

- LEGEND**
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 for
 Designed for Living
villawood properties

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 Upper Ormeau Road,
 Kingsholme

RPD:
 Lot: 2/RP29994, 2/RP107328,
 1/SP243312
 Parish: Pimpama
 County: Gold Coast City
 Local Authority: Council
 Level Datum: AHD der
 Meridian: RP107328

Associated Consultants:

MORTON
 urbansolutions
 Urban & Regional Planning
 Civil Engineering
 Project Coordination

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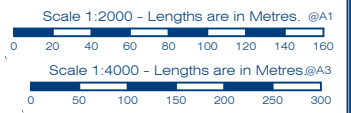
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A	20-08-15	Amendments to Notes	SJR	MDS
	14-08-15	ORIGINAL ISSUE	SJR	MDS

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 Date: 09-10-15
 Design: RGM
 Checked: MDS
 Drawing Title: Open Space Management Plan Stage 3

Over Lot 2 on RP29994, Lot 2 on RP107328 & Lot 1 on SP243312

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PARK TYPE AND PURPOSE
 Conservation Area
 Waterway / Drainage Reserve
 42.8Ha



LEGEND

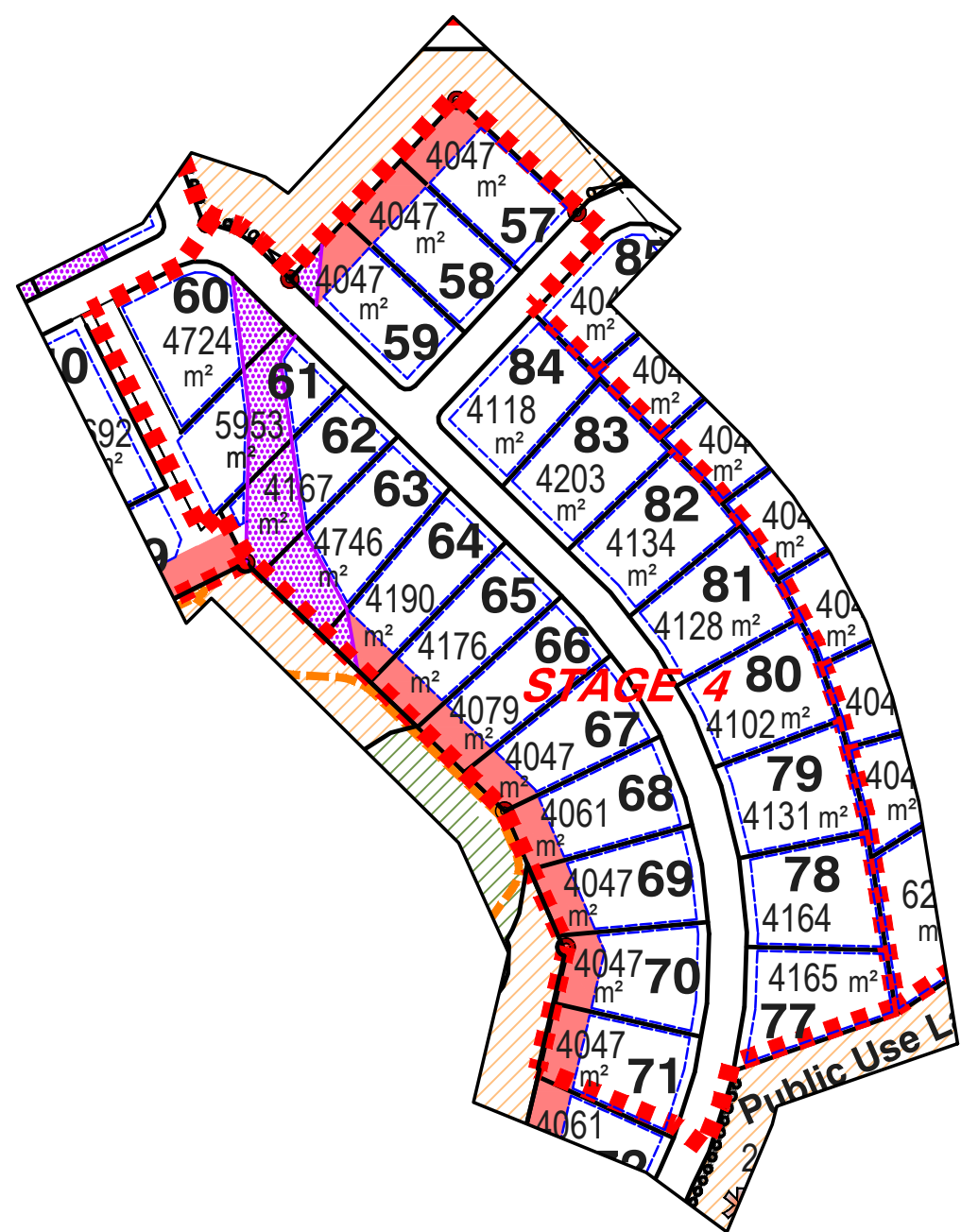
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* NOTE:
 No Public Park dedication is associated with Stage 4.

Client:
MONTEGO Hills
 for
 Designed for Living
villawood
 properties

Site Address:
MONTEGO HILLS
 Upper Ormeau Road,
 Kingsholme

RPD:
 Lot: 2/RP29994, 2/RP107328,
 Plan: 1/SP243312
 Parish: Pimpama
 County: Ward
 Local Authority: Gold Coast City
 Council: AHD der
 Meridian: RP107328

Associated Consultants:

MORTON
 urban solutions
 Urban & Regional Planning
 Civil Engineering
 Project Coordination

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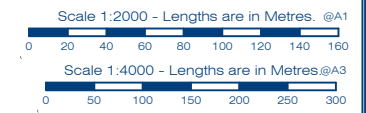
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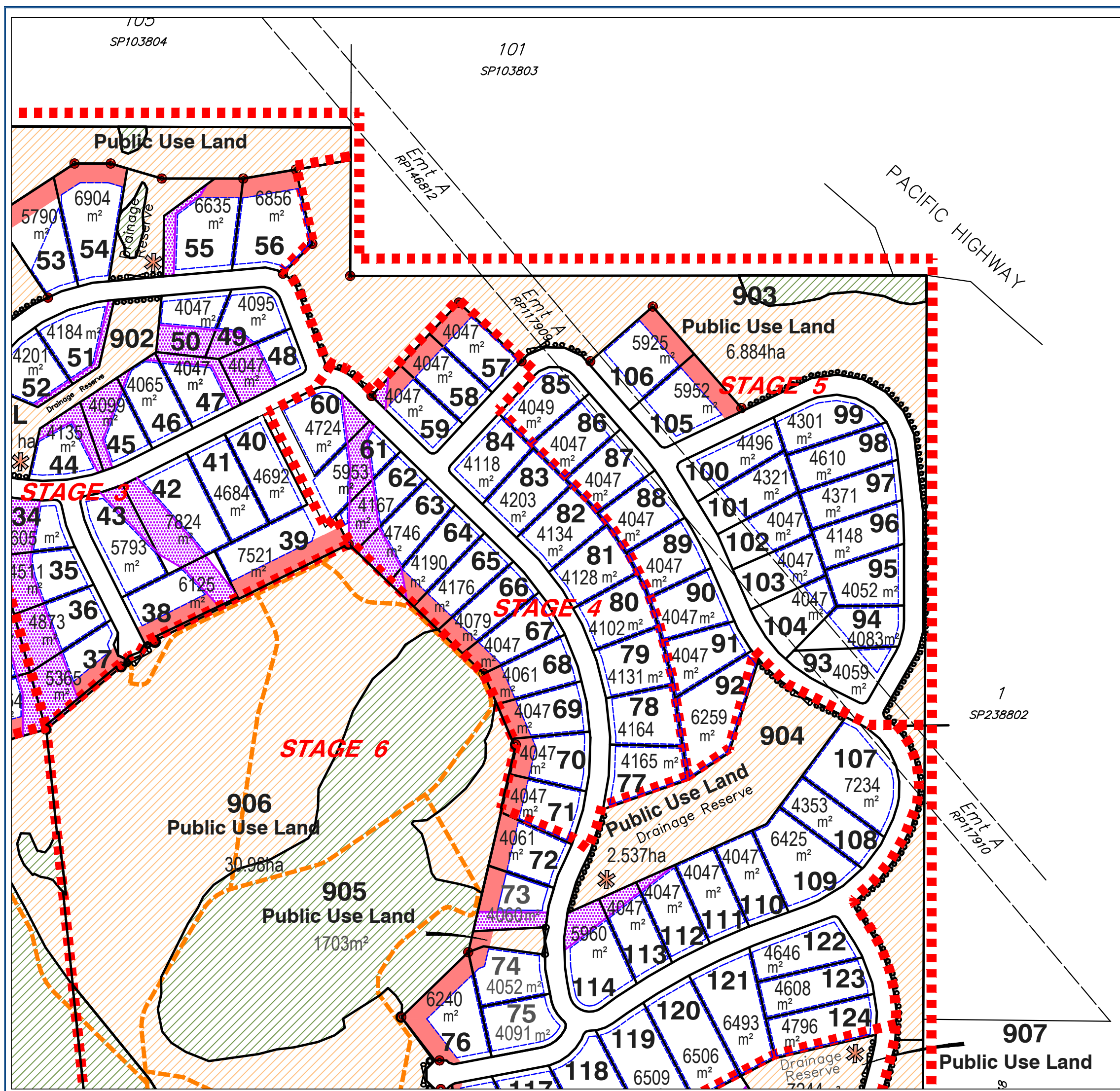
Open Space Management Plan
Stage 4
 *NOTE: No Public Park dedication is associated with Stage 4

Over Lot: 2 on RP29994, Lot 2 on RP107328 & Lot 1 on SP243312

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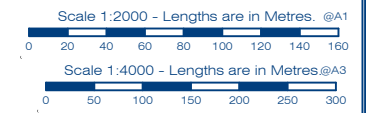


PARK TYPE AND PURPOSE
 Conservation Area
 Waterway / Drainage Reserve
 42.8Ha

- LEGEND**
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Client: **MONTEGO Hills**
 for **villawood properties**
 Site Address: **MONTEGO HILLS**
 Upper Ormeau Road,
 Kingsholme

RPD: 2/RP29994, 2/RP107328, 1/SP243312
 Lot: Pimpama Ward
 Parish: Gold Coast City
 County: Council
 Local Authority: AHD der
 Level Datum: RP107328
 Meridian: RP107328

Associated Consultants:
MORTON
 urbansolutions
 Urban & Regional Planning
 Civil Engineering
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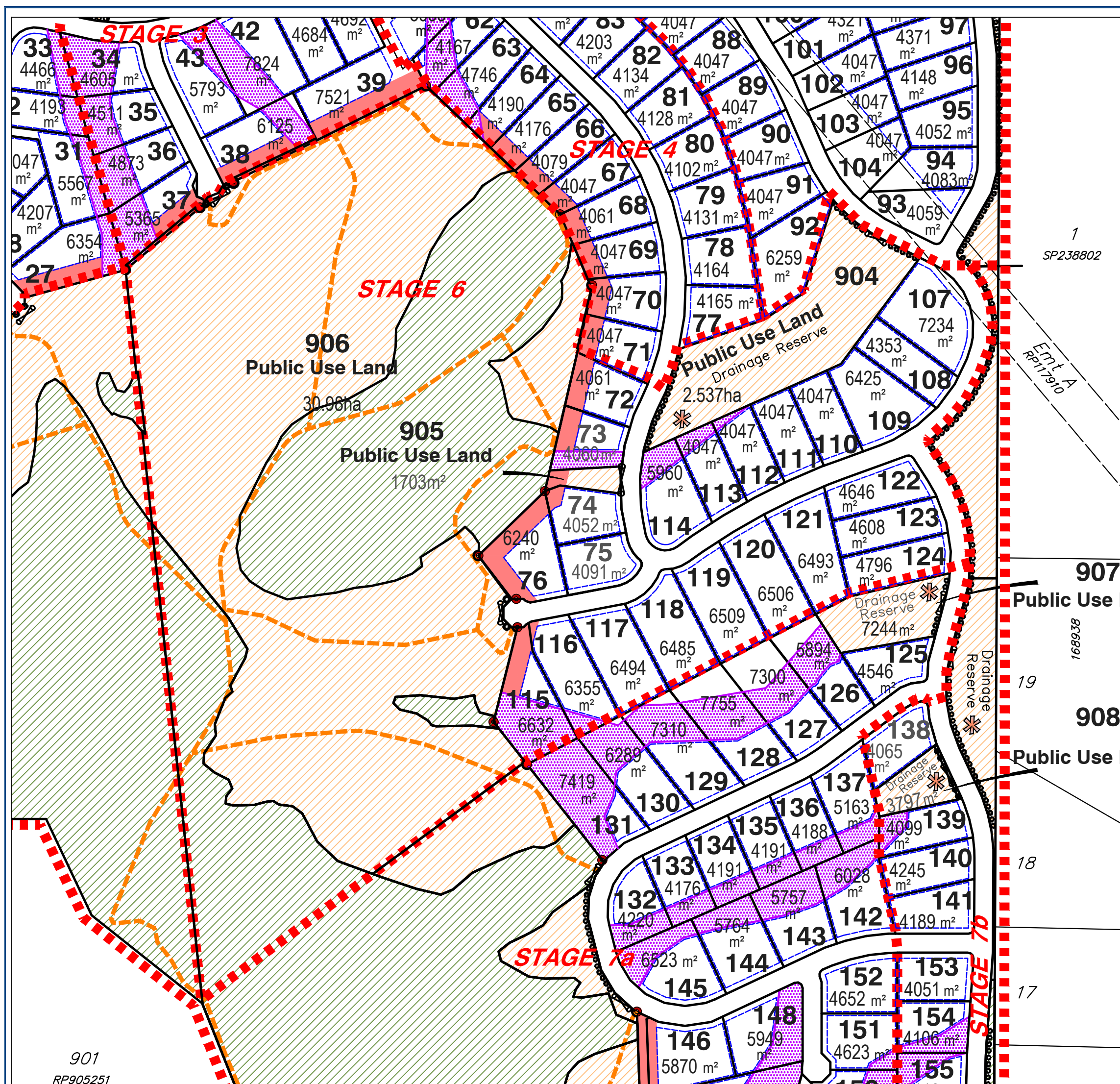
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 Date: 09-10-15
 Design: RGM
 Drawn: RGM
 Checked: MDS
 Drawing Title: **Open Space Management Plan Stage 5**

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PARK TYPE AND PURPOSE
 Conservation Area
 Waterway / Drainage Reserve
 42.8Ha

- LEGEND**
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 for
 Designed for Living
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Site Address:
MONTEGO HILLS
 Upper Ormeau Road,
 Kingsholme

RPD:
 Lot: 2/RP29994, 2/RP107328,
 Plan: 1/SP243312
 Parish: Pimpama
 County: Gold Coast City
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 Level Datum: AHD der
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Associated Consultants:

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1	14-08-15	ORIGINAL ISSUE	SJR	MDS

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Date: 09-10-15

Design: RGM

Drawn: RGM

Checked: MDS

Drawing Title:

Open Space Management Plan
 Stage 6

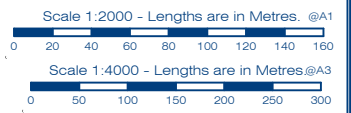
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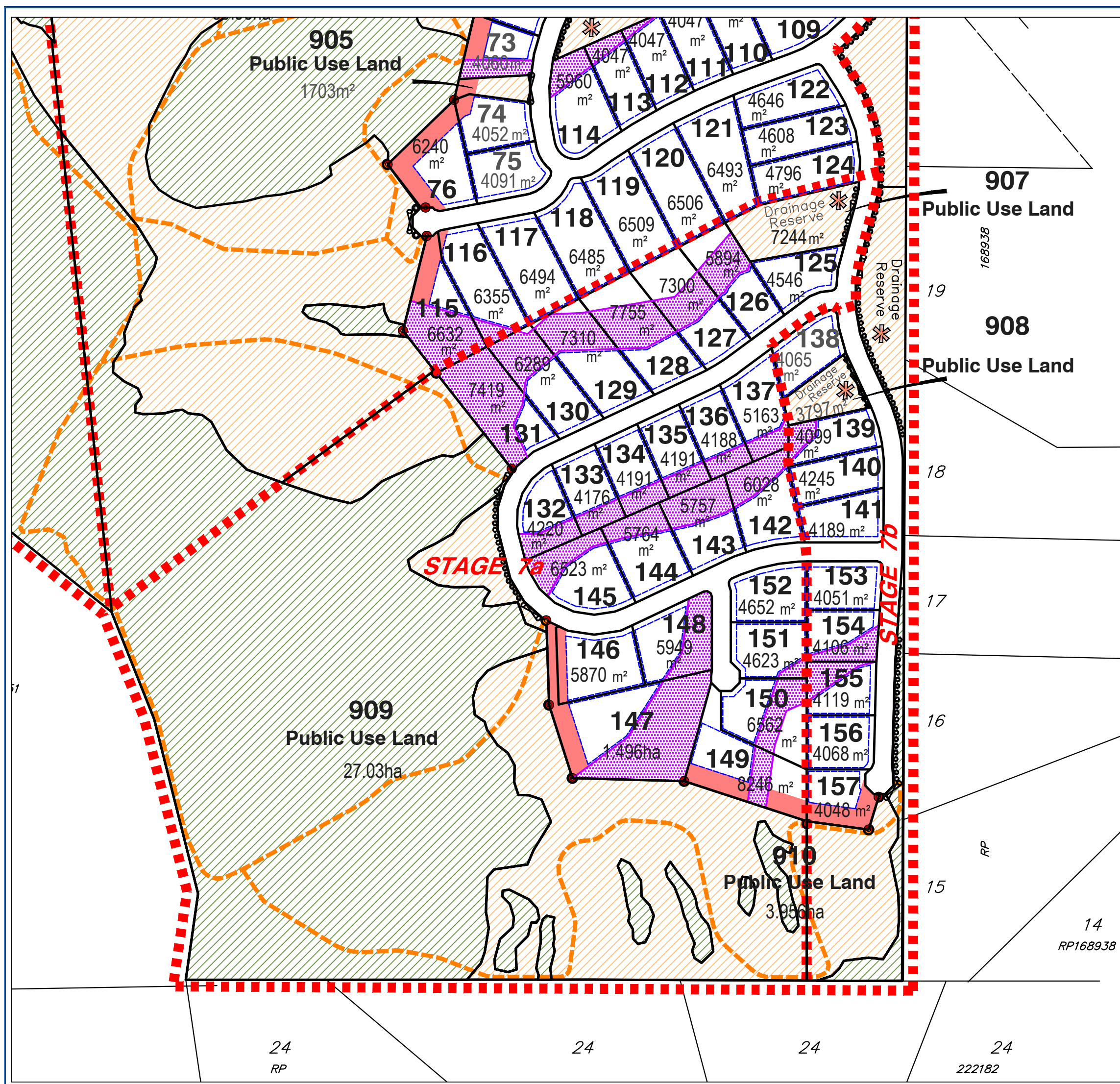
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 w: www.gasman.com.au

Drawing No: 5543 E OSMP 02D
 Rev. No:





PARK TYPE AND PURPOSE
 Conservation Area
 Waterway / Drainage Reserve
 42.8Ha

- LEGEND**
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 - Fire trails are indicatively marked and will be regularly maintained and slashed to a 4m formed width and 6m total width for passing bays where possible, and where not possible because of grade 3m widths for passing bays will be maintained.
 - Passing bays will be provided every 200m on fire trails where possible.
 - Access to fire trails is indicatively provided at cul-de-sac heads and from the road adjacent to the drainage reserve in the north-western corner of the stage.

Client:
MONTEGO Hills
 for
 Designed for Living
villawood
 properties

Site Address:
MONTEGO HILLS
 Upper Ormeau Road,
 Kingsholme

RPD:
 Lot: 2/RP29994, 2/RP107328, 1/SP243312
 Parish: Pimpama
 County: Gold Coast City
 Local Authority: Council
 Level Datum: AHD der
 Meridian: RP107328

Associated Consultants:

MORTON
 urbansolutions
 Urban & Regional Planning
 Civil Engineering
 Project Coordination

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Issue	Date	Description	DRN	CHK
D	09-10-15	Amendments to Notes	RGM	MDS
C	21-09-15	Additional Stages Shown	RGM	MDS
B	08-09-15	Amendments to Notes	RGM	MDS
A	20-08-15	Amendments to Notes	SJR	MDS
	14-08-15	ORIGINAL ISSUE	SJR	MDS

Scale at A1: 1:2000
 Date: 09-10-15
 Design: .
 Drawn: RGM
 Checked: MDS
 Drawing Title:

Open Space Management Plan
 Stage 7a & 7b

Over Lot: 2 on RP29994, Lot 2 on RP107328 & Lot 1 on SP243312

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 Rev. No:

