

In the Planning and Environment Court
Held at: Brisbane

No. 1028 of 2017

Between: **KINGSHOLME DEVELOPMENTS PTY LTD**
ACN 169 797 531

Applicant

And: **GOLD COAST CITY COUNCIL**

Respondent

JUDGMENT

Before His Honour Judge Jones

Date of Hearing: 20 April 2017

Date of Judgment: 20 April 2017

THIS MATTER having this day come on for hearing by Originating Application filed on 21 March 2017 to change the development approval given by the Judgment of this Honourable Court made on 27 August 2015 in Planning and Environment Court Application Number 3147 of 2015 granting a:

- preliminary approval for material change of use overriding the planning scheme pursuant to section 3.1.6 of the *Integrated Planning Act 1997*; and
- development permit for reconfiguration of a Lot (158 lots over 8 stages and dedication of approximately 143.2 Ha of land for a combination of public open space and conservation purposes)

(the **Development Approval**) in respect of land formerly described as Lot 2 on RP29994, Lot 2 on RP107328 and Lot 1 on SP243312 and now described as Lots 1 to 11, 900, 912 and 913 on SP264738, Lots 12 to 33 on SP264735, Lots 34 to 56, 901, 902, 915 and 952 on SP264739, and Lot 1 on SP264754, situated at 97-105 Upper Ormeau Road, Kingsholme (the **land**)

AND UPON HEARING the Counsel for the Applicant and the solicitor for the Respondent

AND UPON READING the affidavit of Benjamin Gregory Rix sworn on 7 April 2017 and the affidavit of Gary Savins sworn on 6 April 2017

AND UPON THE COURT BEING SATISFIED THAT:

- A. there has been compliance with the requirements of the *Sustainable Planning Act 2009* with respect to service of the Originating Application; and
- B. the changes to the development approval as set out in the affidavit of Gary Savins sworn on 6 April 2017 are permissible changes within the meaning of section 367 of the *Sustainable Planning Act 2009*

JUDGMENT

Filed on behalf of the Applicant
Form PEC-7

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IT IS ADJUDGED THAT the Originating Application be allowed and the development approval be changed to be for:

- preliminary approval for material change of use overriding the planning scheme pursuant to section 3.1.6 of the *Integrated Planning Act 1997*; and
- development permit for reconfiguration of a Lot (157 lots over 7 stages (with sub-stages) and dedication of approximately 144.6363 Ha of land for a combination of public open space and conservation purposes)

in accordance with the following documents attached hereto:

1. the amended conditions and plans for the material change of use approval contained in **Annexure A** (pages 3 - 87); and
2. the amended conditions and plans for the reconfiguration of a lot approval contained in **Annexure B** (pages 88 - 145).

Filed on: 20/04/2017

Filed by **Thomson Geer**

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ANNEXURE A

PRELIMINARY APPROVAL UNDER SECTION 3.1.6 IPA FOR MATERIAL CHANGE OF USE (FOR DETACHED DWELLINGS, DISPLAY HOME AND ESTATE SALES OFFICE TO BE SELF ASSESSABLE AND TO VARY THE EMERGING COMMUNITIES DOMAIN CODE)

A This preliminary approval approves:

1 The following variations to the effect of the planning scheme:

a *Type of assessment*

The following tables of development vary the effect of the Emerging Communities Domain Tables of Development A and B for determining the type of assessment for the approved material change of use:

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
Conservation (natural area management)	Detached Dwelling Display Home or Estate Sales Office		

B: Material Change of Use Overlay Provisions

Exempt	Self Assessable	Code Assessable	Impact Assessable
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Material Change of Use involving Building Work that:

		exceeds two storeys due to the partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below	exceeds two storeys (except for a partial third storey with less than 50% of the GFA of the storey immediately below)
			exceeds two dwellings per lot
	Is located on a site nominated as a Medium, High or Very High Risk Area identified on Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard and complies with the acceptable solutions of the Kingsholme Inter Urban Break Place Code and the conditions of approval		

	is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas , and complies with the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas	is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas , and alternative solutions to the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas are proposed	
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b Codes varying the effect of the planning scheme

The following approved code varies the effect of the planning scheme code listed for the approved material change of use:

New Code	Existing code varied by new code
Kingsholme Inter Urban Break Place Code (version 1.4) dated 7 March 2017 which is attached as Attachment 1 to Annexure A (including Attachments 1(a) to 1(g).	Emerging Communities Domain Place Code Detached Dwellings Specific Development Code Display Homes and Estate Sales Offices Specific Development Code

B The conditions that attach to this Preliminary Approval are as follows:

1 Continuing obligations in Place Code

Provisions in the Kingsholme Inter Urban Break Place Code which regulate the use of premises as a consequence of the material change of use, including outcomes stated to apply in perpetuity or to be maintained, must be complied with in perpetuity.

Information note:

This condition binds the owner, the owner's successors in title and any occupier of the land, including of any reconfigured lot. This condition has been inserted to ensure obligations continue once the Kingsholme Inter Urban Break Place Code no longer applies pursuant to section 242(7) of the Sustainable Planning Act 2009.

C Lapsing periods

1 Lapsing if development not started

Pursuant to section 341(1)(a) of the *Sustainable Planning Act 2009*, the relevant period after which the approval will lapse if the first change of use does not start is: 4 years.

2 Lapsing if development started but not completed

For section 343(3) of the *Sustainable Planning Act 2009*, the prescribed period after which the approval will lapse if development to which the approval relates is started but not completed is: 8 years.

Attachment 1 to Annexure A

Kingsholme Inter-Urban Break Place Code (version 1.4) dated 7 March 2017

KINGSHOLME INTER-URBAN BREAK PLACE CODE

PURPOSE

This Place Code seeks to facilitate low density residential activity on large lots consistent with the following key objectives:

- promoting housing types and built form, materials and colours which are responsive to the natural elements of the rural landscape;
- achieving development consistent with the intended open character and visual qualities of the inter urban break;
- preserving and protecting the scenic, landscape and environmental qualities of Kingsholme;
- promoting the conservation of wildlife habitat;
- incorporating appropriate fire mitigation measures to protect life and property from bushfires; and
- avoiding development on slopes which may increase the risk caused by landslide to people and property.

APPLICATION

This Place Code applies to development in the Emerging Communities Domain and on allotments 1 to 157 on Plan of Subdivision.

COMPLIANCE

Development is self assessable where complying with the acceptable solutions of the Kingsholme Inter Urban Break Place Code. Development that does not comply with the acceptable solutions of the Kingsholme Inter Urban Break Place Code triggers code assessment.

Development complies with the Kingsholme Inter Urban Break Place Code if the development complies with:

- a the acceptable solutions in Column 2; or
- b the performance criteria in Column 1

SELF ASSESSABLE DEVELOPMENT

The following codes apply to development that is self assessable:

Place Code	Specific Development Codes	Constraints Code
Kingsholme Inter Urban Break Place Code	Vegetation Management	Car Parking, Access and Transport Integration

DEVELOPMENT REQUIREMENTS

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
General	
<p>PC1</p> <p>Kingsholme Small Lot Rural precinct is an inconspicuous non-urban development aligned with traditional rural values.</p> <p>With a modest built form, the natural elements are further emphasised as a strong and dominant theme throughout the natural 'gateway' landscape of the Pimpama-Wongawallen corridor.</p> <p>The colours and materials are from a defined, natural palette providing a cohesive development responding to, and not dominating, the Kingsholme landscape.</p>	<p>AS1</p> <p>Development is generally in accordance with approved Plan of Subdivision.</p> <p><i>Refer to Attachment 1(a) of this Code in relation to the approved Plan of Subdivision.</i></p>
Building Design	
<p>PC2</p> <p>Buildings on a lot have the appearance and bulk of a single house with ancillary outbuildings.</p>	<p>AS2.1</p> <p>A lot is used for no more than one main dwelling.</p>
<p>PC3</p> <p>Building design incorporates architectural elements that:</p> <ul style="list-style-type: none"> a exhibit a high degree of interest through the use of colour, angles, materials and shadows; b integrate with landscape planting and with the prevailing landscape features and native plants; c promote an attractive semi-rural bushland streetscape; d provide interesting, functional and attractive facades that contribute to the semi-rural bushland setting; e minimise any adverse overshadowing and reflective impacts; and f are articulated to minimise appearance of building bulk and size. 	<p>AS3.1</p> <ul style="list-style-type: none"> a Roofs have a residential character and a minimum pitch of 10 degrees; and b Verandahs and minor roof elements (overhangs, patios, etc) may have lower, contrasting roof pitch to the main roof; c Roofing materials have the traditional profile of corrugated iron or shingles or similar; and d Fenestration has a vertical rather than a horizontal emphasis and avoidance of large glazed areas in otherwise blank walls.

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
	<p>AS3.2</p> <p>Colours generally come from a natural palette inspired by the natural environment, and can include muted earth/environmental tones such as–</p> <ul style="list-style-type: none"> ▪ Green; ▪ Olive green; ▪ Blue green; ▪ Grey green; ▪ Yellow green; ▪ Green blue; ▪ Blue ▪ Violet, ▪ Indigo; ▪ Brown; ▪ Blue grey; and ▪ Green yellow. <p>AS3.3</p> <p>Building materials contribute to a light overall building appearance and include timber framing, timber chamfer boarding, Colourbond, stone and glass.</p>
Accommodation Density	
<p>PC4</p> <p>Accommodation density are low to maintain and enhance the quality of the semi rural landscape, natural landscape and the hinterland scenic backdrop.</p>	<p>AS4</p> <p>The dwelling density is one (1) detached dwelling per lot.</p>
Site Coverage	
<p>PC5</p> <p>The site coverage of development is consistent with the low density residential, rural, and nature conservation character of the surrounding area.</p>	<p>AS5.1</p> <p>The site coverage for each lot does not exceed 40% of the lot size or 2,000m², whichever is the lesser. All buildings and structures are to be located within the building envelope on the approved Plan of Subdivision.</p> <p><i>Refer to Attachment 1(a) of this Code in relation to the approved Plan of Subdivision.</i></p>
Building Height	

COLUMN 1	COLUMN 2
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>PC6</p> <p>Buildings and other structures—</p> <ul style="list-style-type: none"> a are low rise and present a building height consistent with structures on adjoining and surrounding land; b do not visually dominate the street, surrounding spaces or the existing skyline; c preserve the amenity of surrounding land including access to sunlight; d respect the scale of surrounding vegetation; and e respond to the topography of the site by stepping down the slope or siting above the ground level on stumps, for sloping sites. 	<p>AS6</p> <p>The maximum number of storeys and building height for a detached dwelling or any structure is 9 metres above ground level and 2 storeys.</p> <p>Note: Ground Level means “the level of natural ground, or where the level of the natural ground has been changed, the level as lawfully changed”.</p>
Siting	
<p>PC7</p> <p>All buildings are sited to complement the natural landscapes and topographical features of the site, having regard to:</p> <ul style="list-style-type: none"> a significant views and vistas; b natural drainage systems; and c remnant vegetation. 	<p>AS7</p> <ul style="list-style-type: none"> a. Development is generally in accordance with designated building location envelopes on the approved Plan of Subdivision. <p>Refer to Attachment 1(a) of this Code in relation to the approved Plan of Subdivision.</p>
Car Parking	
<p>PC9</p> <p>The layout of development achieves adequate provision for on-site vehicle parking that is clearly defined, safe and easily accessible.</p>	<p>AS9</p> <p>Detached Dwellings:</p> <ul style="list-style-type: none"> i minimum of 2 spaces per dwelling.
Vehicular Crossings	
<p>PC10</p> <p>Vehicular crossings on each lot are designed and constructed to ensure:</p> <ul style="list-style-type: none"> a a safe footpath environment; b safe vehicular access to the property; c appropriate hydraulic performance for the stormwater of the stormwater infrastructure; d no damage to vehicle or road infrastructure; e minimal loss of on-street parking spaces; and f continued amenity of the neighbourhood. 	<p>AS10</p> <p>The vehicular crossing is provided and designed in accordance with Part 10, Division 1- Standard Drawings of the Gold Coast Planning Scheme:</p> <ul style="list-style-type: none"> • Drawing No. 59213 (Rural Access with Pipe Crossing); • Drawing No. 59217 (Driveway and Verges Low Density Residential); • Drawing No. 59218 (Driveways Industrial, Commercial and Multi- Unit Residential). <p>Note: All vehicular crossings require an approval in accordance with Local Law No 11 - Roads and Malls.</p>

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
Rainwater tank for stormwater treatment and management, and bushfire management	
<p>PC11</p> <p>Each dwelling has appropriate rainwater tanks for stormwater management and bushfire management requirements.</p>	<p>AS11.1</p> <p>Each dwelling (excluding Lots 76, 114 & 115) is to have a minimum 22,500 litre rainwater tank for stormwater treatment beneficial non-potable reuse. Storage within rainwater tanks and discharge is to be in accordance with Attachment 1(c) being Drawing No. OP03 Version B titled Proposed Site Stormwater Operational Control Plan dated 19 October 2016 prepared by BIOME Water and Environmental Consulting.</p> <p>OR</p> <p>AS11.2</p> <p>Each dwelling on Lots 76, 114 & 115 is to have a minimum 22,500 litre rainwater tank for stormwater treatment, beneficial non-potable reuse and bushfire management:</p> <p>a comprising:</p> <ul style="list-style-type: none"> i a minimum 17,500 litres for stormwater treatment and management; and ii a minimum 5,000 litres for bushfire management. <p>Storage within rainwater tanks and discharge is to be in accordance with Attachment 1(c) being Drawing No. OP03 Version B titled Proposed Site Stormwater Operational Control Plan dated 19 October 2016 prepared by BIOME Water and Environmental Consulting.</p>

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
Fencing – Covenant areas	
<p>PC12</p> <p>a Other than the common boundary between a building envelope and covenant area (which must be fenced in accordance with PC14/AS14), fencing of covenant areas is not required or preferred. However where the developer, or owner or occupier of a lot, wishes to identify the covenant boundaries of a lot, the identification complies with the following:</p> <ul style="list-style-type: none"> i Boundary markers or bollards; or ii Fencing that does not exceed 1.2 metres in height and which has: <ul style="list-style-type: none"> A. 50cm gap between the ground level and the first rail or strand (in which event spacing above this level is unrestricted); or B. a 15cm gap between the ground level and the first rail or strand, followed by a series of 30cm gaps; or C. box wire mesh, with squares of no less than 15cm, provided that there is a 15cm gap between the ground level and the mesh. <p>b Covenant areas are not fenced other than in accordance with (a).</p>	<p>AS12</p> <p>a Other than the common boundary between a building envelope and covenant area (which must be fenced in accordance with PC14/AS14), fencing of covenant areas is not required or preferred. However where the developer, or owner or occupier of a lot, wishes to identify the covenant boundaries of a lot, the identification complies with the following:</p> <ul style="list-style-type: none"> i Boundary markers or bollards; or ii Fencing that does not exceed 1.2 metres in height and which has: <ul style="list-style-type: none"> A. 50cm gap between the ground level and the first rail or strand (in which event spacing above this level is unrestricted); or B. a 15cm gap between the ground level and the first rail or strand, followed by a series of 30cm gaps; or C. box wire mesh, with squares of no less than 15cm, provided that there is a 15cm gap between the ground level and the mesh. <p>b Covenant areas are not fenced other than in accordance with (a).</p> <p><i>Note: For the purposes of making fencing design requirements clear, landowners are encouraged to review the fencing design and domestic animal advisory notes Attachment 1(d) of this Place Code.</i></p>

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
Fencing – Building envelopes	
<p>PC13</p> <p>Fencing is adequate to contain domestic and livestock animals within lots to protect the environmental values of the site and surrounding area.</p>	<p>AS13</p> <p>Domestic and livestock animals are kept within an enclosed area on each allotment, excluding covenant areas.</p> <p><i>Note: For the purposes of making fencing design requirements clear, landowners are encouraged to review the fencing design and domestic animal advisory notes Attachment 1(d) of this Place Code.</i></p>
<p>PC14</p> <p>If the building envelope or usable areas of the lot (not including covenant areas) are proposed to be fenced, such fencing shall be constructed in accordance with all of the following:</p> <ul style="list-style-type: none"> a Incorporate mesh or solid construction capable of containing dogs and livestock and prevent access to covenant or park areas; b Minimum height of 1.5m; c Maximum height of 1.8m; d Minimum of 50% visually transparent to allow for passive surveillance of covenant areas, public open space and roads; and e Positioned either: <ul style="list-style-type: none"> i along the building envelope line; or ii along the property boundary (except that where a lot has a covenant area, the fencing must not extend beyond the building envelope line into the covenant area). f Fencing must incorporate that will exclude native fauna access to the fenced area (i.e. wallaby or koala etc.). g All dog and livestock confinement areas must be excluded from environmental and covenant areas. <p><i>Note: For the purposes of making fencing design requirements clear, landowners are encouraged to review the fencing design and domestic animal advisory notes Attachment 1(d) of this Place Code.</i></p>	<p>AS14</p> <p>If the building envelope or usable areas of the lot (not including covenant areas) are proposed to be fenced, such fencing shall be constructed in accordance with all of the following:</p> <ul style="list-style-type: none"> a Incorporate mesh or solid construction capable of containing dogs and livestock and prevent access to covenant or park areas; b Minimum height of 1.5m; c Maximum height of 1.8m; d Minimum of 50% visually transparent to allow for passive surveillance of covenant areas, public open space and roads; and e Positioned either: <ul style="list-style-type: none"> i along the building envelope line; or ii along the property boundary (except that where a lot has a covenant area, the fencing must not extend beyond the building envelope line into the covenant area). f Fencing must incorporate that will exclude native fauna access to the fenced area (i.e. wallaby or koala etc.). g All dog and livestock confinement areas must be excluded from environmental and covenant areas. <p><i>Note: For the purposes of making fencing design requirements clear, landowners are encouraged to review the fencing design and domestic animal advisory notes Attachment 1(d) of this Place Code.</i></p>
Fencing – Public open space	

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
<p>PC15</p> <p>The boundaries of all public open space are demarcated and maintained in perpetuity. The demarcation must be positioned at all corners and any change of direction so that sufficient line of site of common boundaries can be observed at all times. The demarcation must comprise one of the following forms:</p> <ul style="list-style-type: none"> a To the extent building envelope fencing required by PC14/AS14 is installed along the lot boundary, the building envelope fencing; or b To the extent covenant area markers, bollards or fencing is installed in accordance with PC14/AS14, the covenant area markers, bollards or fencing; or c Marker posts which meet all of the following requirements (or as otherwise approved as part of future Operational Works applications): <ul style="list-style-type: none"> i Domed galvanised steel marker posts; ii Minimum height of 1.3m out of the ground; iii 114.3mm outside diameter pipe size; iv Concrete footings of no less than 0.5m depth; and v Painted for a minimum of 200mm from the top of post in bright yellow outdoor durable all weather paint. 	<p>AS15</p> <p>The boundaries of all public open space are demarcated and maintained in perpetuity. The demarcation must be positioned at all corners and any change of direction so that sufficient line of site of common boundaries can be observed at all times. The demarcation must comprise one of the following forms:</p> <ul style="list-style-type: none"> a To the extent building envelope fencing required by PC14/AS14 is installed along the lot boundary, the building envelope fencing; or b To the extent covenant area markers, bollards or fencing is installed in accordance with PC14/AS14, the covenant area markers, bollards or fencing; or c Marker posts which meet all of the following requirements (or as otherwise approved as part of future Operational Works applications): <ul style="list-style-type: none"> i Domed galvanised steel marker posts; ii Minimum height of 1.3m out of the ground; iii 114.3mm outside diameter pipe size; iv Concrete footings of no less than 0.5m depth; and v Painted for a minimum of 200mm from the top of post in bright yellow outdoor durable all weather paint.
Covenant Areas	
<p>PC16</p> <p>Development respects and protects the function and purpose of the covenant areas.</p>	<p>AS16</p> <p>Development on lots affected by covenants is consistent with the terms of the covenant.</p>
Noise	
<p>PC17</p> <p>Acceptable levels of amenity are provided for future residents.</p>	<p>AS17</p> <p>Future dwellings to be constructed on allotments 93-104 (i.e. those lots potentially affected by traffic noise) on the approved Plan of Subdivision are designed and constructed as per the requirements of the <i>Australian Standard AS 3671 - 1989 Acoustic-Road Traffic Noise Intrusion - Building Siting and Construction</i>.</p> <p><i>Refer to Attachment 1(a) of this Code in relation to the approved Plan of Subdivision.</i></p>

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
Instability	
<p>PC18</p> <p>Development on lots occurs where land is geographically stable and unlikely to be affected by surrounding land which is geologically unstable.</p>	<p>AS18</p> <p>Development is undertaken in accordance with the Plan of Subdivision.</p> <p><i>Refer to Attachment 1(a) of this Code in relation to the approved Plan of Subdivision.</i></p>
Effluent Disposal	
<p>PC19</p> <p>Effluent disposal areas must not be located in covenant areas and must protect the ecological features and functions of the site.</p>	<p>AS19</p> <p>Siting of effluent disposal areas is in accordance with the Plan of Subdivision.</p> <p><i>Refer to Attachment 1(a) of this Code in relation to the approved Plan of Subdivision.</i></p>
Slope	
<p>PC20</p> <p>Development on sloping sites—</p> <ul style="list-style-type: none"> a is responsive to the natural topography of the site, by stepping along or with the slope of the site without the need for extensive cut and fill; b does not visually dominate the hill slope or interrupt the skyline; and c is integrated with the natural site characteristics including vegetation. 	<p>AS20.1</p> <p>Buildings are not constructed on land with a slope greater than 25%;</p> <p>OR</p> <p>Buildings constructed on slopes greater than 25% have a site specific geo-technical report prepared by a registered professional engineer that either-</p> <ul style="list-style-type: none"> a certifies that the site is not at risk from landslide emanating from the site or from other land; or b identifies methods of stabilising all buildings, accessways and use areas and those methods of stabilising buildings, accessways and use areas, are implemented. <p>AND</p> <p>AS20.2</p> <p>Buildings are designed in accordance with Attachment 1(f) of this code – <i>Visual Analysis and Landscape Cross-Sections</i>.</p> <p>AND</p> <p>AS20.3</p> <p>Cut or fill is a maximum of 1.0 metre in depth outside of the building footprint area;</p> <p>AND</p> <p>AS20.4</p> <p>Cut or fill is a maximum of 2.7 metres in depth within the building footprint area;</p> <p>AND</p> <p>AS20.5</p> <p>Driveways internal to the site are not steeper than</p>

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
	<p>25% (1V:4H);</p> <p>AND</p> <p>AS20.6</p> <p>The distance between the ground and the lowest part of the floor (or outdoor deck) of the building does not exceed 4m and incorporates landscape screening consistent with the approved Bushfire Management Plan or skirting (e.g. timber battens or lattice).</p> <p>OR</p> <p>AS20.7</p> <p>Where the distance between the ground and the lowest part of the floor (or outdoor deck) of the building exceeds 4m, the first 4m is provided with landscape screening consistent with the approved Bushfire Management Plan. Any area above this first 4m, (up to a maximum of 8m in total) is screened with hard screening (e.g. timber battens or lattice).</p> <p>Note: Building Footprint Area means “<i>any area proposed to accommodate a dwelling house and ancillary structure (extending to a maximum of 2 metres from the outermost projections of the dwelling house)</i>”.</p>
Bushfire	
<p>PC21</p> <p>Houses are not exposed to unreasonable risk from bushfire</p>	<p>AS21.1</p> <p>Development on each lot is undertaken in accordance with the Bushfire Management Plan.</p> <p>AS21.2</p> <p>Landscaping employs ‘less flammable’ plant species for any landscaping within the building location envelope area on the Plan of Subdivision, where required, and in accordance with the recommendations in the Bushfire Management Plan.</p> <p>AS21.3</p> <p>Where required in accordance with the Bushfire Management Plan, individual allotments will be developed with dwellings and outbuildings that accord with the requirements of the Building Code of Australia and where relevant AS3959-1991- Construction of Buildings in Bush Fire Prone Areas and the Gold Coast City Bushfire Management Strategy - April 1998.</p> <p>Refer to Attachment 1(g) of this Code in relation to the Bushfire Management Plan.</p>

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
Vegetation Protection	
<p>PC22</p> <p>Vegetation is be protected to ensure that:</p> <ul style="list-style-type: none"> a habitats are provided for rare and threatened flora and fauna as defined by the Nature Conservation Act 1992 and Nature Conservation (Wildlife) Regulations 1994; b vegetation of historical, cultural or visual significance is retained; c vegetation is retained for erosion prevention and slope stabilisation; d the character of the local area is maintained; e the conservation of the City's biodiversity is assisted. 	<p>Within a building location envelope:</p> <p>AS22.1</p> <p>Vegetation removal is restricted to the siting of buildings and associated structures where development is in accordance with this Place Code.</p> <p>Outside a building envelope</p> <p>AS22.1</p> <p>Vegetation within allotments on Plan of Subdivision is not damaged;</p> <p>OR</p> <p>AS22.2</p> <p>The vegetation damage is in accordance with a previously approved and existing Vegetation Management Plan;</p> <p>OR</p> <p>AS22.3</p> <p>The vegetation damage is essential for carrying out work authorised or required under another Act;</p> <p>OR</p> <p>AS22.4</p> <p>The vegetation damage occurs within the path of, or within three metres of the path of, an essential road, effluent disposal, sewage or drainage works;</p> <p>OR</p> <p>AS22.5</p>

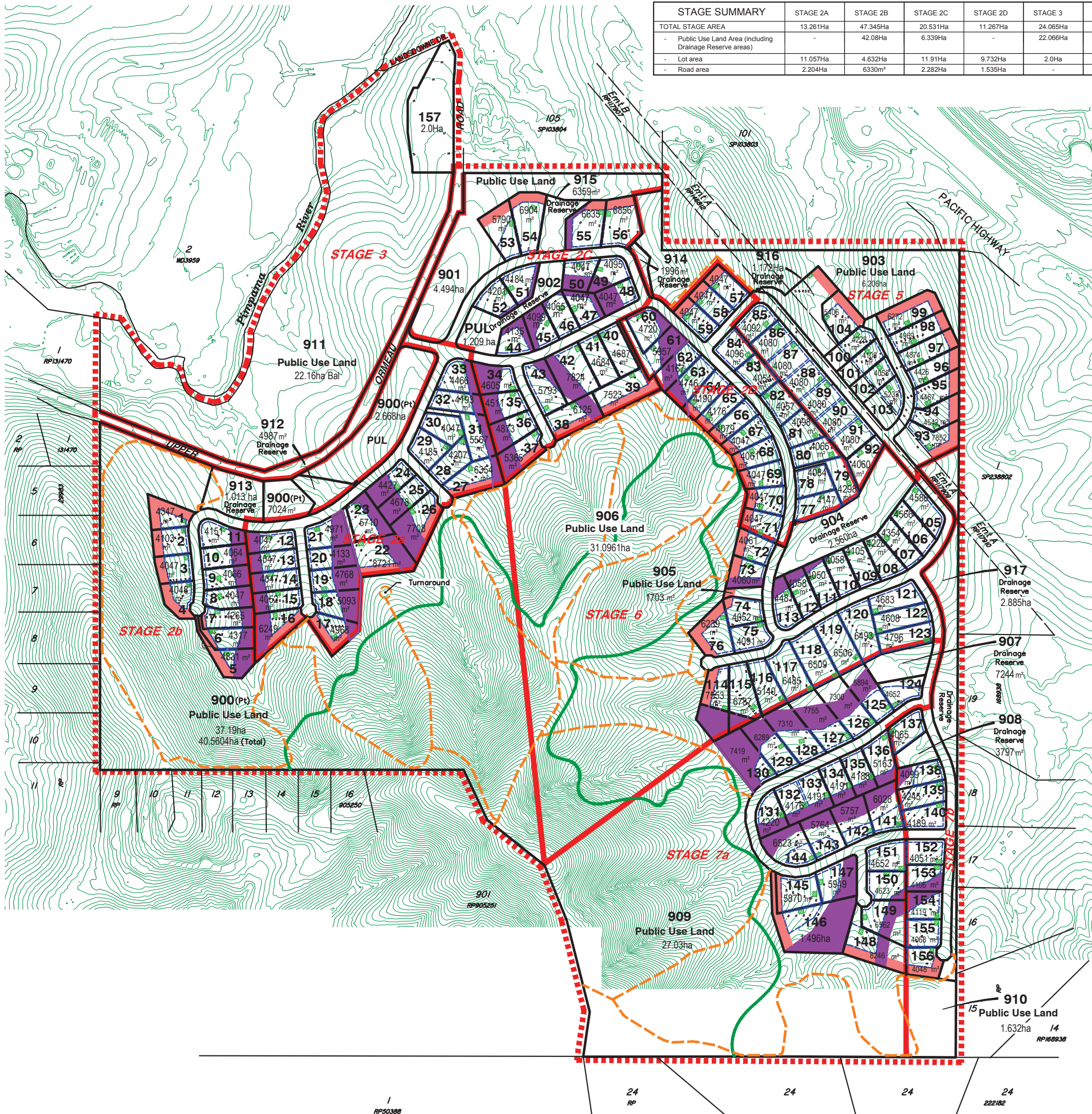
COLUMN 1	COLUMN 2
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	<p>The vegetation damage is within three metres (as measured from the centre of the diameter of the tree's trunk, at ground level, to the nearest edge of the foundations) of the foundations of an existing building or structure, or the site of a proposed property boundary fence, for which all necessary development approvals have been obtained. The fence is to be constructed within 21 days;</p> <p>OR</p> <p>AS22.6</p> <p>The vegetation damage is authorised by Council and is considered as one or more of the following:</p> <ul style="list-style-type: none"> a actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous; or b a threat to the safety of persons or property or the environment integrity; or c restricting the habitability of the dwelling on the site. <p>OR</p> <p>AS22.7</p> <p>The vegetation damage is essential for the survey of the property boundary by a licensed surveyor.</p> <p>OR</p> <p>AS22.8</p> <p>The vegetation is damaged to:</p> <ul style="list-style-type: none"> a maintain an existing fire break; b undertake works in order to implement an approved fire management plan; or c establish a fire break during a fire event or to contain fire in some other way during a fire event. <p>OR</p>

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
	<p>AS22.9</p> <p>The vegetation is damaged to reduce bushfire hazard, by means of fuel reduction, around a dwelling house in accordance with the approved Bushfire Management Plan, consistent with the following:</p> <ul style="list-style-type: none"> a removal of protected vegetation within ten metres of a dwelling house (inner zone); b selective removal of protected vegetation in order to thin the canopy or remove understorey vegetation (including any branches less than two metres above ground level) for a further ten metres (outer zone); c where the dwelling house is situated on a sloping site, a further increase in the outer zone: <ul style="list-style-type: none"> i to a maximum of one metre for every degree of slope, down slope of the dwelling house; ii to a maximum of half a metre for every degree of slope, upslope of the dwelling house.
Landscape Design -	
<p>PC23</p> <p>Landscape work minimises impact on the environmental values and contributes to the visual amenity and character of the site and local neighbourhood.</p>	<p>AS23.1</p> <p>New plantings on the allotment do not include plant species identified as prohibited or restricted for use in Planning Scheme Policy 13 – Landscape Strategy Part 2 – Landscape Works Documentation Manual – Section D – Guidelines for Undesirable Plants.</p>

COLUMN 1 PERFORMANCE CRITERIA	COLUMN 2 ACCEPTABLE SOLUTIONS
Display Home and Estate Sales Office	
<p>PC24 The Estate Sales Office must be located to service the development of one estate.</p>	<p>AS24.1 The location of the existing Estate Sales Office (which is a fit out of an existing rural building) is acceptable and is to be rehabilitated in accordance with the approved Rehabilitation Plan following its removal.</p> <p>OR</p> <p>AS24.2 Any new Estate Sales Office is located within a designated building envelope in accordance with the approved Plan of Subdivision.</p> <p><i>Refer to Attachment 1(a) of this Code in relation to the approved Plan of Subdivision.</i></p>
<p>PC25 The Display Home must be located to enable its use as a residential dwelling upon cessation of its use as a Display Home.</p>	<p>AS25 The Display Home is located within a designated building location envelope on the approved Plan of Subdivision.</p> <p><i>Refer to Attachment 1(a) of this Code in relation to the approved Plan of Subdivision.</i></p>
<p>PC26 The Display Home or Estate Sales Office must have a limited number of employees on the site.</p>	<p>AS26 No more than two employees are permanently engaged in the operation of the use at any one time.</p>
<p>PC27 The hours of operation of the Display Home or Estate Sales Office must not affect the amenity of adjoining land uses.</p>	<p>AS27 The Display Home or Estate Sales Office operates between the hours of 8am and 8pm on any given day.</p>

Attachment 1(a) to Annexure A






Plan No. 5543 P ROL Revision 12U titled Proposed Staged Reconfiguration of a Lot Plan dated 22 February 2017 prepared by Gassman Development Perspectives

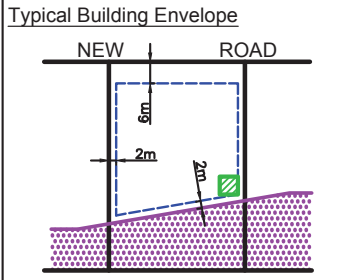


STAGE SUMMARY	STAGE 2A	STAGE 2B	STAGE 2C	STAGE 2D	STAGE 3	STAGE 5	STAGE 6	STAGE 7A	STAGE 7B
TOTAL STAGE AREA	13.261Ha	47.345Ha	20.531Ha	11.267Ha	24.065Ha	7.577Ha	48.047Ha	44.687Ha	9.814Ha
- Public Use Land Area (including Drainage Reserve areas)	-	42.08Ha	6.339Ha	-	22.066Ha	7.577Ha	33.826Ha	27.754Ha	4.897Ha
- Lot area	11.057Ha	4.632Ha	11.91Ha	9.732Ha	2.0Ha	9.307Ha	12.055Ha	14.706Ha	3.699Ha
- Road area	2.204Ha	6330m²	2.282Ha	1.535Ha	-	1.573Ha	2.166Ha	2.227Ha	1.219Ha

NOTE:
Equal Area transfer between Lot 912
(Drainage Reserve) and Lot 900(Pt)
(Public Use Land)

DEVELOPMENT SUMMARY	
Total Site Area 235.813Ha	
(Lot 2 on RP29994 - 159.044Ha)	
(Lot 2 on RP107328 - 52.609Ha)	
(Lot 1 on SP243312 - 24.16)	
Public Use Land / Drainage Area	144.6363Ha
Area of New Road	13.8356Ha
Total No. of Lots	157 Lots
Smallest Lot Area (excluding Lot 157)	4047m²
Largest Lot Area (excluding Lot 157)	1.496Ha
Average Lot Area (excluding Lot 157)	4942m²

LEGEND	
	Covenant Areas
	Building Envelopes
	Indicative Effluent Disposal Areas
	Indicative Fire Breaks / Trails
	20m setback to edge of building envelope for bushfire hazard area



NOTE:
1. SITE COVER TO NOT EXCEED 40% OF THE LOT SIZE OR 2,000m², WHICHEVER IS THE LESSER.
2. FINAL EFFLUENT DISPOSAL AREAS MUST BE LOCATED WITHIN APPROVED BUILDING ENVELOPE AREAS, OUTSIDE OF APPROVED COVENANT AREAS AND IN ACCORDANCE WITH ALL REQUIRED SETBACKS AS PER THE QUEENSLAND PLUMBING AND WASTEWATER CODE AND AS/NZS 1547.



Client:

MONTEGO Hills

for
Designed for Living
villawood
properties

Site Address:

MONTEGO HILLS
Upper Ormeau Road,
Kingsholme

RPD:
Lot:
Plan:
Parish:
County:
Local Authority:
Level Datum:
Meridian:

2/RP29994, 2/RP107328,
1/SP243312
Pimpama
Ward
Gold Coast City
Council
AHD der
RP107328

Associated Consultants:

MORTON
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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This plan has been prepared for the exclusive use of the client as stated on this plan for the purpose of application to the relevant local authority for material change of use and/or reconfiguration of the land as described and should not be used by any other person or corporation for any other purpose.
Property boundaries have not been defined by this survey and have been compiled from RP.
All dimensions are approximate only and subject to survey.
This plan may not be photocopied unless these notes are included.
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U	22-02-17	Building Envelopes Amended	NDB	AWG
T	09-02-17	Lots 114 - 116 Amended	NDB	AWG
S	18-01-17	Amended Fire Trails	RDGM	AWG
R	17-11-16	Revised Note 2 & Address PMT to RDGM	RDGM	AWG
Q	13-10-16	Amended Issue	RDGM	AWG
P	16-08-16	Effluent Areas Revised and Stage Summary Details Updated	NDB	AWG
O	21-07-16	Revised Stages 4, 5 & 6	RDGM	AWG
N	14-07-16	Stage 2C added to Stage 3	RDGM	AWG
M	23-03-16	Additional Drainage Reserve	SJH	BFG
L	02-03-16	Changes to Drainage Reserve	SJH	BFG
K	18-12-15	Stage Summary, Table	SJH	BFG
J	14-08-15	Additional note, remove stage 1m	SJH	BFG
I	20-07-15	Revised Effluent Disposal areas from Biome Consulting	SJH	BFG
H	16-07-15	Removing road area in 30, 40, 60, 80, 100, 120, 140, 160, 180, 200, 220, 240, 260, 280, 300, 320, 340, 360, 380, 400, 420, 440, 460, 480, 500, 520, 540, 560, 580, 600, 620, 640, 660, 680, 700, 720, 740, 760, 780, 800, 820, 840, 860, 880, 900, 920, 940, 960, 980, 1000	SJH	BFG
Issue	Date	Description	DRN	CHK

Scale at A1: 1:4000

Date: 23-02-17

Design: AWG

Drawn: SJH

Checked: BFG

Drawing Title:

PROPOSED STAGED RECONFIGURATION OF A LOT PLAN
- Bushfire Management Provisions

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

planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3807 5461 | www.gasman.com.au

Gold Coast & Logan | 76 Business Street, Yatala QLD 4207 | Box 392, Beerwah QLD 4207

Drawing No: 5543 P ROL 12U

Rev. No:

21

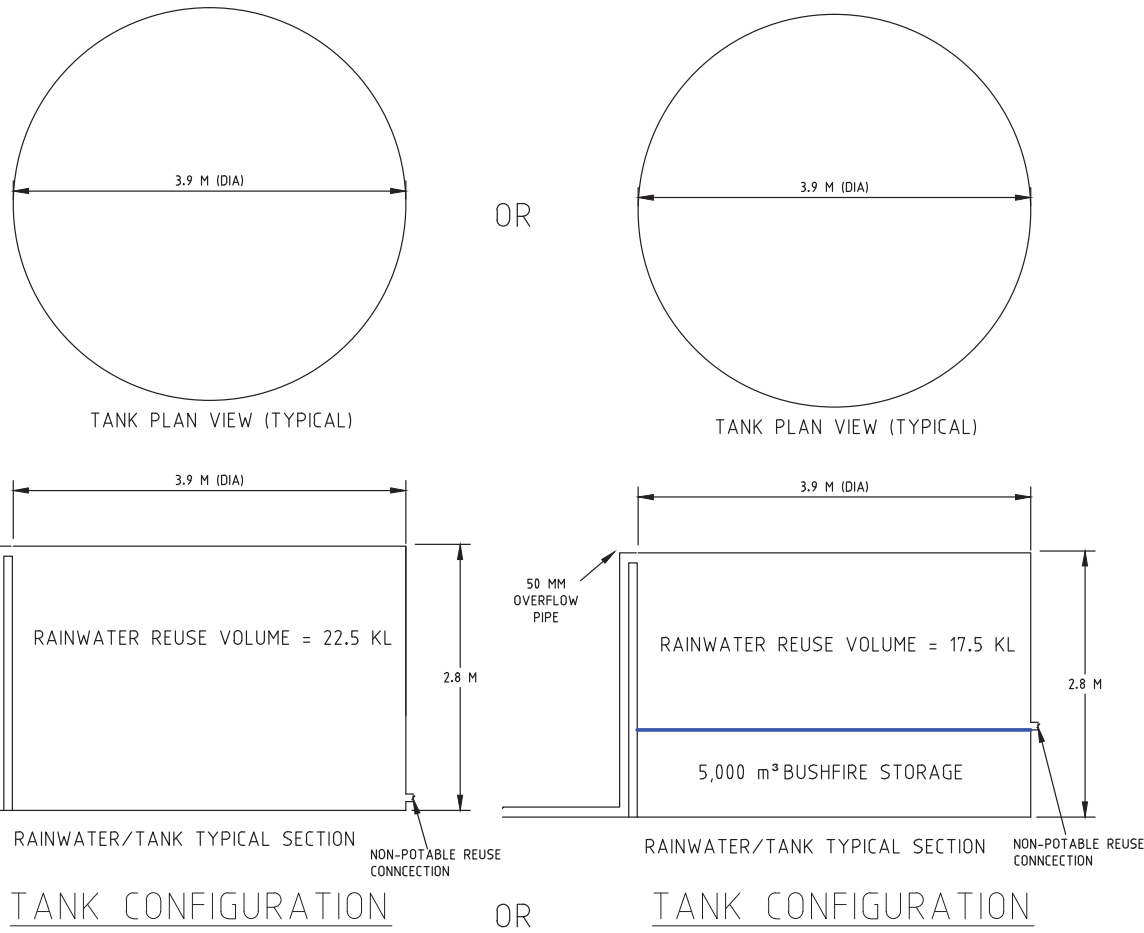
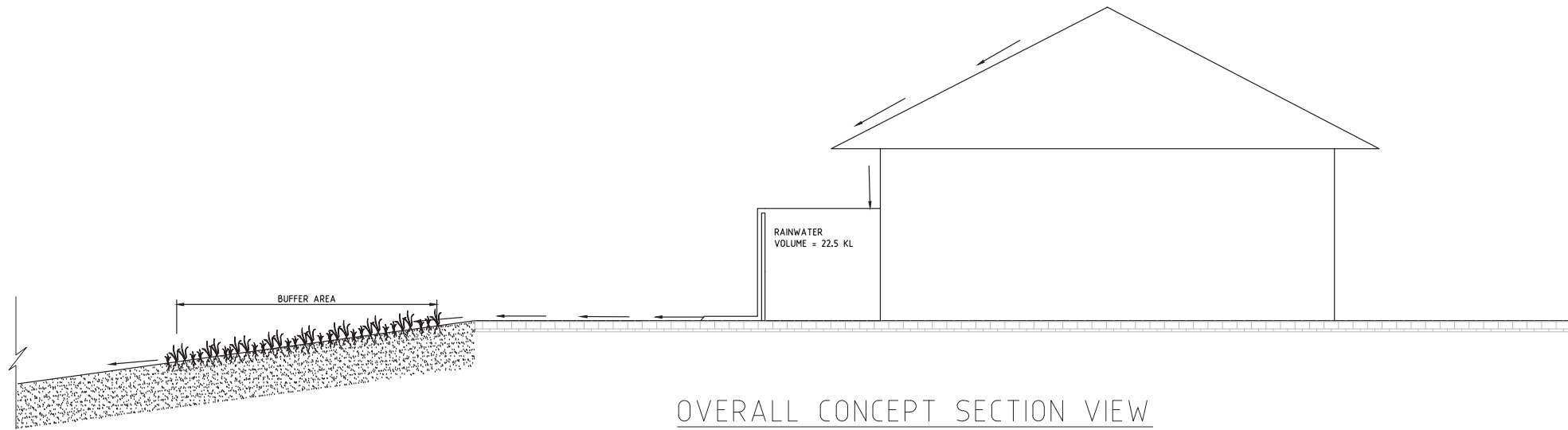
Attachment 1(b) to Attachment A

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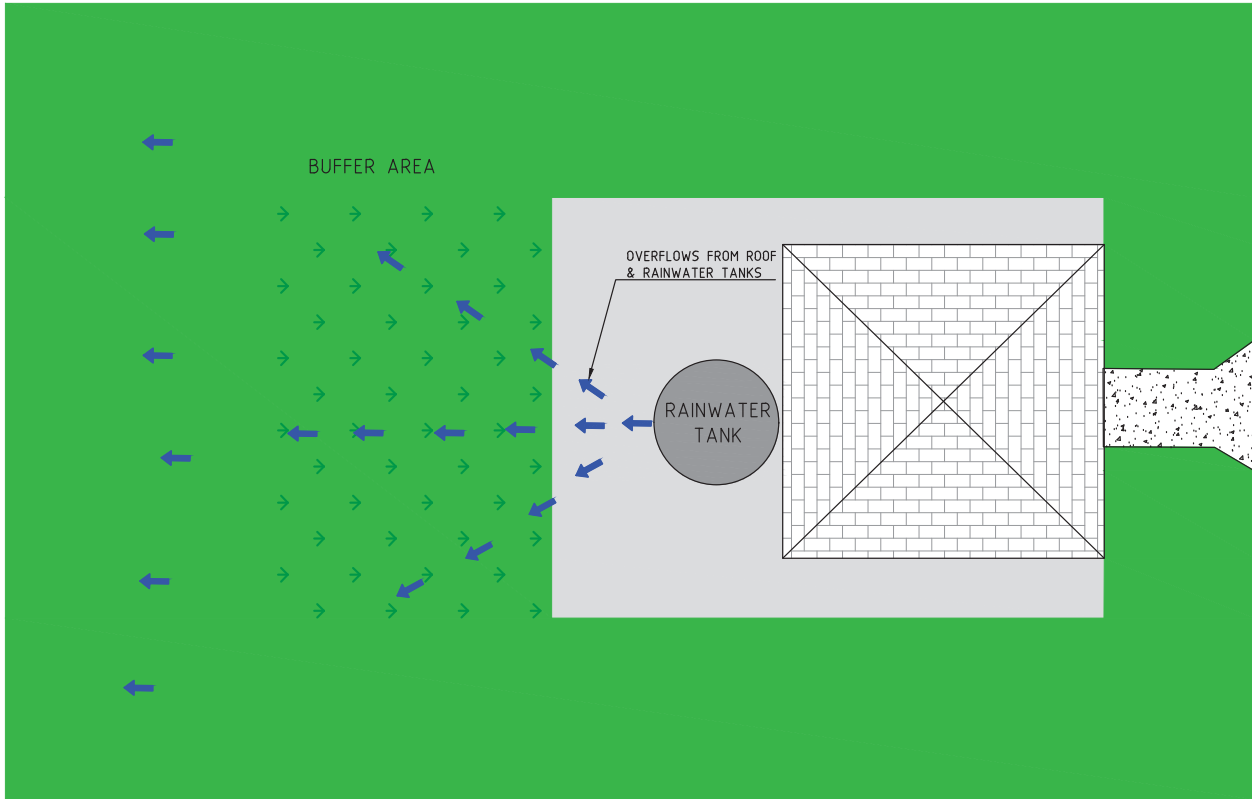
Attachment 1(c) to Annexure A


Drawing No. OP03 Version B titled Proposed Site Stormwater Operational Control Plan dated 19 October 2016 prepared by BIOME Water and Environmental Consulting

FILENAME: Y:\AQUATIC WATER ENGINEERING\BIOME\2015\BC-15007 - Montego Hills\A\CAD\Water\BC-15007-OP03-B-161019.dwg
PLOTED: 19.10.2016 at 09:32



Stormwater Management and Non-Potable Reuse OR Stormwater Management, Non-Potable Reuse and Bushfire Management



DATE 19.10.16	PROJECT PROPOSED RURAL RESIDENTIAL DEVELOPMENT					APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD ACN 166 087 476 RPEQ No. :				COPYRIGHT © Designs and information presented on these drawings are copyright and the property of BIOME Consulting Pty Ltd and are not to be reproduced or used without permission from BIOME Consulting Pty Ltd.		ORIGINAL SCALE BEFORE REDUCTION CERTIFIED BY 																																
PROJECT No. : BC15007	DRAWING TITLE PROPOSED SITE STORMWATER OPERATIONAL CONTROL PLAN					<table border="1"><tr><th>VER.</th><th>DESCRIPTION</th><th>APPR.</th><th>DATE</th></tr><tr><td>A</td><td>ORIGINAL ISSUE</td><td></td><td>16.09.15</td></tr><tr><td>B</td><td>LAYOUT CHANGES</td><td></td><td>19.10.16</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				VER.	DESCRIPTION		APPR.	DATE	A	ORIGINAL ISSUE		16.09.15	B	LAYOUT CHANGES		19.10.16																					DISCLAIMER Drawings are only to be used for the purpose of which they were intended and BIOME Consulting will not accept liability for any unauthorised use or for any purpose by a third party for which they were not intended.	
VER.	DESCRIPTION	APPR.	DATE																																									
A	ORIGINAL ISSUE		16.09.15																																									
B	LAYOUT CHANGES		19.10.16																																									
DRAWING No. : OP03	CLIENT KINGSHOLME DEVELOPMENTS PTY LTD					NOTE Unless the checked section of the document are signed and approved the drawings are uncontrolled and issued for information purposes only. Drawings have been prepared of assessment purposed only and are not for construction purposes.		BIOME WATER AND ENVIRONMENTAL CONSULTING																																				
REVISION No. : B	ADDRESS: LOT 2 ON RP107328 □ LOT 2 ON RP29994 UPPER ORMEAU ROAD, ORMEAU HILLS							BIOME Consulting Pty Ltd PO Box 3469, Australia Fair, Southport M 0415 935 222 E brad@BIOMEconsulting.com.au ABN 86 166 087 476																																				
DRAFTED BY : TP / HN		DESIGNED BY : TP		CHECKED BY : AK		PAPER SIZE : A3		SCALE : N.T.S																																				

Attachment 1(d) to Annexure A

Explanatory Notes – Fencing your property – Donrica Appeal 640/2012:

Dogs, Cats and wildlife

Protect our native wildlife

Your local area is home to many species of protected wildlife.

Dogs and cats are a big threat to native wildlife. If your dog or cat is not supervised it can threaten the safety of our native wild animals.

Conflicts between native and domestic animals can be prevented. Help preserve our native animals by ensuring your pet is not allowed to stray, is adequately supervised on large property and is secured at night time.

Keep your dog or cat indoors, or confined in an enclosure away from environmental protection areas and trees that koalas use. If you have an environmental covenant area on your property, it will be used by local wildlife. Please keep your dog or cat out of this area.

If you see your pet worrying a koala or other wildlife, take them away from the area where the wildlife is. If there is a koala nearby, it will come down from the tree in due course and move on its way.

Put bells on your dog or cat's collar. This will not stop it attacking wildlife, but it will help you hear where your dog or cat is, and what it is doing.

You can also help to provide a good habitat for wildlife. Native trees planted in your garden will also help to provide food and refuge for native wildlife. Building possum or bird boxes up high in trees away from harm will also help native animals hide from dogs and cats.

Fencing to keep your dog in

Appropriate fences are:

- Fences that are solid in nature (eg. timber) with no 'foot holds' or rails on the dog's side
- Colourbond fences are good but watch the sharp edges
- Solid brick or block fences
- A concrete footing is ideal
- A fence with a 45 degree installation on top, facing into the yard, will stop most dogs climbing over the fence.

For escaping dogs Inappropriate fences are:-

- Wire mesh can act as a ladder for a dog to climb out,
- Fences with horizontal rails over undulating landscapes allow exit holes to be dug easily.

Fencing your environmental covenant area

Fences are one of the major obstacles to fauna movement. Fences erected across habitat areas, covenant areas and corridors create physical barriers to fauna movement and have the potential to disrupt the feeding, migration, breeding and

social patterns of fauna within that area. In your local area, fencing of your covenant area is required to be “fauna friendly”.

What is fauna friendly fencing?

A fauna friendly fence is a fence that does not inhibit the movement of native fauna between properties. If you are considering fencing your covenant area, the fauna friendly fence required needs to have the following:

1. 50cm gap between the ground level and the first rail or strand (spacing above this level is unrestricted); or
2. 15cm gap between the ground level and the first rail or strand, followed by a series of 30cm gaps; or
3. box wire mesh, with squares of no less than 15cm, provided that there is a 15cm gap between the ground level and the mesh.

Please note that if you have a dog, the fence-line between your house yard and your covenant area needs to keep your dog in, rather than be a fauna friendly design.

Fencing materials

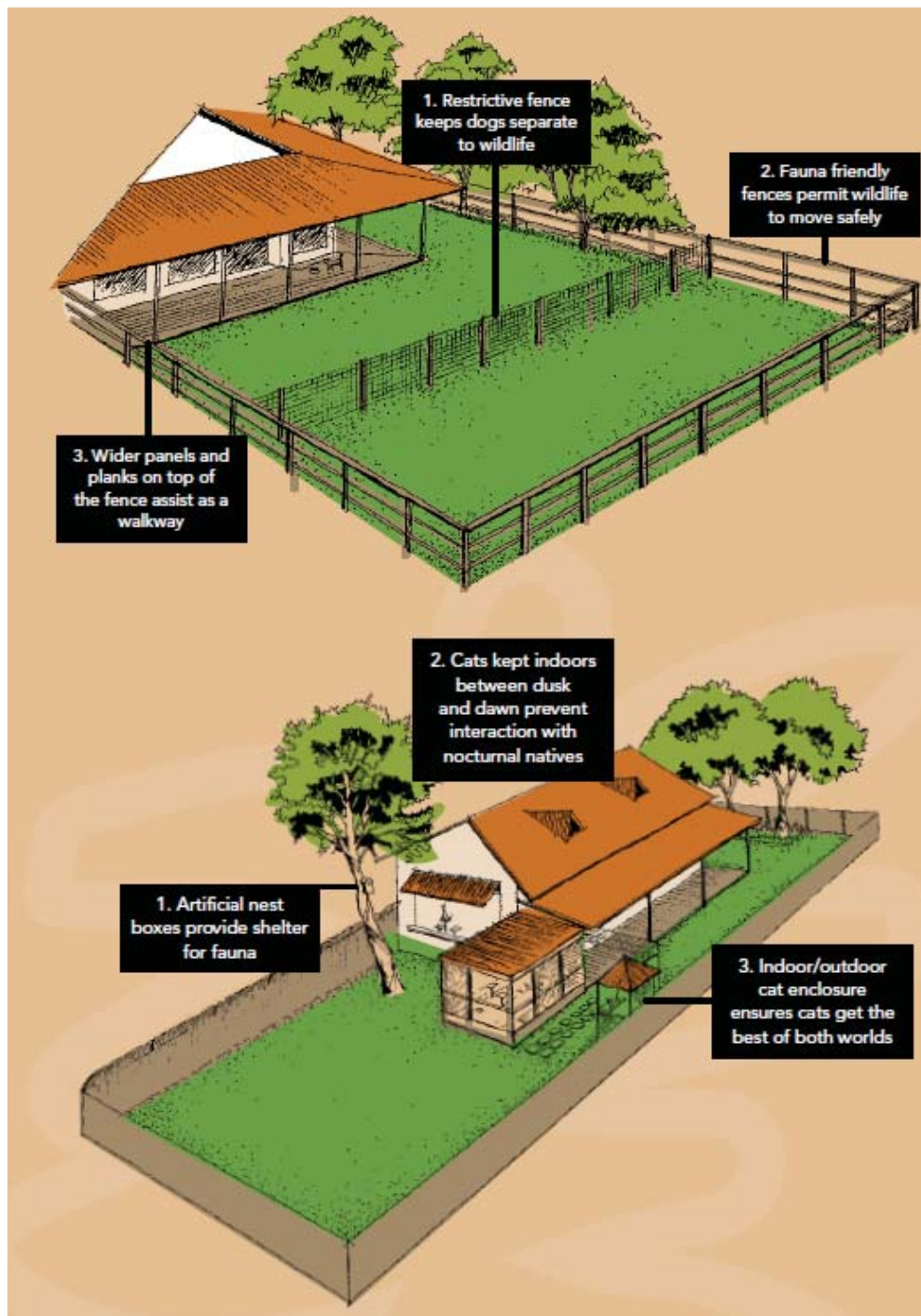
When choosing your fencing materials, consider the environment in which it will be situated. The character of an area, whether it is of a bush or park nature, should be taken into account when designing fences.

Wood, brick, metals and wire can be combined in a variety of designs to create an effective and unique fence while maintaining the character of the area. Slight variations in the materials and design of these fences can create an individual look for your property.

Barbed wire and electric fences of any description are not fauna friendly.

Other considerations about your fauna friendly fence:

- Gaps left at corners will allow animals that follow the fence a place to pass through.
- A wider top rail on the fence can become an animal walkway.
- Incorporate trees, sturdy shrubs and/or logs propped up against the fence, to provide shelter and climbing opportunities.
- Consider using hedges or bushy native plants as a privacy screen or hedge rather than a fence.
- Consider using low wooden posts or garden edging to subtly mark property boundaries rather than a fence.
- Restrict your dog, cat or livestock access to areas used by native animals by using exclusion fencing or pet enclosures.
- Pool fencing should be designed to exclude animals. In the event that an animal falls in, ensure that they can easily escape (eg. sturdy ropes attached to a buoyancy device or a plank of wood stretched across the pool).



Attachment 1(e) to Annexure A

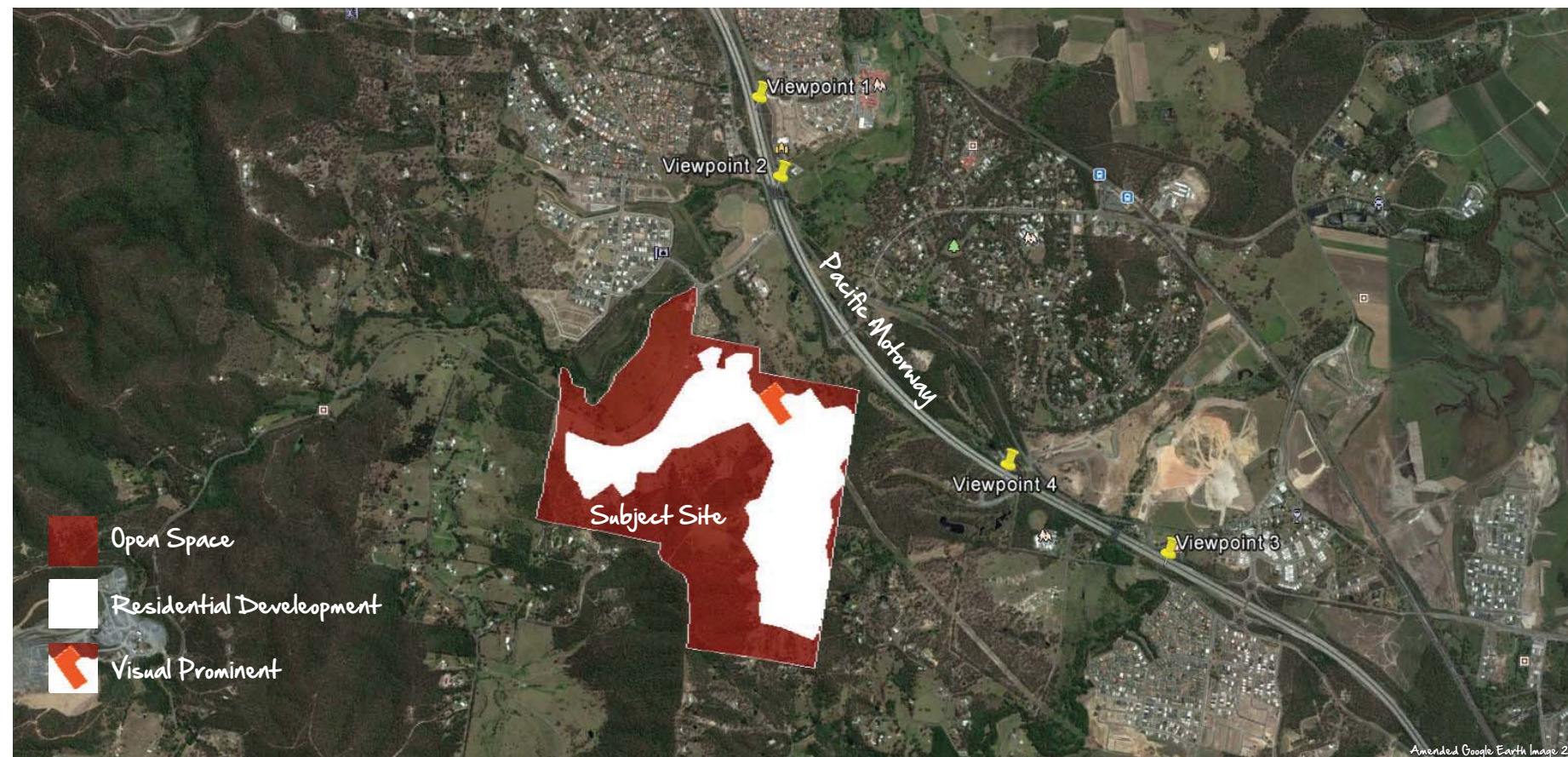
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Attachment 1(f) to Annexure A

Drawing No. 5543 VIS1 Sheet 1 of 1 titled Visual Analysis dated 12 May 2015 prepared by Gassman Development Perspectives

Drawing No. 5543 L DP 01 B Sheet 1 of 2 titled Landscape Cross-sections dated 12 May 2015 prepared by Gassman Development Perspectives

Drawing No. 5543 L DP 01 B Sheet 2 of 2 titled Landscape Cross-sections dated 12 May 2015 prepared by Gassman Development Perspectives



1 VIEWPOINT

This viewpoint is located on the southbound lane of the Pacific Motorway approximately 1100m to the residential development.

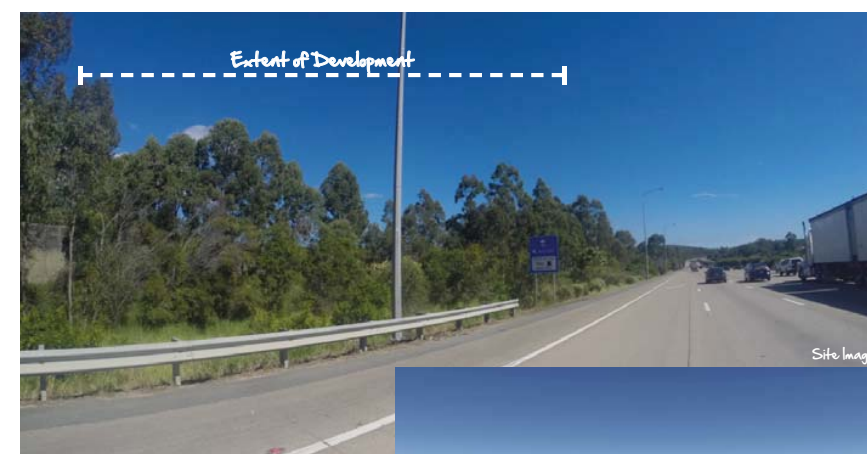
From this location the Residential development will only be slightly visible as it will be screened by the roadside trees located within the state owned land reserve.



2 VIEWPOINT

This viewpoint is located on the southbound lane of the Pacific Motorway approximately 750m to the residential development.

From this location the Residential development will only be slightly visible as it will be screened by the roadside trees which are located within the state owned land reserve. Also only the higher elevations of the site are visible from this location and the majority of the residential development is located at the lower elevations, therefore there will be minimal impact.



3 VIEWPOINT

This viewpoint is located on the northbound lane of the Pacific Motorway approximately 1925m to the residential development.

From this location the Residential development will only be slightly visible as it will be screened by the roadside trees located within the state owned land reserve. Also only the higher elevations of the site are visible from this location and the majority of the residential development is located at the lower elevations, therefore there will be minimal impact.

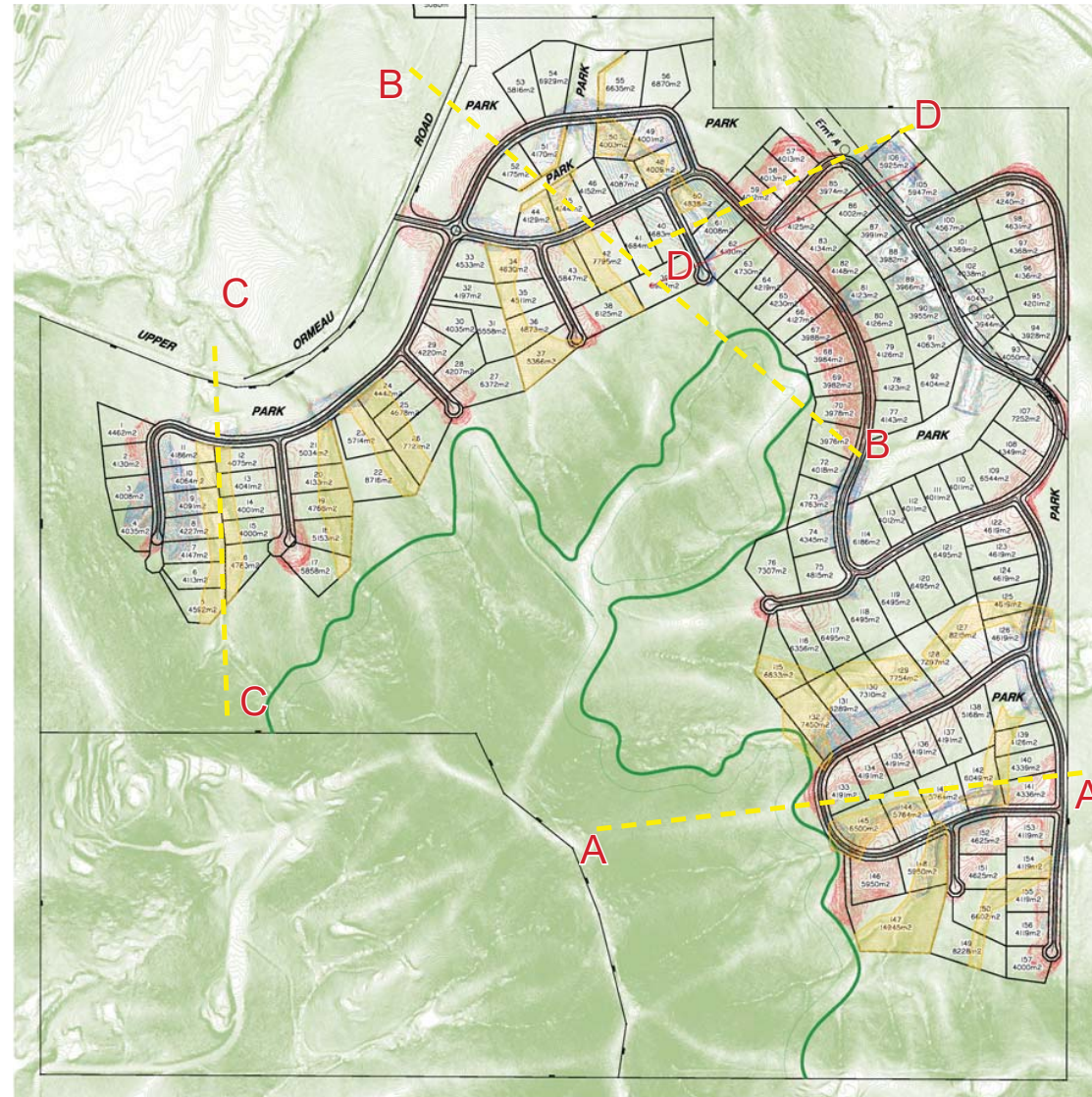


4 VIEWPOINT

This viewpoint is located on the northbound lane of the Pacific Motorway approximately 920m to the residential development.

From this location the Residential development will only be slightly visible as it will be screened by the roadside trees in the state owned land reserve.

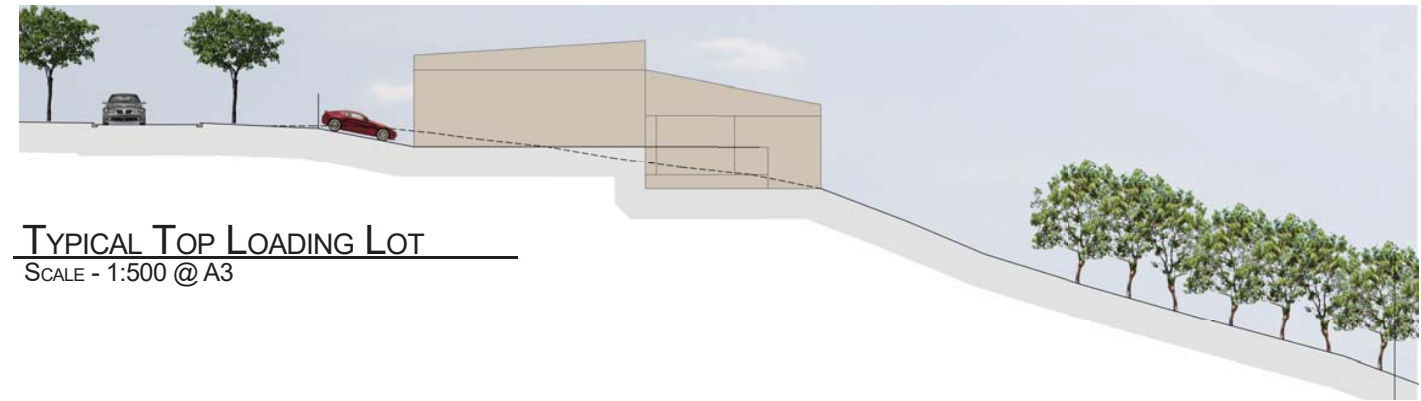




CROSS-SECTION LOCATION

SCALE - 1:2000 @ A3

LOT & DWELLING DESIGN FOR VISUALLY PROMINANT LOTS AS IDENTIFIED ON 5543 VIS 1



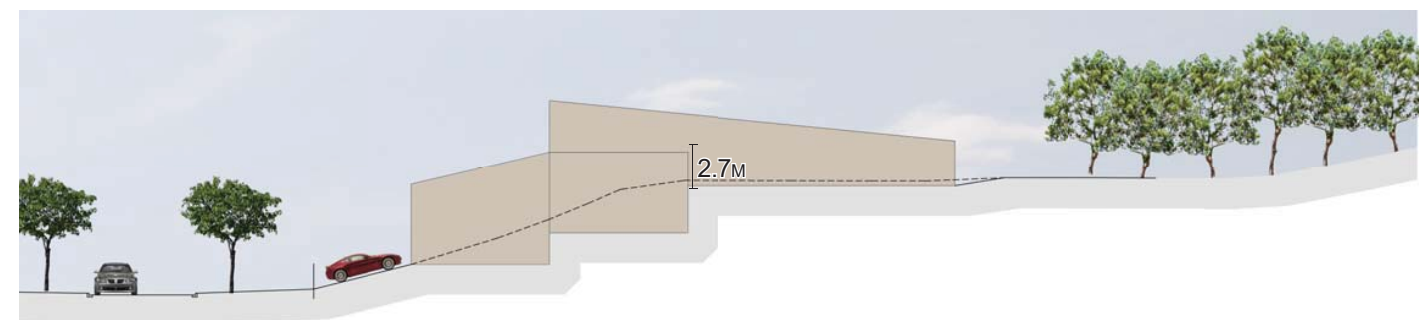
TYPICAL TOP LOADING LOT

SCALE - 1:500 @ A3



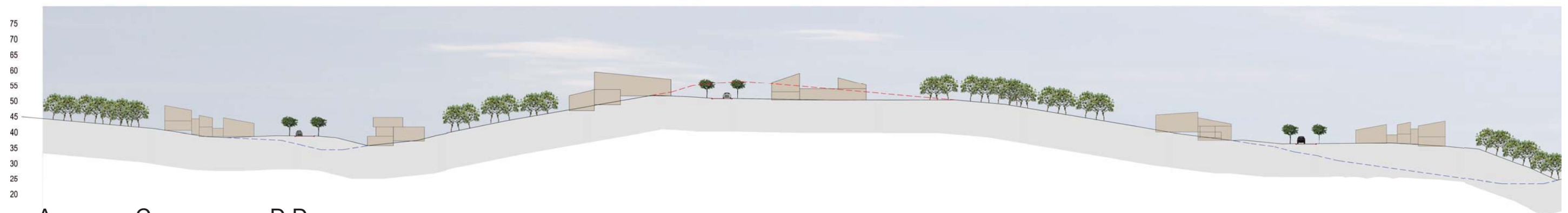
TYPICAL TOP LOADING LOT

SCALE - 1:500 @ A3



TYPICAL BOTTOM LOADING LOT

SCALE - 1:500 @ A3



ADDITIONAL CROSS-SECTION D-D

SCALE - 1:1250 @ A3





COMPARISON CROSS-SECTION A-A
SCALE - 1:3000 @ A3



COMPARISON CROSS-SECTION B-B
SCALE - 1:3000 @ A3



COMPARISON CROSS-SECTION C-C
SCALE - 1:3000 @ A3



Attachment 1(g) to Annexure A

Bushfire Management Plan 97-105 Upper Ormeau Road, Kingsholme Lot 2 RP29994 and Lot 2 RP107328, dated November 2016, prepared by Gassman Development Perspectives, and inclusive of the Queensland Fire and Emergency Services (QFES) Cover Sheet dated 31 January 2017 and the Bushfire Survival Plan

Date: 31 January 2017
Contact: Tina Saren
Phone: 07 5582 8803
Our Ref: PN118080/12/DA1
ROL201600321

Kingsholme Developments Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

TRAINING AND EMERGENCY MANAGEMENT



QUEENSLAND FIRE AND EMERGENCY SERVICES COVER SHEET FOR BUSHFIRE MANAGEMENT PLAN

Application type: Bushfire Management Plan (BMP)
Application number: ROL201600321
Property description: Lot 951 on SP264738
Property location: 97 - 105 Upper Ormeau Road Kingsholme

This cover sheet contains the findings of, conditions and recommendations sought by the Queensland Fire and Emergency Services (QFES) bushfire planning and assessment officers seconded to Council. It is intended that this QFES cover sheet is to be regarded as forming an integral part of the approved Bushfire Management Plan (BMP).

A BMP is associated with a property to ensure protection from a bushfire risk is reduced as far as practicable through mitigation and maintenance measures.

The submitted BMP being, Bushfire Management Plan 97-105 Upper Ormeau Road Kingsholme Lot 2 RP29994 and Lot 2 RP107328, PN118080/12/DA1, dated November 2016 and prepared by Gassman Development Perspectives is accepted subject to the additional conditions and recommendations outlined on this cover sheet and within Council of the City of Gold Coast (Council) decision notice.

QUEENSLAND FIRE AND EMERGENCY SERVICES

TRAINING AND EMERGENCY MANAGEMENT



All new purchasers/occupants must be given a copy of the QFES cover sheet along with the stamped approved BMP. All recommendations must be complied with throughout the life of the development and any changes to the development will need to be reassessed for compliance against the approved BMP.

Where the BMP has triggered the requirements of *Australian Standards AS3959 – Construction of buildings in bushfire prone areas*, QFES does not accept any responsibility or liability for, or give approval as to the accuracy of the Bushfire Attack Levels (BAL) that is contained within the BMP. QFES only assesses the development's compliance with the applicable performance outcomes from the *City Plan*.

Should any changes to the development or site parameters occur, the owner is responsible for advising a suitably qualified and experienced bushfire management consultant to confirm that the approved BMP is not affected by the changes and any specific fire mitigation measures are imposed to increase the protection to life, property and the environment.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Tina Saren on P: 07 5582 8803.

Yours faithfully

Tina Saren
BUSHFIRE PLANNING AND ASSESSMENT OFFICER
QUEENSLAND FIRE AND EMERGENCY SERVICES

Seconded to Planning Assessment
PLANNING AND ENVIRONMENT DIRECTORATE
CITY OF GOLD COAST

60449448

RECOMMENDED CONDITIONS FOR APPROVAL OF BUSHFIRE MANAGEMENT PLAN

BUSHFIRE MANAGEMENT	
<p>1 Bushfire management plan must be complied with</p> <p>a All development carried out must be in accordance with the approved bushfire management plan (BMP) being Bushfire Management Plan 97-105 Upper Ormeau Road Kingsholme Lot 2 RP29994 and Lot 2 RP107328, PN118080/12/DA1, dated November 2016 and prepared by Gassman Development Perspectives and inclusive of the Queensland Fire and Emergency Services (QFES) cover sheet.</p> <p>b All measures required by the approved BMP and QFES cover sheet must be implemented prior to the commencement of the use of the premises.</p> <p>c The approved BMP and QFES cover sheet must be complied with at all times for the life of the development and the use of the premises.</p>	<p>Timing</p> <p>As indicated within the wording of the condition.</p>

BUSHFIRE MANAGEMENT PLAN

97 - 105 Upper Ormeau Road,
Kingsholme

LOT 2 RP29994 AND LOT 2
RP107328

PREPARED FOR: Kingsholme
Developments Pty Ltd

November 2016

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.



gassman
development
perspectives

project coordination
urban + regional planning
landscape + urban design
environmental management
visualisation + spatial services
surveying services
advisory services

TABLE OF CONTENTS

1	INTRODUCTION	3
1.1.	BACKGROUND	3
1.2.	STATE PLANNING POLICY	4
2	HAZARD ASSESSMENT AND MANAGEMENT RECOMMENDATIONS	6
3	ROADS AND FIRE TRAILS	7
3.1.	ROADS	7
3.2.	FIRE TRAILS	7
3.3.	DRIVEWAYS	8
4	HOUSE SITES AND CONSTRUCTION STANDARDS	9
5	LANDSCAPING AND REVEGETATION	11
6	FIREFIGHTING PROVISIONS	12
7	COMMUNITY ENGAGEMENT	13
APPENDIX 1 - RESPONSE TO BUSHFIRE MANAGEMENT AREAS CONSTRAINT CODES		14
APPENDIX 1 - BUSHFIRE MANAGEMENT PLAN		28
APPENDIX 2 – QFES FIRE PREPAREDNESS GUIDE		29

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN118080/12/DA1

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

1 Introduction

1.1. Background

This Bushfire Management Plan (BMP) has been prepared in support of a large rural residential subdivision over land at 97 - 105 Upper Ormeau Road, Kingsholme described as Lot 2 RP29994 and Lot 2 RP107328. The site is mapped as containing low, medium and high areas of bushfire risk (Figure 1). This BMP has been prepared in accordance with the State Planning Policy and Gold Coast City Council's Bushfire Management Areas Constraint Code.

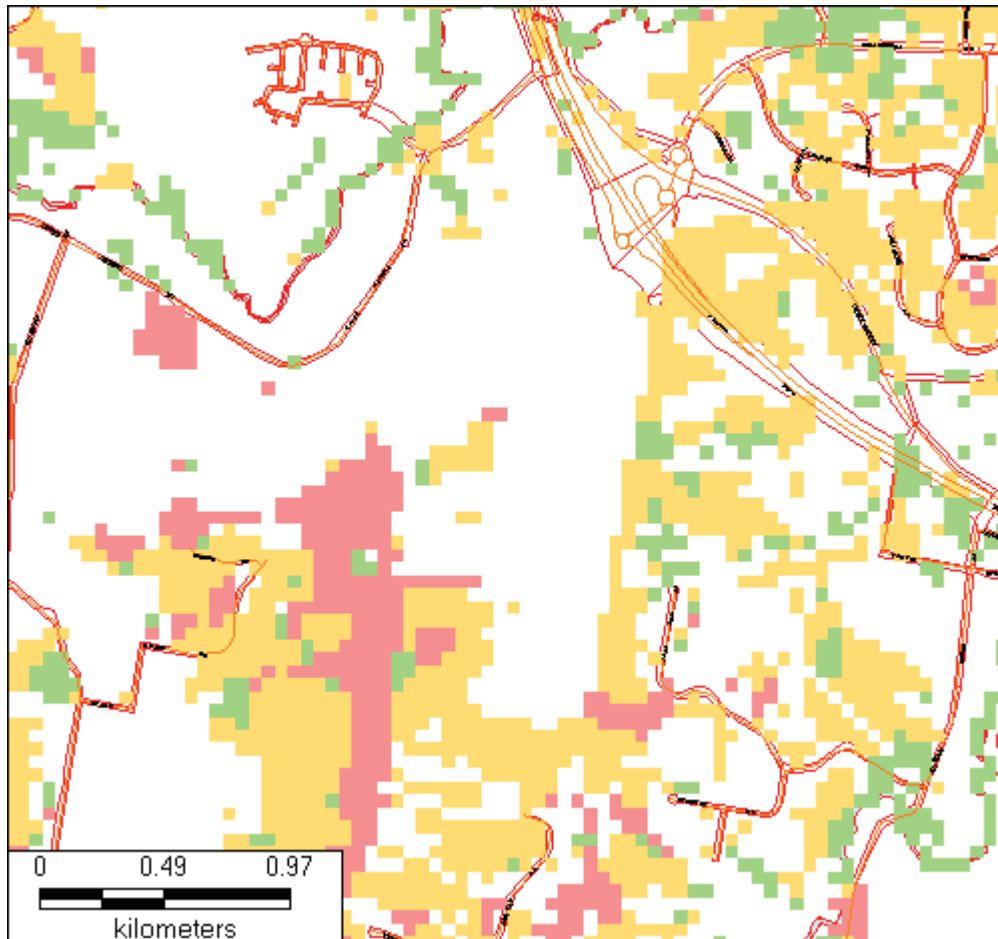


Figure 1 – Potential Bushfire Hazard Areas (Gold Coast City Council)

The purpose of this plan is to outline mitigation measures proposed to minimise the risk of bushfire to life and property on the subject site. This plan has been prepared to update a previous plan prepared in May, 2009 in response to changes to layouts proposed for the development in addition to changes to legislation and requirements in the interim period.

1.2. State Planning Policy

The Queensland Government State Planning Policy (SPP) contains all state interests into one consolidated document, including bushfire hazard risks. Figure 2 illustrates the potential bushfire risk as mapped by the SPP.

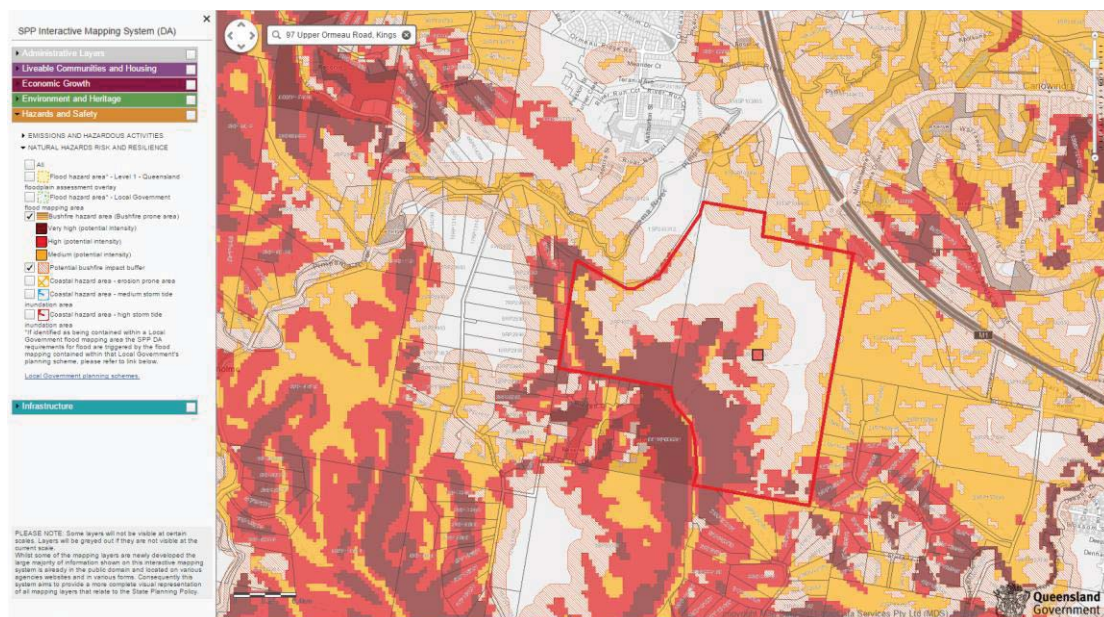


Figure 2 – State Planning Policy (SPP) Bushfire Risk Mapping

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: **PN118080/12/DA1**

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

Table 1 below addresses the performance requirements as stated in the State Planning Policy.

Table 1 – SPP development requirements for natural hazards

Development Application Requirements	Response
(1) avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level	(1) The development is concentrated in currently cleared paddock areas and avoids areas of mapped high bushfire risk.
(2) supports, and does not unduly burden, disaster management response or recovery capacity and capabilities	(2) The development has been designed in accordance with acceptable standards to ensure that access for fire fighting personnel is unhindered. Adequate water supplies have also been designed for the subject site.
(3) directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties	(3) Because the development simply converts unvegetated paddocks to large residential lots, it is not considered likely to increase the severity of bushfire hazard.
(4) avoids risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard	(4) No hazardous materials will be stored which may increase public risks resulting from bushfire hazard.
(5) maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard	(5) The development occurs downslope of the dominant fire threat and does not disturb natural processes and landforms as they currently mitigate bushfire risks.

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

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2 Hazard Assessment and Management Recommendations

As can be seen in Figure 2, the risk of bushfire is primarily likely to exist in the southern portion of the site where the majority of the retained bushland is located. The majority of the development is proposed in already cleared paddocks, with further buffers to existing adjacent bushland areas.

Because the future dwellings will be located downslope of the primary bushfire threat, the general bushfire threat over the site is considered to be **low** to **medium**. The potential bushfire hazard areas with a high rating as identified in Figure 1 above are represented by the retained bushland areas in the areas of higher topography. The primary bushfire risk is represented by the areas of extant bushland contained in the upper topography in the southern portions of the subject site (Appendix 1). These corridors will be managed for fuel loads to ensure that bushfire risks are minimised in these areas.

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN118080/12/DA1

This Plan is to be read in conjunction with QFES
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3 Roads and Fire Trails

3.1. Roads

All roads proposed to be constructed will be done so in accordance with Gold Coast City Council's Policy 11 – Land Development Guidelines (2005, amended 2013). In accordance with this guideline, adequate access for firefighting vehicles will be provided to all areas of the proposed development.

3.2. Fire trails

Fire trails will be constructed to indicative locations as shown on the development plan. Where topography allows, they have been proposed as close as possible to the interface of lot boundaries and unmanaged bushland as both a setback from dominant firefront and also access for firefighting vehicles. The steep grades in some areas of the site such as those in proximity to Stage 2b have resulted in alignment of tracks away from the edge of lots.

Access to these tracks will be made available from cul de sac heads and adjacent roadways which intersect the indicative fire trails. Existing fire trails occurring throughout the park areas will be retained and maintained as fire trails where possible. Locked gates constructed to Gold Coast City Council standard drawings as per the Land Development Guidelines will be installed on each fire trail entrance from roadways to prevent unauthorised access. The proposed locations of fire trails and access gates are included in Appendix 1.

Firetrails are proposed to have a minimum 4m formed width with a 6m maintained width wherever possible. Passing bays will be constructed every 200m. In places where significant battering and earthworks would be required to maintain a 4m formed width, 3m wide sections are proposed. Firetrails will be maintained by slashing.

A firetrail has not been constructed along the southern boundary of the site because a firetrail on the adjoining Council parklands abuts this boundary and intersects with one of the firetrails on the subject site.

3.3. Driveways

Driveways accessing private lots will be constructed in accordance with relevant Australian Standards and Council requirements. Driveway gradients will not exceed 25% and cross slopes not exceeding 5%. Because driveways are constructed to access house lots, they will not require passing bays. Because driveways are not at risk of damage by bushfire, they are permitted to be constructed in bushfire hazard areas.

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

4 House sites and construction standards

Building envelopes have been nominated for all proposed lots. Each building envelope represents appropriate setbacks from adjacent bushfire risk for lots abutting future bushland areas in consideration of radiation zones. This includes an inner 10m zone within which lawns shall be mowed and no vegetation is to be located except for maintained landscaping comprised of fire retardant species, and an outer 10m zone which will be managed for fuel loads and shrubs managed to ensure they are under 2m in height.

The fire trails proposed to be located immediately behind lots are considered to offer additional setbacks for houses in this area.

Houses located in high and medium bushfire prone areas will be required to be constructed in accordance with Australian Standard AS3959-2009. These include dwellings within 100m of a medium bushfire area. If houses are located more than 100m from a medium bushfire hazard area, they will not require construction to bushfire hazard standards. Specific house building standards for individual dwellings should be addressed at the time of house building approval stage to ensure that assessments reflect the current vegetation present in the surrounding areas.

The following list of lots are impacted by potential bushfire hazard and will be required to meet bushfire mitigation measures. The locations of these lots can be found in Appendix 1. Specific ratings for individual dwellings will be undertaken at house building approval stage.

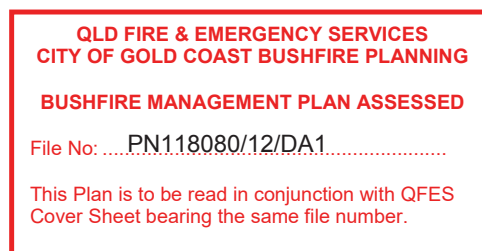


Table 1 – Private lots affected by potential bushfire hazard

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	36	37	38	39	40	41	42
43	48	49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64	65	66
67	68	69	70	71	72	73	74	75	76
85	86	93	94	95	96	97	98	99	100
101	104	105	106	107	108	109	115	116	117
122	123	124	125	130	131	132	133	138	139
140	141	144	145	146	147	148	149	150	153
154	155	156	157						

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

5 Landscaping and revegetation

Lots with exposure to adjacent bushland will be constructed with radiation zones taken into consideration. Radiation zones include a 10m 'inner' zone which is to be slashed and maintained in addition to a 10m 'outer' zone within which fuel loads will be maintained. Driveways should also be maintained for build up of fuel loads and low hanging branches managed to ensure fire spread risk is minimised.

The 100m buffer to Upper Ormeau Road, proposed for the purpose of undertaking road works, is to be managed grassland in order to reduce build up of fuel loads which may represent a safety hazard to persons or property.

Any rubbish, wood or other maintained vegetated material which has been cleared out of the 10m inner zones around houses must be removed from site. It must not be moved down slope on the site as this would result in higher fuel loads and a subsequent increase in the potential bushfire hazard for a site.

Landowners with pole homes must ensure that flammable materials are not stored or permitted to accumulate underneath the house which may increase bushfire mitigation measures.

In some cases, maintenance burning may be required in the retained and revegetated bush areas. Residents should be advised of this requirement prior to purchasing land in the estate.

Landscaping to be implemented on the site will be select species known to be fire retardant.

Covenant areas that form part of the inner protection area (IPA) and outer protection areas (OPA) of building envelopes will be rehabilitated in accordance with IPA and OPA requirements to ensure that they comply with bushfire requirements.

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

6 Firefighting Provisions

The site will be fully connected to reticulated water and appropriate water supply infrastructure in the form of fire hydrants will be constructed to allow adequate access for firefighting personnel to access. Private individual swimming pools and water tanks may provide further sources of water should they be required.

However, Lots 76, 115 and 116 cannot meet the pressure requirements for water supply. As a result, minimum 5000L dedicated water supply tanks will be constructed on these three lots in addition to the 22,500L tanks which are proposed for all lots. Alternatively, a reserve section may be built into the 22,500L tank for this purpose or a swimming pool constructed directly behind the dwelling.

The recommended bushfire mitigation measures will be implemented prior to plan sealing for each relevant stage in accordance with the development plan.

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING
BUSHFIRE MANAGEMENT PLAN ASSESSED**

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

7 Community Engagement

Community education for residents of this housing estate will be critical to adequate implementation of the bushfire management plan for the subject site. Residents should be made aware of the importance of maintaining ground fuels on their lots in relation to minimising fire risks. Education relating to not dumping garden wastes or other rubbish into the interface between residential areas and adjacent bushland and fire risks should be communicated to residents and a copy of this Bushfire Management Plan made available to all future residents as part of the contract of sale.

The Rural Fire Service of Queensland releases a fire preparedness guide which is included in Appendix 2 to this report. This guide should be provided to all residents upon purchase of land within the subject site.

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

Appendix 1 - Response to Bushfire Management Areas

Constraint Codes

Part 7	Codes
Division 3	Constraint Codes
Chapter 2	Bushfire Management Areas

2.0 Purpose

This code seeks to regulate development occurring in Potential Bushfire Hazard Areas through land use and development practices that ensure appropriate fire mitigation measures are adopted to protect life and property from bushfires.

This code also seeks to ensure that water supply facilities, with fire fighting vehicle fittings and appropriate access arrangements, are provided in new developments.

The ecological role of fire is recognised in this code, and protecting and maintaining the biodiversity and health of ecological systems of the Gold Coast City is a priority.

Land identified on **Overlay Map OM10 – Potential Bushfire Hazard Areas**, and confirmed through site-based assessment as being in a Medium or High Potential Bushfire Hazard Area, should be considered as designated bushfire prone areas for the purposes of the **Building Code of Australia** and **AS3959-1999 Construction of Buildings in Bushfire-Prone Areas**, and all Building Work must be carried out in a manner consistent with this standard.

Application

This code applies to any development indicated as self, code or impact assessable in the Table of Development of the Domain or Local Area Plan (LAP) within which the development is proposed.

In particular, this code applies to land identified on **Overlay Map OM10 – Potential Bushfire Hazard Areas** as being of at least Medium Potential Bushfire Hazard. As the map has been prepared at a citywide scale, it should be used as a trigger for the consideration of bushfire



hazard issues. In each case, detailed site specific assessment will be required as part of the development process to determine the level of potential bushfire hazard on the site and, therefore, actual development requirements.

Performance Criteria PC1-PC15 apply to all code and impact assessable development subject to this code. For development identified as self assessable, only the acceptable solutions to Performance Criteria PC1-PC3 apply.

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING
BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: **PN118080/12/DA1**

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use:
Development that is Self Assessable, Code Assessable or Impact Assessable				
Bushfire Hazard				
PC1 The fire mitigation methods used at the site must be adequate for the Potential Bushfire Hazard rating of the individual site, having regard to: <ol style="list-style-type: none"> vegetation type; slope; aspect; on-site and off-site fire hazard implications of the development; bushfire history; conservation values of the site; ongoing maintenance. 	AS1.1.1 A Fire Management Plan has been prepared in accordance with Planning Scheme Policy 9 – Guidelines for Preparing Fire Management Plans , and the development complies with the Fire Management Plan. OR AS1.1.2 The development is for a detached dwelling, located within a lot that has been created by a residential subdivision approval under one of the superseded Planning Schemes (ie. the lot is intended to be serviced by sewerage reticulation) and the development complies with the conditions of the subdivision approval. OR AS1.1.3. A written assessment by a competent person confirms that the subject site is of Low Potential Bushfire Hazard or has a lower rating; accordingly specific fire mitigation measures are not mandated for the development.	PC1 – Proposal Complies The report accompanying this code response is a Fire Management Plan prepared in accordance with Planning Scheme Policy 9 – Guidelines for Preparing Fire Management Plans .	<div style="border: 2px solid red; padding: 5px; color: red; text-align: center;"> QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No: PN18080/12/DA1 This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number. </div>	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use:
Siting				
<p>PC2 Buildings must be sited to minimise the Potential Bushfire Hazard and maximise the protection of life and property from bushfire.</p> <p>Note: <i>This does not apply to sites where a written assessment by a competent person confirms that the subject site is of Low Potential Bushfire Hazard or has a lower rating.</i></p>	<p>AS2.1 Houses are located away from the most likely direction of a fire front, or on a flat site at the base of the slope (refer Figure 2-1).</p> <p>AS2.2 The Fire Management Plan clearly identifies the preferred location of building sites, and the building is located within these areas.</p>	<p>PC2 – Proposal Complies The likely firefront occurs upslope of the proposed houses.</p>		
<p>Figure 2-1: Preferred House Site Location in High and Medium Potential Bushfire Hazard Areas. Source: adapted from QDHLGP (1993) Bushfire Hazard Planning in Queensland.</p>	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No: PN118080/12/DA1..... This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p> </div>			

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use:
House sites are numbered in order of the degree of fire safety.				
Building Design and Construction				
PC3 A building proposed in a designated Bushfire Prone Area (ie. in an area confirmed through site-based assessment to be subject to High or Medium Potential Bushfire Hazard) must be designed and constructed to maximise the protection of life and property from bushfire.	AS3 The building is constructed in accordance with the requirements of the Building Code of Australia and, where relevant, AS3959-1999 – Construction of Buildings in Bushfire-Prone Areas.	PC3 – Proposal complies Buildings within medium and high fire hazard zones will be subject to building certification which will require individual Bushfire Attack Level (BAL) reports for each		
Development that is Code Assessable or Impact Assessable				
Private Water Supply – In Areas with No Water Reticulation				
PC4 The development proposed in a High and/or Medium Potential Bushfire Hazard Area must provide an adequate water supply for fire fighting purposes.	AS4.1.1 The property contains one dwelling, and the water supply has a volume of water not less than 5,000 litres, and is either: a) a separate tank; and/or b) a reserve section in the bottom part of the main water supply tank; and/or c) a swimming pool installed immediately upon construction of the dwelling OR AS4.1.2 The property contains more than one	Not Applicable All proposed new lots are to be connected to water reticulation with the exception of lots 76, 115 and 116 which have insufficient water pressures and will comply with the 5,000L separate tank, reserve section or swimming pool.	<div style="border: 2px solid red; padding: 5px; color: red; text-align: center;"> QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No:PN118080/12/DA1..... This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number. </div>	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use: Has compliance with the Acceptable Criteria been demonstrated? Is a request for further information required?
	dwelling and the water supply is provided to protect each individual dwelling, and has a volume of water not less than 10,000 litres, and is: a) a separate tank; and/or b) a reserve section in the bottom part of the main water supply tank; and/or c) a swimming pool installed immediately upon construction of the home.			
PC5 In areas of High and/or Medium Potential Bushfire Hazard, all on-site water supply tanks, including domestic water supply tanks, must be fitted with the standard rural fire brigade fittings for emergency fire fighting purposes.	AS5 The water supply is fitted with a 50mm male camlock (standard rural fire brigade fitting).	Not Applicable All proposed new lots are to be connected to water reticulation.		
PC6 Water supply provided for fire fighting purposes must be safely located and freely accessible for fire fighting purposes at all times.	AS6.1 The water supply outlet is located remote from any potential fire hazards, such as venting gas bottles, a burning house and burning sheds. AS6.2 The outlet pipe is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting). AS6.3 A hardstand area is provided not	Not Applicable All proposed new lots are to be connected to water reticulation.		<div> <p>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No: PN118080/12/DA1 This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p> </div>

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use:
	more than six metres from the water supply outlet or, where applicable, a swimming pool.			
Private Water Supply – In Areas with Water Reticulation				
PC7 The water supply must be reliable, and have sufficient flow and pressure requirements for fire fighting purposes at all times.	AS7 The development is proposed in a High and/or Medium Potential Bushfire Hazard Area, and reticulated water is supplied in accordance with Planning Scheme Policy 11 – Land Development Guidelines .	PC7 – Proposal Complies Reticulated water is supplied to the site in accordance with Planning Scheme Policy 11 – Land Development Guidelines.		
Public Water Supply – In Areas with No Water Reticulation				
PC8 The development proposed in a High and/or Medium Potential Bushfire Hazard Area must provide an adequate water supply which is readily accessible to fire brigades for fire fighting purposes.	AS8.1 Where public water supplies, fire hydrants, public water storage or permanent waterways do not exist, water tanks are provided on public land within the development. The water tanks: a) hold a volume of at least 22,500 litres; b) are of concrete construction; and c) fitted with a 50mm male camlock (standard rural fire brigade fitting). AS8.2 A hardstand area is provided not more than six metres from the water supply outlet.	Not Applicable All proposed new lots are to be connected to water reticulation.	<div style="border: 2px solid red; padding: 5px;"> <p>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No: PN118080/12/DA1..... This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p> </div>	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	
Clearing and Landscaping				
PC9 The development proposed in a High and/or Medium Potential Bushfire Hazard Area must undertake appropriate vegetation clearing and landscaping to mitigate fire hazard.	AS9 The Fire Management Plan addresses appropriate vegetation clearing and landscaping. Note: Part 7, Chapter 36 – Vegetation Management specifies the maximum area of clearing permitted by the Planning Scheme for bushfire hazard mitigation. The Fire Management Plan may recommend lesser clearing on the basis of the specific nature of the development and of the site and the use of alternative fire hazard mitigation measures such as landscaping with fire retardant species.	AS9 – Proposal Complies Landscape species will be selected from fire retardant species palettes. Further clearing to mitigate fire risk	<div>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No: PN118080/12/DA1 This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</div>	
Fire/Maintenance Trails				
PC10 Fire/maintenance trails must be provided to: a) enable access for fire fighters, residents and equipment; b) mitigate against fire hazard; and	AS10.1 The development is proposed in a Medium Potential Bushfire Hazard Area, and the subdivision design incorporates fire/maintenance trails located as close as possible to the boundaries of the lots and the	PC10 – Proposal Complies Firetrails are proposed at the rear of lots adjoining the bushland areas. They will be connected between cul de sac heads and adjoining roadways and will have passing bays at 200m intervals. Fire trails will comply with all		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use: Has compliance with the Acceptable Criteria been demonstrated?
c) allow fuel reduction activity.	<p>adjoining bushland.</p> <p>AS10.2 The fire/maintenance trail has:</p> <ul style="list-style-type: none"> a) a minimum cleared width of six metres; b) a minimum formed width of four metres; and c) a maximum gradient of 16%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance. <p>AS10.3.1 Vehicular links are provided along the fire/maintenance trail either to existing fire/maintenance trails or roads, and these links are designed having regard to the topography of the site, fire fighter safety and the need to regularly access water supplies.</p> <p>AND</p> <p>AS10.3.2 The fire/maintenance trail has vehicular access at each end, and links either to existing fire/maintenance trails or roads.</p> <p>OR</p> <p>AS10.3.3 Vehicular access at each end of fire/maintenance trails does not exist, and a turning circle is provided for</p>	<p>construction requirements.</p>	<div style="border: 2px solid red; padding: 5px; margin: 10px auto; width: fit-content;"> <p>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No: PN118080/12/DA1.....</p> <p>This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p> </div>	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use:
	<p>turning of fire fighting vehicles.</p> <p>OR</p> <p>AS10.3.4 Vehicular access at each end of fire/maintenance trails does not exist, and a 'T' or 'Y' shaped turning bay is provided for turning of fire fighting vehicles.</p> <p>AS10.4 The fire/maintenance trail provides areas for vehicles to pass or turn at intervals of not more than 400 metres and with a maximum grade of 5% (1 in 20).</p> <p>AS10.5.1 Fire/maintenance trails are located on public land (including public open space areas) to facilitate access for fire brigades.</p> <p>OR</p> <p>AS10.5.2 Fire/maintenance trails are located on public land (including public open space areas) to facilitate access for fire brigades and other purposes, such as pedestrian and cycling access.</p> <p>OR</p> <p>AS10.5.3 Fire/maintenance trails are located on</p>		<div style="border: 2px solid red; padding: 5px; text-align: center;"> <p>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED</p> <p>File No: PN118080/12/DA1.....</p> <p>This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p> </div>	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	
Advice to New Residents				
PC11 Reconfiguring a Lot occurs in a High and/or Medium Potential Bushfire Hazard Area and new residents must be informed about: a) the potential bushfire hazard on their site; b) their responsibility for fire management; and c) the measures available for ongoing fire hazard mitigation.	AS11 A copy of the Fire Management Plan is provided to each resident for the information of occupants.	PC11 – Proposal complies A copy of the Fire Management Plan will be provided to each resident for the information of occupants.	<div>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING</div> <div>BUSHFIRE MANAGEMENT PLAN ASSESSED</div> <div>File No: PN118080/12/DA1</div> <div>This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</div>	
Vehicular Access				
PC12 The vehicular access (including internal roads) must be designed to mitigate against bushfire hazard by ensuring adequate access for: a) fire fighting and other emergency vehicles; and b) the evacuation of residents and emergency personnel, in the event of an emergency.	AS12.1 The development is proposed in a High Potential Bushfire Hazard Area, and the Reconfiguring a Lot design incorporates a perimeter road that: a) is located between the boundary of the lots and the adjacent bushland; b) has a minimum cleared width of 20 metres; c) has a constructed road width of six metres; and	AS12 – Proposal Complies Permanent cul de sac heads which abut the bushfire hazard area will have a minimum cleared width of 20m. In lieu of a perimeter road, a fire trail traversing the entire interface between the development and the adjacent bushland will be constructed. This fire trail will contribute to increasing the setback of the development for fire safety reasons and will ensure adequate access to all bushfire prone areas from within the		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use:
	<p>d) is constructed to an all weather standard (refer Figure 2-2).</p> <p>AS12.2 The road design is capable of providing access for fire fighting and other emergency vehicles, in accordance with Planning Scheme Policy 11 – Land Development Guidelines.</p> <p>AS12.3 Reconfiguring a Lot is proposed to occur in a High Potential Bushfire Hazard Area, and all roads are through roads and <i>cul-de-sac</i> are not utilised (refer Figure 2-2).</p>	development.		
Figure 2-2: Preferred Road Layout in High Potential Bushfire Hazard Areas			<div style="border: 2px solid red; padding: 5px;"> <p>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED</p> <p>File No: PN118080/12/DA1</p> <p>This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p> </div>	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use: Has compliance with the Acceptable Criteria been demonstrated? Is a request for further information required?
Unacceptable design with a High Risk – Hazardous ridge top development has no breaks and obstructs fire fighters.	Acceptable design – Ring road system provides a fire break and access for fire fighters.			
	AS12.4.1 Reconfiguring a Lot is proposed to occur in a Medium Potential Bushfire Hazard area, and <i>culs-de-sac</i> are not more than 200 metres in length, and intersect or are met by a cross road or connecting road. OR AS12.4.2 Reconfiguring a Lot is proposed to occur in a Medium Potential Bushfire Hazard area, and <i>culs-de-sac</i> are utilised, and an alternative access links the <i>cul-de-sac</i> to other through roads.			<div> <p>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No:PN118080/12/DA1.....</p> <p>This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p> </div>
Lot Layout				
PC13 In areas of High and/or Medium Potential Bushfire Hazard, access and internal roads must be constructed for the safe and effective operational use of the water supply and equipment on the fire fighting vehicles.	AS13 The development is proposed in a High and/or Medium Potential Bushfire Hazard Area, and roads are designed and constructed in accordance with Planning Scheme Policy 11 – Land Development Guidelines .	PC13 – Proposal Complies Roads will be designed and constructed in accordance with Planning Scheme Policy 11 – Land Development Guidelines.		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?	Use: Has compliance with the Acceptable Criteria been demonstrated?
PC14 The lot layout of residential developments must be designed to mitigate any Potential Bushfire Hazard and provide safe sites for dwellings.	AS14 Residential lots are not located wholly within a High Potential Bushfire Hazard Area, and the building envelope is located in a lower Potential Bushfire Hazard Area of the site.	PC14 – Proposal complies The proposed development does not propose lots in areas of high bushfire risk area. The high bushfire risk areas are located up the slope of the areas proposed to be retained as public open space.		
Land Use				
PC15 Any Material Change of Use, other than a detached dwelling, must not result in a high concentration of people living or congregating in a High Potential Bushfire Hazard Area.	AS15 The following uses are inappropriate in the High Potential Bushfire Hazard Area: a) educational establishment; b) hospital; c) aged persons accommodation; d) caravan park; e) child care centre; f) community care centre; g) corrective institution; h) ecotourism facility; i) minor tourist facility; or j) tourist cabins.	PC15 – Proposal Complies None of the listed uses is proposed or contemplated within high bushfire hazard areas.	<div style="border: 2px solid red; padding: 5px;"> <p style="text-align: center;">QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING BUSHFIRE MANAGEMENT PLAN ASSESSED File No: PN118080/12/DA1</p> <p style="text-align: center;">This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p> </div>	

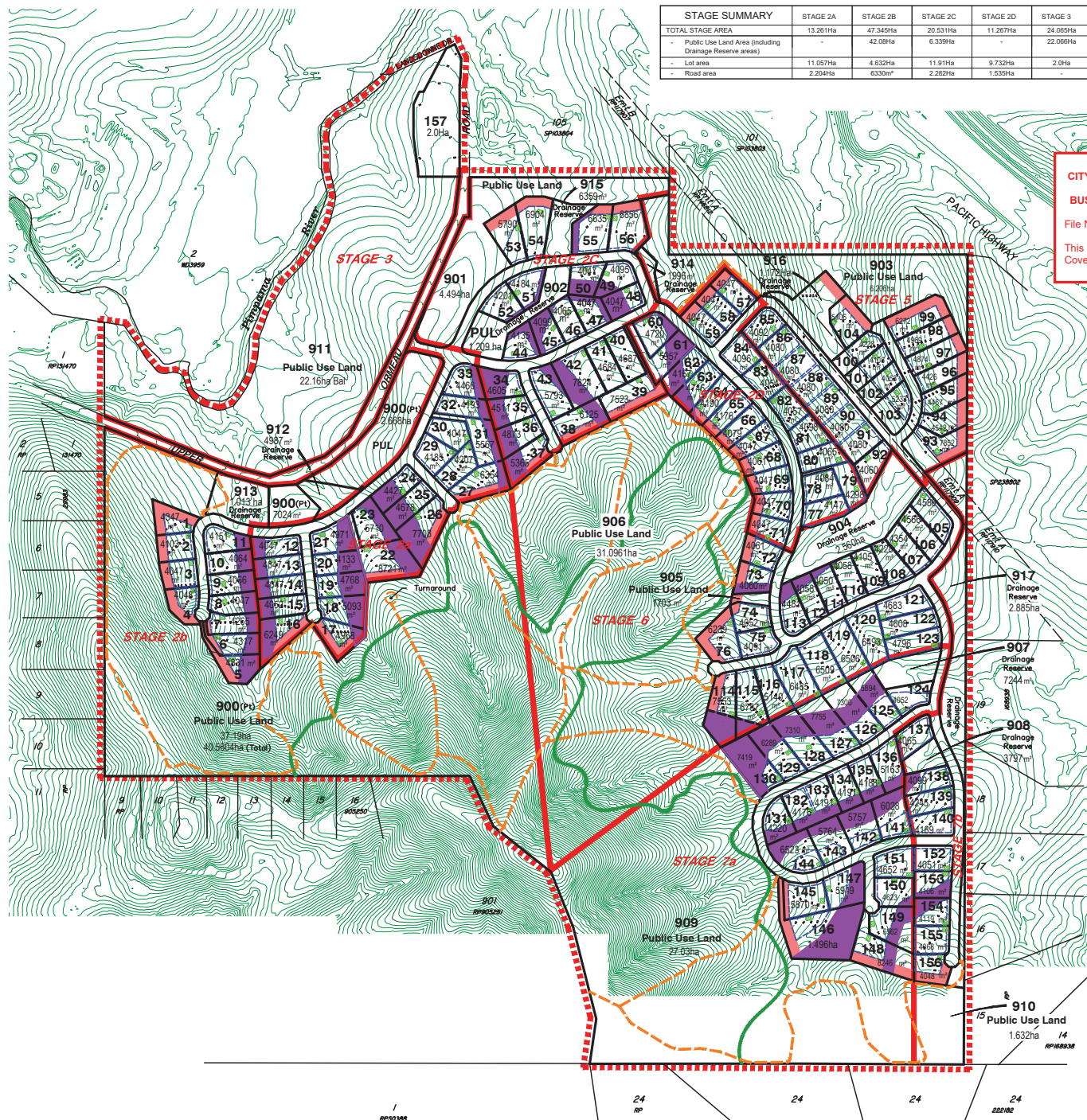
Appendix 1 - Bushfire Management Plan

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN18080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.



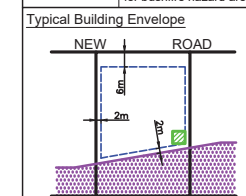
STAGE SUMMARY	STAGE 2A	STAGE 2B	STAGE 2C	STAGE 2D	STAGE 3	STAGE 5	STAGE 6	STAGE 7A	STAGE 7B
TOTAL STAGE AREA	13.261Ha	47.345Ha	20.531Ha	11.267Ha	24.065Ha	18.457Ha	48.047Ha	44.687Ha	9.814Ha
- Public Use Land Area (including Drainage Reserve areas)	-	42.08Ha	6.339Ha	-	22.066Ha	7.577Ha	33.826Ha	27.754Ha	4.897Ha
- Lot area	11.057Ha	4.632Ha	11.91Ha	9.732Ha	2.0Ha	9.307Ha	12.059Ha	14.709Ha	3.699Ha
- Road area	2.204Ha	6330m ²	2.282Ha	1.535Ha	-	1.573Ha	2.166Ha	2.227Ha	1.219Ha

NOTE:
Equal Area transfer between Lot 912
(Drainage Reserve) and Lot 900(Pt)
(Public Use Land)

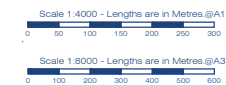
**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING
BUSHFIRE MANAGEMENT PLAN ASSIGNED**
File No.PN118080/12/DA1.....
This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

DEVELOPMENT SUMMARY	
Total Site Area 235.813Ha	
(Lot 2 on RP29994 - 159.044Ha)	
(Lot 2 on RP107328 - 52.609Ha)	
(Lot 1 on SP243312 - 24.16)	
Public Use Land / Drainage Area	144.6363Ha
Area of New Road	13.8356Ha
Total No. of Lots	157 Lots
Smallest Lot Area (excluding Lot 157)	4047m ²
Largest Lot Area	1.496Ha
Average Lot Area (excluding Lot 157)	4942m ²

LEGEND	
	Covenant Areas
	Building Envelopes
	Indicative Effluent Disposal Areas
	Indicative Fire Breaks / Trails
	20m setback to edge of building envelope for bushfire hazard area



- NOTE:
1. SITE COVER TO NOT EXCEED 40% OF THE LOT SIZE OR 2,000m², WHICHEVER IS THE LESSER.
 2. FINAL EFFLUENT DISPOSAL AREAS MUST BE LOCATED WITHIN APPROVED BUILDING ENVELOPE AREAS, OUTSIDE OF APPROVED COVENANT AREAS AND IN ACCORDANCE WITH ALL REQUIRED SETBACKS AS PER THE QUEENSLAND PLUMBING AND WASTEWATER CODE AND ASINZS 1547.



Client:

MONTEGO Hills

for

villawood
PROPERTIES

Site Address:

MONTEGO HILLS
Upper Ormeau Road,
Kingsholme

RPD:

Lot: 2/RP29994, 2/RP107328
Plan: SP243312
Parish: Pimpama
County: Local Government
Level Datum: AHD 200
Meridian: RP107328

Associated Consultants:

MORTON
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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Property boundaries have not been defined by this survey and have been compiled from RP.
All dimensions are approximate only and subject to survey.
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Scale at A1: 1:4000

Date: 23-02-17

Design: AWG

Drawn: SJH

Checked: BFH

Drawing Title:

PROPOSED STAGED RECONFIGURATION OF A LOT PLAN
- Bushfire Management Provisions

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

gasman development perspectives
planning | environment | landscape | engineering | survey
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014/4015

Appendix 2 – QFES Fire Preparedness Guide

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING
BUSHFIRE MANAGEMENT PLAN ASSESSED
File No: PN118080/12/DA1
This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

Bushfire Survival Plan

PREPARE.ACT.SURVIVE.





You must **PREPARE . ACT . SURVIVE .**

Your main priority is to ensure that you and your family are safe. During a bushfire, you and your family's survival and safety depend on your preparations, and the decisions you make.

The lives of you and your family are more important than any building.

Whether your plan is to leave early or stay, you must prepare your home and property to increase their levels of resilience and your chances of survival.

Bushfires in Queensland

The fire season in Queensland normally commences in the far north of the state in July and progresses through to southern areas as spring approaches. The fire season can extend through to February in southern and far south-western Queensland. These time frames can vary significantly from year to year, depending on the fuel loads, long-term climate, and short-term weather conditions in each area.

There are four key considerations for dealing with bushfire:

- The safety of you and your family.
- The resilience of your property.
- The protection of irreplaceable valuables and important documents.
- The maintenance of adequate levels of insurance.

This document will provide you with information about the things you need to consider to prepare yourself and your home for the bushfire season, and how to make your own personal Bushfire Survival Plan.

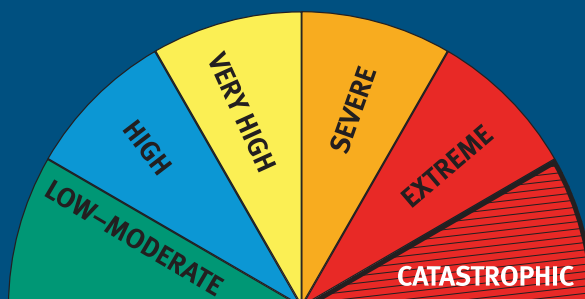
**It is your responsibility
to prepare yourself, your
family and your
home for the threat
of bushfire.**

Understand your risk

The first step in planning to survive a bushfire is to understand your own level of risk. By understanding your own level of risk, you will be able to make informed decisions that are right for you and your family. Included with this Bushfire Survival Plan is a self-assessment tool that will enable you to gauge the risk level associated with your property. If you are still unsure of your level of risk or require assistance, contact your local fire station for more information. To book a Bushfire Safety presentation, call 13 QGOV (13 74 68).

Fire danger ratings

The increased frequency of extreme bushfires in Australia in the last 10 years and the recent experience of the Black Saturday fires in Victoria have encouraged fire services throughout Australia to introduce new levels of Fire Danger Rating (FDR). A lift-out chart of the FDR system is contained within this document. Display it in a prominent place in your home, or keep it with your Bushfire Survival Plan.



**QLD FIRE & EMERGENCY SERVICES
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PREPARE . ACT . SURVIVE .

Catastrophic fire danger rating

The highest level is catastrophic. On a day of catastrophic FDR, leaving early is the only option to ensure your survival. You must relocate early to a safer location hours before a fire approaches, or even the day before. Under no circumstances will it be safe to stay with your property.

Extreme fire danger rating

The second highest level is extreme. Should a fire occur in your area on a day of extreme FDR, leaving early will always be the only option. Staying can only be considered for homes that:

- Have been designed and constructed specifically to address the threat of bushfire.
- Have been maintained to those levels and are currently well prepared.
- Can be actively defended by people with the skills, knowledge and confidence to implement a well-rehearsed Bushfire Survival Plan.

On days of catastrophic or extreme FDR:

- Fires are likely to be uncontrollable, unpredictable and very fast moving, with highly aggressive flames extending high above tree tops and buildings.
- Thousands of embers may be violently blown into and around homes causing other fires to start rapidly and spread quickly up to 20 kilometres ahead of the main fire.
- Fire can threaten suddenly, without warning, and the heat and wind will make it difficult to see, hear and breathe as the fire approaches.
- People in the path of such fires will almost certainly be injured or die, and a significant number of homes and businesses will be destroyed or damaged.
- Even well-prepared and constructed homes will not be safe.
- Expect power, water and phone networks to fail as severe winds well ahead of the fire will bring down trees and power lines, and blow roofs off buildings.

It is vital that you understand that, on these days, your survival will depend solely on how well you have prepared and how decisively you act.

**Leaving late can be
a deadly option.
If you are in any doubt,
make the decision to
LEAVE EARLY.**

What will you do?

At all times you need to **PREPARE.ACT.SURVIVE .**

When the fire danger rating is 'catastrophic', leaving early is the safest option.

When the fire danger rating is lower than 'catastrophic', one of the most important decisions you need to make is whether you will leave early or stay with a well-prepared property. This decision is the basis of your Bushfire Survival Plan.

The following questions may help you make the right decision about whether you leave early or stay:

- Do you need to consider family members who are young, elderly or infirm?
- Are you physically and emotionally prepared to stay with your property?
- Do you have the knowledge, skills, and confidence to stay with your property?
- Is your home adequately constructed, maintained, and prepared to withstand the impact of a fire? In other words, is your home prepared to withstand the impact of a bushfire?
- Do you have well-maintained resources and equipment to fight fire, and do you know how to use them?
- Do you have appropriate protective clothing to fight a fire?
- What will you do if a rapid onset fire gives you no time to leave? Where will you shelter?

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

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PREPARE.ACT.SURVIVE.



Leave early

If you plan to leave early, then you must leave your home well before a bushfire threatens and travelling by road becomes hazardous. Your leave-early preparations include:

Step 1: Preparation – your property should be well prepared for bushfire, even if you intend to leave early.

Step 2: What you will do? Make your Bushfire Survival Plan in accordance with your decision to leave early.

Step 3: Make a contingency plan – the FDR, the preparedness of your home, a change in household circumstances, a change in your physical preparedness or unexpected visitors are some things that may require you to reconsider your Bushfire Survival Plan.

Planning to stay

Planning is critical to successfully staying with your home, as it may involve the risk of psychological trauma, injury or death.

Step 1: Preparation – your property must be able to withstand the impact of bushfire and be prepared well enough to shelter you and your family.

Step 2: What you will do? Make your Bushfire Survival Plan in accordance with your decision to stay.

Step 3: Make a contingency plan – the FDR, the preparedness of your home, a change in household circumstances, a change in your physical preparedness or unexpected visitors are some things that may require you to reconsider your Bushfire Survival Plan.

In making your decision to stay, there are a few things you need to consider:

- Is your property able to withstand the impact of a bushfire?
- Are you physically and emotionally prepared to stay with your property?
- Do you have well-maintained resources and equipment, and do you know how to use them?
- Do you have appropriate protective clothing?
- Will your bushfire survival plan need to be different for weekdays, weekends or if someone is sick at home?
- Do you have a contingency plan?

Preparing your Bushfire Survival Plan

Preparation is the key to survival. Being involved in a fire will be one of the most traumatic experiences of your life.

- Prepare yourself – you need to be both mentally and physically prepared to carry out your Bushfire Survival Plan.
- Prepare your Bushfire Survival Plan.
- Prepare your Bushfire Emergency Kit.
- Prepare your Bushfire Evacuation Kit.
- Prepare your property.

When writing your plan, you need to consider:

- Have you made the right choice – to leave early or stay?
- Have you discussed your choice with your family, friends and neighbours?
- Who will take charge and lead other family members by carefully communicating the various tasks set out in the plan?
- If you have chosen to stay, what will you do to protect your property when the fire arrives?
- What will you put in your Bushfire Emergency Kit and where will you store it?
- Do your friends, family and neighbours know the details of your plan?

- What will you do if your Bushfire Survival Plan fails?
- Do you have an alternative option or contingency plan if your plan fails?
- Do you have a Neighbourhood Safer Place (NSP) you can go to as a last resort? For more information on NSPs, see www.ruralfire.qld.gov.au.
- Is it safe to travel there?

If your decision is to leave early, you must include the following information or action items in your Bushfire Survival Plan:

- Monitor media outlets – radio, TV, mobile phone and internet for bushfire alerts.
- When will you leave?
- What will be your trigger for action?
- Will your plan be different for weekdays, weekends, or if someone is at home sick or injured?
- What will you take with you (Evacuation Kit)?
- Where will you and your family go when you leave early?
- What route will you take to get there?
- What will you do with your pets?
- What will you do if there are consecutive or multiple ‘catastrophic’ or extreme fire danger days?
- Will you go to work on days when the FDR is in the upper levels?
- Will you send your children to school when the FDR is in the upper levels?
- Will all members of your household leave early?
- What will you do to prepare your property?
- What is your contingency plan in the event that it is unsafe to leave?

If your decision is to stay, you must include the following information or actions items in your Bushfire Survival Plan:

- Monitor media outlets – radio, TV, mobile phone and internet.
- Locate your Bushfire Emergency Kit.
- Put on protective clothing.
- Remain hydrated by drinking lots of water.

- Move any stock to fully grazed paddocks.
- Move cars to a safe location.
- Remove garden furniture, doormats, and other items.
- Close windows and doors and shut blinds.
- Take down curtains and move furniture away from windows.
- Seal gaps under doors and window screens with wet towels.
- Place pets inside, restrain them, and provide water.
- Block downpipes and fill gutters with water.
- Wet down the sides of buildings facing the approaching fire front.
- Wet down decks and verandas.
- Wet down fine fuels close to buildings.
- Turn on garden sprinklers before the bushfire arrives.
- Fill containers with water – bath, sinks, buckets, wheelie bins, etc.
- Have ladders ready to access inside roof spaces, and against the roof on the outside.
- Have a generator or petrol pump ready.
- Start patrolling outside to check for embers.

When the fire front arrives:

- Take all fire-fighting equipment, such as hoses and pumps, inside – these may melt during the fire.
- Go inside and shelter away from the fire front.
- Patrol the inside of your home, including the ceiling space, for embers or small fires that may start.
- Drink lots of water.
- Check family and pets.

After the fire front has passed:

- Wear protective equipment.
- Go outside once it is safe.
- Check for small spot fires and burning embers:
 - inside roof space
 - under floor boards
 - under house space

PREPARE. ACT. SURVIVE.

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING
BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

- on veranda and decks
 - on window ledges and door sills
 - in roof lines and gutters
 - garden beds and mulch
 - wood heaps
 - outdoor furniture
 - sheds and carports.
- Continue to drink lots of water.
 - Stay at your property until the surrounding area is clear of fire.
 - Monitor media outlets – radio, TV, mobile phone and internet.

You need to be both mentally and physically prepared to carry out your Bushfire Survival Plan.

There may be other actions to include, depending on your individual property and the level of bushfire risk you are exposed to.

Include the whole family in creating your Bushfire Survival Plan. You and your family should be aware of the actions you will take at the various FDR levels. and it is important to ensure this is incorporated into your Bushfire Survival Plan. The FDR for your area can be found on roadside signs and by visiting www.ruralfire.qld.gov.au and following the FDR link.

It is important that your Bushfire Survival Plan does not rely solely on receiving an alert.

Once you have completed your Bushfire Survival Plan, practise it regularly to ensure everyone involved knows exactly what to do in the event of a fire.

Preparing your Bushfire Emergency Kit

It is essential that you have a Bushfire Emergency Kit if your choice is to stay with your property. This kit will ensure you and your family have the important equipment you need to stay. For a comprehensive list of equipment needed in a Bushfire Emergency Kit see page 14.

Preparing your Bushfire Evacuation Kit

It is equally important to have a Evacuation Kit if your choice is to leave early. This kit will ensure you and your family have important items and equipment required to relocate for the time needed. For a comprehensive list of items and equipment needed in a Bushfire Evacuation Kit see page 15.

Making a contingency plan

No matter whether your decision is to leave early, well before a bush fire threatens, or to stay, you should still have a contingency plan as part of your Bushfire Survival Plan. There are many scenarios to consider, such as: what you will do if a rapid onset fire starts in your local area, making roads impassable or travel particularly dangerous? You should have other options if road travel is not safe.

- Is your house well prepared?
- Can it provide you with protection from radiant heat?
- Have you identified a safer location, such as an NSP?

Sheltering in a well-prepared property is far safer than being out in the open or in a vehicle.

Preparing your property

An unprepared property is not only at risk itself, but may also present an increased danger for your neighbours and their homes.

Planning is absolutely critical to safely staying with your home. Staying home involves the risk of psychological trauma, injury and death.

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.

...ACT. SURVIVE.

There are a number of measures you can take to prepare your home and property for bushfire. These include annual preparations you must take before the bushfire season.

Your pre-season property preparations should include:

- Displaying a prominent house number.
- Ensuring there is adequate access to your property for fire trucks – 4 metres wide by 4 metres high with a turn-around area. Reduce vegetation loads along the access path.
- Mowing your grass regularly.
- Removing excess ground fuels and combustible material (long dry grass, dead leaves and branches).
- Clearing leaves, twigs, bark and other debris from the roof and gutters.
- Purchasing and testing the effectiveness of gutter plugs.
- Trimming low-lying branches 2 metres from the ground surrounding your home.
- Enclosing open areas under your decks and floors.
- Installing fine steel wire mesh screens on all windows, doors, vents and weep holes.
- Pointing LPG cylinder relief valves away from the house.
- Conducting maintenance checks on pumps, generators and water systems.
- Checking that you have sufficient personal protective clothing and equipment.
- Relocating flammable items away from your home, including woodpiles, paper, boxes, crates, hanging baskets and garden furniture.
- Sealing all gaps in external roof and wall cladding.
- Checking that the first-aid kit is fully stocked.

Bushfire Alerts

If you receive an emergency warning about a bushfire or other emergency, take notice – it could save your life.

There are three types of alert messages to help you make the right safety choices:

Bushfire Advice Message – a fire has started – general information to keep you up to date.

Bushfire Watch and Act Message – represents a heightened level of threat. Conditions are changing, a fire is approaching; lives may come under threat. Take appropriate action.

Bushfire Emergency Warning – is the highest level message advising of impending danger. It may be preceded with the Standard Emergency Warning Signal (SEWS).

An Emergency Warning means there is a threat to lives, and protective action is required immediately.

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING
BUSHFIRE MANAGEMENT PLAN ASSESSED**

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.

When a bushfire strikes

You have made your decision to **PREPARE.ACT.SURVIVE**.
You have prepared your property before the fire season.
You have made your Bushfire Survival Plan. You have practised your Bushfire Survival Plan.

A bushfire is threatening. What do you do?

- Know the FDR for any given day.
- Regularly check the FDR on the Rural Fire Services website at www.ruralfire.qld.gov.au.
- Monitor your media outlets for warnings on bushfire activity.
- Seek out information if you have to, and do not assume that you will receive a warning.
- Leave early or stay according to your Bushfire Survival Plan.
- Act decisively in accordance with your Bushfire Survival Plan.
- Do not adopt the 'wait-and-see' option.

Travelling in your vehicle near a bushfire

Sheltering inside a vehicle is a high-risk strategy that can result in death. While sheltering inside a vehicle offers you a slightly higher chance of survival than being caught in the open, having a leave-early or stay strategy is a much safer option.

You should never take a journey into areas where the fire danger is catastrophic or extreme. You should consider postponing or finding alternative routes if necessary. If you can smell or see smoke in the distance, it is best to U-turn and drive away from the danger.

If you are caught in smoke or flames while on the road:

- Turn on the vehicle's headlights and hazard warning lights.
- If you need to shelter in your vehicle, drive your car into a bare, clear area well away from surrounding trees, leaving lights on. Position the vehicle to prevent a side impact from an advancing fire front.
- Close all windows and vents.
- Leave the engine running and turn off the air conditioning system.

- Cover your entire body with woollen or cotton blankets to protect you from radiant heat.
- Take shelter below the window level.
- Drink water frequently, and stay in the vehicle until the fire front has passed.
- Once the fire front has passed, exit the vehicle to inspect the damage and ensure other passengers are safe.

Neighbourhood Safer Places

A Neighbourhood Safer Place (NSP) is a place of last resort for people during a bushfire. An NSP may form part of a back-up plan when:

- Your Bushfire Survival Plan has failed.
- Your plan was to stay, but the extent of the fire means that your home cannot withstand the impact of the fire and, therefore, your home is not a safe place to shelter.
- The fire has escalated to an extreme or catastrophic level and relocation is the safest option.

An NSP is an identified building or open space within the community that can provide a level of protection from the immediate life-threatening effects of a bushfire. NSPs still entail some risk, both in moving to them and while sheltering in them; they cannot be considered completely safe.

They are a place of *last resort* in bushfire emergencies only. The following limitations of NSPs need to be considered within your Bushfire Survival Plan:

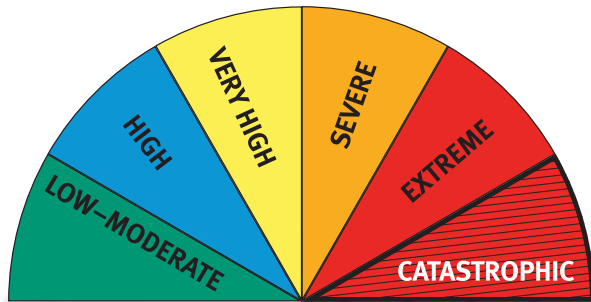
- NSPs do not cater for pets.
- Firefighters may not be present, as they will be elsewhere fighting the main fire front.
- NSPs do not provide meals or amenities.
- They may not provide shelter from the elements, particularly flying embers.

If you are a person with special needs, you should consider what assistance you may require at an NSP.

Although QFES cannot guarantee an immediate presence during a bushfire, every effort will be made to provide support as soon as resources are available.

If an NSP is part of your contingency plan, it should not require extended travel through fire-affected areas to get there.

FIRE DANGER RATING



The Fire Danger Rating (FDR) is an early indicator of potential danger, and should act as your first trigger for action. The higher the rating, the greater the need for you to act.

The FDR is an assessment of the potential fire behaviour, the difficulty of suppressing a fire, and the potential impact on the community should a bushfire occur on a given day.

A Fire Danger Index (FDI) of 'low-moderate' means that the fire will burn slowly and that it will be easily controlled, whereas a FDI in excess of 'catastrophic 100+' means that the fire will burn so fast and hot, it will be uncontrollable.

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

CATASTROPHIC

A fire with a rating of '**catastrophic**' may be uncontrollable, unpredictable and fast-moving. The flames will be higher than roof tops. Many people may be injured, and many homes and businesses may be destroyed.

During a '**catastrophic**' fire, well-prepared and constructed homes will not be safe. Leaving is the only option for your survival.

EXTREME

A fire with an '**extreme**' rating may be uncontrollable, unpredictable and fast-moving. The flames may be higher than roof tops. During an '**extreme**' fire, people will be injured, and homes and businesses may be destroyed.

During an '**extreme**' fire, well-prepared and well-constructed homes may not be safe. Leaving is the only option for your survival.

SEVERE

A fire with a '**severe**' rating may be uncontrollable and move quickly, with flames that may be higher than roof tops. A '**severe**' fire may cause injuries, and some homes or businesses will be destroyed.

During a fire with a '**severe**' rating, leaving is the safest option for your survival. Use your home as a place of safety only if it is well-prepared and well-constructed.

VERY HIGH

A fire with a '**very high**' danger rating is one that can be difficult to control with flames that may burn into the tree tops. During a fire of this type, some homes and businesses may be damaged or destroyed.

During a fire with a '**very high**' danger rating, you should use your home as a place of safety only if it is well-prepared and well-constructed.

HIGH

A fire with a '**high**' danger rating is one that can be controlled, where loss of life is unlikely, and damage to property will be limited.

During a fire with a '**high**' danger rating, you should know where to get more information and monitor the situation for any changes.

LOW-MODERATE

A fire with a '**low to moderate**' rating can be easily controlled and poses little or no risk to life or property.

During a fire with a '**low to moderate**' rating, you should know where to get more information and monitor the situation for any changes.

BUSHFIRE SURVIVAL PLAN

Complete your personalised Bushfire Survival Plan lift-out.

Personal details:

Important phone numbers: **000 (Triple Zero)** (Fire, Police and Ambulance)

Family:	Family:	Family:
Work:	Friends:	Friends:
School:		

Important contact details – name and phone number:

Insurer:	Policy Number:	Phone:
Electricity:		Phone:
Water:		Phone:
Gas:		Phone:
Phone Company:		Phone:
Council:	Phone:	

Leave early:

List all names and contact phone numbers of household members who have decided to leave early – then complete Section 1.

Names:
Phone:

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING
BUSHFIRE MANAGEMENT PLAN ASSESSED
File No: PN118080/12/DA1
This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

Stay:

List all names and contact phone numbers of household members who have decided to stay – then complete Section 2.

Names:
Phone:

Leave early – Section 1

Pull this Bushfire Survival Plan lift-out from this document and keep in a safe place.

Leaving early will always be the safest option for you and your family. It is extremely important for you to prepare a detailed leave-early plan to ensure everyone understands what to do and when. Use the boxes below to list tasks to do.

When to go – Think of different triggers that will cause you and your family to leave early. Think about what you will do if you have sent the children to school that day. Think about whether or not you will have to travel from work into the fire zone.

Where to go – Identify one or more safer locations. Consider putting on personal protective clothing before you leave home.

How to get there – What roads will you take to your destination? Have an alternative route if your first choice is impassable.

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN118080/12/DA1

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

What to take – Make a list of your most valuable items (e.g. insurance papers, electronic records, photo albums, passports, birth certificates and other important information).

Stay – Section 2

Anyone who is not going to leave early must be involved in completing this stay-and-defend plan to ensure they know what to do. Every stay plan will be different depending on your circumstances. Use the boxes below to list tasks to do.

Before the fire approaches – Start getting yourself and your property ready for a bushfire.

As the fire approaches – Prepare for ember attack on or near your home. Remember to put on personal protective clothing.

As the fire front arrives – Stay safe by monitoring the fire from inside your home.

After the fire passed – Patrol your property and extinguish any spot fires or burning embers. You may need to keep this up for several hours.

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

Everyone must have a contingency plan

Have a contingency plan – what will you do if you can't activate your Bushfire Survival Plan? Remember that leaving late can lead to loss of life.

Know where your nearest NSP is and how to get there.

ACTIVATING YOUR BUSHFIRE SURVIVAL PLAN

Once you have prepared your Bushfire Survival Plan and completed your preparations, it is absolutely essential that you regularly practise and review your plan. This will make sure you and your family are well organised in the event of a bushfire. If a bushfire threatens the health and safety of you, your family, home or property, you should follow these steps:

Step 1 – Activate your Bushfire Survival Plan

Someone must take charge and lead other family members through this emotional experience by carefully communicating the various tasks set out in the plan. Know who is going to leave early and who is going to stay.

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN118080/12/DA1

This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.

Step 2 – Put on your personal protective clothing

Every member of the family must change into their personal protective clothing, including long pants, long-sleeve-shirt and closed-in shoes.

Step 3A – Pack your vehicle and leave early

If your plan is to leave early, pack all valuables in your vehicle (see Evacuation Kit) and relocate to your designated safer location. Give yourself enough time to get you and your family to safety. Don't return home until it is safe to do so.

OR

Step3B – Implement your strategy to stay and defend

If your plan is to stay, ensure you have all the items in the Bushfire Emergency Kit ready to go. This can be a dangerous option, and you should be physically and mentally prepared.

Step 4 – Keep informed of bushfire activity

Listen to the radio, television, internet, firefighters and/or police for information on the fire in your local area. Bushfire is dynamic and unpredictable, so you need to be prepared for the unexpected. Warnings are not guaranteed, so do whatever is necessary to ensure you remain safe.

BUSHFIRE EMERGENCY KIT

You need to have a Bushfire Emergency Kit stored in an area of the house that is safe and easy to access. It should contain:

- protective clothing
- mop
- gloves
- torch
- hoses
- shovel
- towels
- buckets
- safety goggles
- ladder
- medications
- bottled drinking water
- fire extinguishers
- battery-operated radio
- spare batteries
- smoke mask
- woollen blankets
- first-aid kit
- knapsack sprayer
- protective clothing for the whole family.



QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No:PN118080/12/DA1.....

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

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EVACUATION KIT

Write a list of all items your family will need before, during, and after your relocation. The list below shows items that you might like to put in your evacuation kit:

- protective clothing for the whole family
- battery-operated radio and spare batteries
- safety goggles
- mobile phone and battery charger
- medications
- wallet or purse and money
- clothing (two sets of clothes for each family member)
- identity information (passports, birth certificates)
- bottled water (enough for each relocated family member)
- family and friends' phone numbers
- items of high importance (e.g. family photos, valuables, important documents)
- blankets (natural fibres)
- children's toys.



QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN118080/12/DA1

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

BUSHFIRE RISK SELF-ASSESSMENT CHECKLIST



This basic self-assessment checklist is designed to give you a greater understanding of the bushfire risk level relevant to your property. Information provided in this assessment will assist you when completing your Bushfire Survival Plan.

Address:

Postcode:

Property Owner / Property Name:

ACCESS/EGRESS

Road/Street/Driveway

PLEASE ✓ APPROPRIATE BOX

Clear of overhanging vegetation

Yes

☐

No

☐

Unrestricted gate access

Yes

☐

No

☐

Clear of overhead power lines

Yes

☐

No

☐

Able to reverse in

Yes

☐

No

☐

Turning/passing areas

Yes

☐

No

☐

Heavy vehicle access on cattle grid/bridge

Yes

☐

No

☐

Alternative way out

Yes

☐

No

☐

Two-wheel drive access

Yes

☐

No

☐

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING
BUSHFIRE MANAGEMENT PLAN ASSESSED
File No: PN118080/12/DA1
This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

STRUCTURE/S

Exterior walls – non-combustible

Yes

☐

No

☐

Roof ridge capping sealed

Yes

☐

No

☐

Eaves enclosed

Yes

☐

No

☐

Roofing gutters and valleys clear of leaf litter and fine fuels

Yes

☐

No

☐

Underfloor enclosed

Yes

☐

No

☐

Vents screened

Yes

☐

No

☐

Windows – non-combustible finishing

Yes

☐

No

☐

Deck/veranda non-combustible

Yes

☐

No

☐

WATER SUPPLY

Reticulated water supply

Yes

☐

No

☐

Tank supply with QFES access – 50 mm male camlock fitting
so fire fighters can use water if needed

Yes

☐

No

☐

QFES accessible external open water supply (dam/pool)

Yes

☐

No

☐

Firefighting pump and hose connected to water supply

Yes

☐

No

☐

Other considerations

There are a range of other things to be considered regardless of your decision to leave early or stay:

- Firefighting equipment (such as pumps, hoses and sprinkler systems) should be tested regularly and maintained in maximum operational working condition.
- Firefighters may need access to your property during a bushfire. So, it is in your best interests to allow enough space for fire trucks (4 metres wide by 4 metres high).
- Your pets, livestock, and other animals require proper care and attention during fires. Consider food, medication, transportation and sleeping arrangements for your animals.

Will someone from an emergency service knock on my door when it is time to leave?

Emergency services personnel are not always available to alert the community of potential risks by door knocking and encouraging you to leave. Monitor local radio stations, television networks and emergency service websites for information updates. Remember, the safest option is to leave early. Leaving too late can be fatal.

Will there always be a fire truck available to fight a bushfire threatening my home?

No, not always. Fire trucks and firefighters are a limited resource, so it is important they are deployed in an appropriate manner to best manage the fire. The QFES cannot guarantee a fire truck will be available to defend every home during a large bushfire event.

Is my home at risk from burning if there is more than 50 metres between my home and nearly bushland?

Yes, most houses destroyed in bushfires are lost as a result of ember attack. Under certain conditions, embers can cause fires to ignite up to 20 kilometres in front of the main fire. A combination of your level of preparation and your home construction will determine the survivability of your home.

What does leaving early mean?

Leaving early means before a bushfire event has reached your neighbourhood. Leaving early could be the day before or morning of predicted extreme or catastrophic bushfire weather.

Can I be made to leave my home during a bushfire?

In Queensland, you can be ordered by the Police or Fire Service to evacuate if they believe it is necessary for your safety.

Is cleaning my gutters and mowing my lawns enough to prepare my property for bushfire?

No! Fire requires fuel, heat and oxygen to occur. The radiant heat and flying embers produced by bushfires mean that overhanging trees, shrubs and mulch against homes, woodpiles, old building materials, outdoor furniture or other objects stored under the deck or chemicals in the garden will quickly ignite. Do yourself and your neighbours a favour by taking the time to properly prepare your whole property, which includes yourself, your house and your land.

If I know the backstreets in my suburb or town very well, is it okay for me to leave at the last minute?

If your decision in your Bushfire Survival Plan is to leave early, then you should leave well before the fire front reaches your property. Irrespective of your local area knowledge, you must stick to your plan and leave early. Leaving late can be fatal.

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN118080/12/DA1

This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.

FAQ'S

<p>QLD FIRE & EMERGENCY SERVICES CITY OF GOLD COAST BUSHFIRE PLANNING</p> <p>BUSHFIRE MANAGEMENT PLAN ASSESSED</p> <p>File No:PN118080/12/DA1.....</p> <p>This Plan is to be read in conjunction with QFES Cover Sheet bearing the same file number.</p>

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Rural Operations Areas

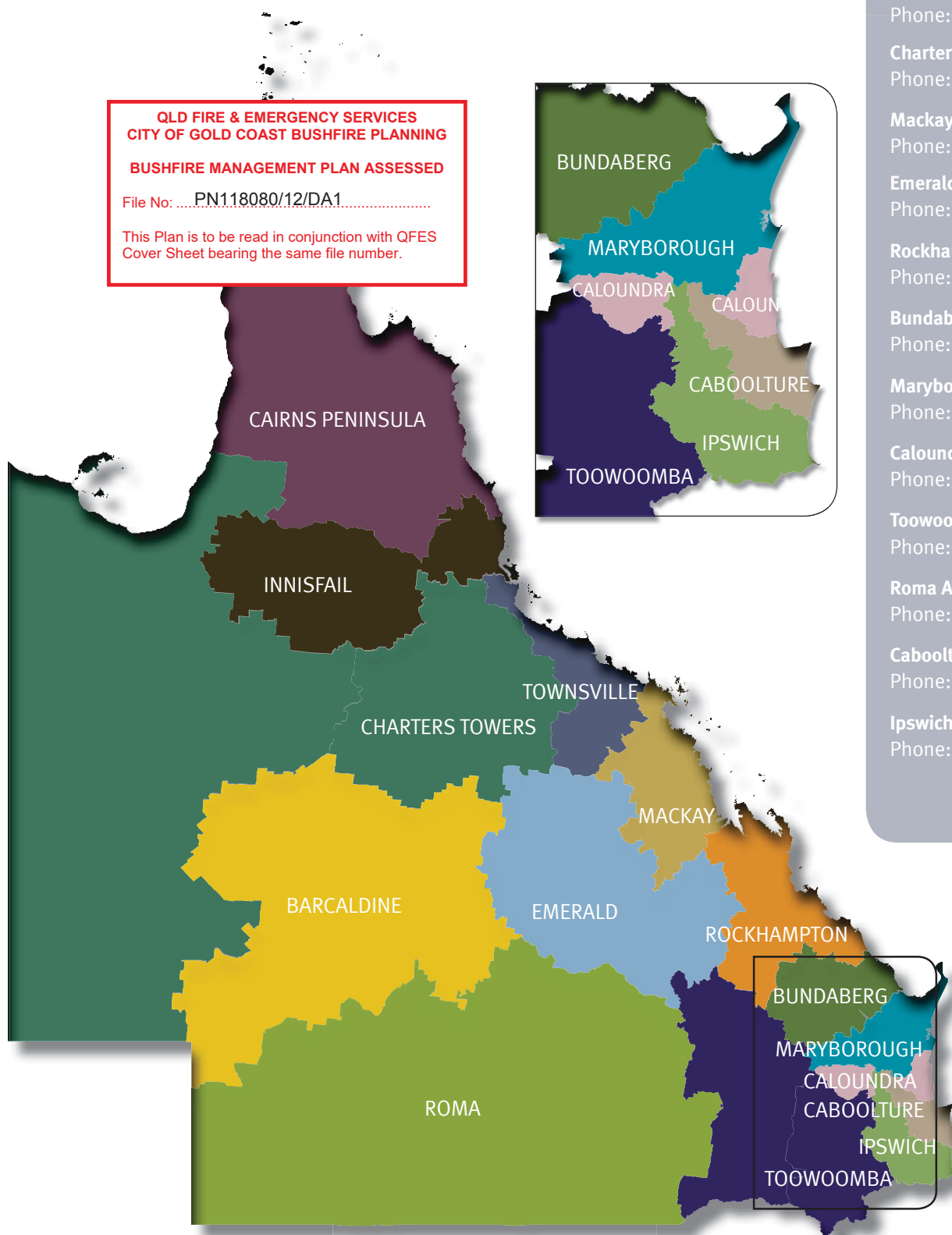
For further assistance contact your local Area Office

**QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING**

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN118080/12/DA1

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.



Cairns Area Office

Phone: (07) 4042 5468

Innisfail Area Office

Phone: (07) 4061 0650

Townsville Area Office

Phone: (07) 4796 9082

Charters Towers Area Office

Phone: (07) 4761 5130

Mackay Area Office

Phone: (07) 4965 6641

Emerald Area Office

Phone: (07) 4983 7580

Rockhampton Area Office

Phone: (07) 4938 4736

Bundaberg Area Office

Phone: (07) 4153 3244

Maryborough Area Office

Phone: (07) 4790 4839

Caloundra Area Office

Phone: (07) 5420 7517

Toowoomba Area Office

Phone: (07) 4616 1945

Roma Area Office

Phone: (07) 4622 2074

Caboolture Area Office

Phone: (07) 5420 1333

Ipswich Area Office

Phone: (07) 3294 4944

Bushfire is a very real risk to many of our suburbs, so make sure you are prepared now!

QLD FIRE & EMERGENCY SERVICES
CITY OF GOLD COAST BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN ASSESSED

File No: PN118080/12/DA1

This Plan is to be read in conjunction with QFES
Cover Sheet bearing the same file number.

FOR FURTHER INFORMATION

GO TO

www.ruralfire.qld.gov.au
www.qfes.qld.gov.au

OR

book a free
“Are you Bushfire Prepared?”
presentation by calling

13 QGOV



facebook.com/QldFireandRescueService



twitter.com/QldFES or @QldFES



youtube.com/FireRescueQld

ANNEXURE B

DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (157 RESIDENTIAL LOTS, OPEN SPACE AND NEW ROAD)

- D** Development Permit for Reconfiguring a Lot for 157 freehold lots (subject to the transfer of Lot 1 SP 243312 in accordance with conditions 45 and 46), open space and new road, subject to the following conditions:

APPROVED PLANS/DRAWINGS/REPORTS

1 Development to be generally in accordance with specified plans/drawings/reports

The development must be carried out generally in accordance with the approved plans/drawings/reports listed below and which are attached as Attachment 1 to Annexure B:

Plan No.	Rev.	Title	Date	Prepared by
5543 P ROL	12 U	Proposed Staged Reconfiguration of a Lot Plan	22-02-17	Gassman Development Perspectives

2 Consent Order and approved plans/drawings to be submitted with subsequent application, and provided to future purchasers

- a A copy of this Consent Order and accompanying stamped approved plans/drawings must be submitted with any operational works application relating to or arising from this development approval.
- b The owner/developer of the land will be responsible for providing a copy of the approved plans, reports and Place Code to all future purchasers of lots within the subdivision.

3 This condition is deleted

4 Consent Order and approved plans/drawings to be submitted with subsequent application

A copy of this Consent Order and accompanying stamped approved plans/drawings must be submitted with any operational works application relating to or arising from this development approval.

5 Building location envelopes and site overage

The building location envelope and site coverage for each lot must be generally in accordance with the building location envelope size and maximum site coverage specified in the approved plan in accordance with Condition 1.

6 Changes requiring further approval

Changes to the approved design that are not generally in accordance with the approved plans/drawings require approval in accordance with the *Sustainable Planning Act 2009*.

Information note:

The Sustainable Planning Act 2009 sets out the procedures for changing approvals where the change can be classified as a permissible change. If the change is not a permissible change, a new development approval is required.

GEOTECHNICAL STABILITY

7 Geotechnical report to be complied with

All earthworks, including cut/fill batters on the subject site, must be carried out in accordance with the advice and recommendations of the geotechnical report: "Amendment A, Geotechnical Investigation and Slope Stability Assessment, Proposed Residential Development, 97 Upper Ormeau Road, Kingsholme", prepared by Cardno Bowler Pty Ltd, Job No. 7221gs-B.11, dated 9 November 2011 (Council ref: #32679420).

8 Certification of low risk of slope instability

The applicant must submit to Council with any future development application for operational work (works for infrastructure or change to ground level), certification from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering confirming that "each of the proposed lots/building envelopes, access roads and effluent disposal areas will achieve a slope instability hazard risk of "Low" or "better".

9 Certification of engineering drawings' consistency with geotechnical report

The applicant must submit to Council with any future development application for operational work (works for infrastructure or change to ground level), certification from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering confirming that the proposed engineering drawings are in all respects consistent with the advice and recommendations of the geotechnical report: "Amendment A, Geotechnical Investigation and Slope Stability Assessment, Proposed Residential Development, 97 Upper Ormeau Road, Kingsholme", prepared by Cardno Bowler Pty Ltd, Job No. 7221gs-B.11, dated 9 November 2011.

10 Building work restricted to building envelope

Building work on each proposed lot:

- a must be wholly contained within the building envelopes as shown on the approved plan in accordance with Condition 1; and
- b must comply with the advice and recommendations of the geotechnical report "Amendment A, Geotechnical Investigation and Slope Stability Assessment, Proposed Residential Development, 97 Upper Ormeau Road, Kingsholme", prepared by Cardno Bowler Pty Ltd, Job No. 7221gs-B.11, dated 9 November 2011.

Information note:

Council will apply a notation on the rates card of each lot stating that building work is to be limited to the building pad areas shown on Plan No. 5543 P ROL Revision 12U titled Proposed Staged Reconfiguration of a Lot Plan dated 22 February 2017 prepared by Gassman Development Perspectives (Council ref: #60808109).

11 Certification of building envelope drawing

- a The applicant must, prior to Council's endorsement of survey plans, resubmit the plans to Council with the following certification shown on the face of the plans:

'I, [insert full name], RPEQ No. [insert], a qualified geotechnical engineer and Registered Professional Engineer of Queensland, hereby certify that provided

the advice and recommendations of the geotechnical report: "Amendment A, Geotechnical Investigation and Slope Stability Assessment, Proposed Residential Development, 97 Upper Ormeau Road, Kingsholme", prepared by Cardno Bowler Pty Ltd, Job No. 7221gs-B.11, dated 9 November 2011, are adhered to:

- i The building envelopes shown on this drawing are considered suitable for residential buildings and structures defined in the Building Code of Australia as Class 1 and Class 10a (non-habitable building being a private garage, carport, shed or the like);
 - ii Land proposed for driveway access from the constructed road to the building envelope is considered suitable for the construction of a driveway;
 - iii Effluent disposal areas can be suitably situated within the building envelopes so as to have no adverse geotechnical effects on building envelopes in the vicinity;
 - iv Each specific building envelope is free from any future land sliding and/or outside the buffer zone of any potential slip area(s), provided no development external to the site adversely affects the subject development;
 - v The building envelope will be geotechnically suitable and fit for its intended purposes and will remain stable at least for the design life of the residential buildings and structures, provided no development external to the site adversely affects the subject development.'
- b Any amendments to the certified plan will require a fresh certification to be submitted to Council.

12 Certification of retaining structures/batters long-term factor of safety

With any future development application for operational work (works for infrastructure or change to ground level), the applicant must submit to Council:

- a A certification from a Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering stating that "all cut/fill batters and retaining structures (if any) associated with the proposed bulk earthworks, access roads and building pads development have been adequately designed based on existing geotechnical conditions of the site, taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than 1.5 against geotechnical instabilities"; and
- b prior to the earlier of endorsement of survey plans, certification from an RPEQ specialising in geotechnical engineering confirming that "all constructed cut/fill batters and retaining structures (if any) on the site have achieved adequate stability with a long-term factor of safety greater than 1.5 against geotechnical instabilities".

HYDRAULICS

13 No worsening of hydraulic conditions

The development must be designed and constructed so as to result in:

- a No increase in peak flow rates downstream from the site;
- b No increase in flood levels external to the site; and
- c No increase in duration of inundation external to the site that could cause loss or damage.

14 **Alteration of overland flow paths**

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

STORMWATER MANAGEMENT

15 **Stormwater management plan to be complied with**

- a The submitted stormwater management plan, being “Conceptual Stormwater Management Plan – Montego Hills, Upper Ormeau Road, Kingsholme (V4)” prepared by BIOME Water and Environmental Consulting dated October 2016 is approved.
- b All stormwater management works (including all maintenance and monitoring) for the reconfiguration must be carried out, completed and implemented by the applicant in accordance with the approved (as amended above) stormwater management plan, and prior to a request for compliance assessment of the subdivision plan. Or in the case of a private lot where no subdivision plan is required, these works must be completed prior to the commencement of the use of the premises.

16 **Certification of earthworks compliance with hydraulic report**

Immediately after completion of the bulk earthworks, the applicant must submit to Council certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics stating that the bulk earthworks comply with the approved report, being “Conceptual Stormwater Management Plan – Montego Hills, Upper Ormeau Road, Kingsholme (V4)” prepared by BIOME Water and Environmental Consulting dated October 2016. The certification must be accompanied by calculations and as constructed data that includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS.

17 **Public utility (stormwater) easements to be provided**

Public utility (stormwater) easements must be provided for the purposes of access, maintenance and construction of services, in favour of and at no cost to Council, over Council stormwater infrastructure located in private land. Such easements must meet the following requirements:

- a Easement widths must comply with the requirements specified in Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings for stormwater infrastructure.
- b Notwithstanding the easement width requirements specified in *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*, a 400 mm minimum horizontal clearance is required between infrastructure of differing types.
- c The applicant must provide to Council a certification from the surveyor that the easements are correctly located over the infrastructure and meet the requirements of paragraph (a) of this condition.
- d The terms of such easements shall be to the satisfaction of the Chief Executive Officer, and shall be executed prior to the earlier of compliance assessment of the subdivision plan or commencement of the use of the premises.
- e Easement plans and associated documents must be duly signed by the owner of the burdened land (and any mortgagees, if necessary) before they are submitted to Council for execution.

- f When registering the easements, the Form 9 document shall refer to the Registered Document No. 707918364.
- 18 **Certification that engineering drawings reflect stormwater management treatment train**
- The applicant must provide to Council, in conjunction with any development application for operational work (works for infrastructure), certification from a Registered Professional Engineer Queensland (RPEQ) specialising in stormwater that the submitted engineering drawings accurately reflect the stormwater management measures contained within the approved stormwater management plan.
- 19 **Certification that stormwater detention system implemented**
- a The applicant must provide to Council certification from a Registered Professional Engineer Queensland (RPEQ) specialising in hydraulics that the stormwater detention systems in accordance with the approved stormwater management plan have been installed on-site and is functioning as designed.
- b Certification must be provided prior to the lodgement of plan sealing application.
- 20 **Stormwater management on each lot**
- a Prior to the earlier of the issue of a final inspection certificate/certification of classification for a building on a lot or commencement of the use of a lot, a 22.5kL rainwater tank must be installed on the lot in accordance with the approved stormwater report being "Conceptual Stormwater Management Plan – Montego Hills, Upper Ormeau Road, Kingsholme (V4)" prepared by BIOME Water and Environmental Consulting dated October 2016. The tank must be maintained as operational for the life of the use of the lot.

EROSION AND SEDIMENT CONTROL

- 21 **Erosion and sediment control**
- a Sediment, erosion and dust control measures must be implemented in accordance with the approved plans/drawings and the *Best Practice Erosion & Sediment Control for Building and Construction Sites, November 2008 prepared by IECA Australia*. Additional sediment, erosion and dust control measures must be implemented as directed by Council officers upon site inspection.
- b All lots must be adequately vegetated and action taken to prevent erosion from wind and/or water to the satisfaction of the Chief Executive Officer.
- c Immediately after backfilling behind all kerbing:
- i A turf strip 1 metre wide must be placed behind all kerbing; and
- ii A turf strip must be placed at 90 degrees to the kerb every 10 metres to prevent scouring along the turf edge, in accordance with Section A5-C4 (Grassed filter strips) of the *Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites* (The Institution of Engineers, Australia Queensland Division June 1996).
- d Immediately after completion of the construction of an open drain:
- i The open drain must be turfed, unless approved otherwise in a Council approved stormwater management plan; and
- ii A turf strip must be placed at 90 degrees to the invert every 10 metres to prevent scouring along the turf edge. Reinforced turf must be used where invert grades exceed 5%.
- iii Sediment control structures (eg. sediment fence) must be placed at the base of all materials imported on-site to trap any sediment runoff.

- e The following inspection program must be carried out until the site is fully rehabilitated and accepted by Council 'Off Maintenance':
 - i Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and
 - ii Inspections after each storm event to assess the adequacy of the erosion control measures. The applicant must make good any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site.
- f To minimise un-vegetated areas:
 - i Construction activities must be staged;
 - ii Filled areas must be seeded immediately on completion; and
 - iii No area should remain exposed (un-vegetated) for more than 2 weeks unless construction work is being undertaken on that area.
- g All water from the site, including dewatering discharge, must be directed through a sediment pond (or other approved devices) prior to leaving the site. The sediment ponds or other approved devices are to be maintained in good condition until the later of the works being accepted by Council 'Off Maintenance' or the site is fully rehabilitated.
- h Water quality must be monitored in accordance with Section 7.5 of the Best Practice Erosion & Control (IECA Australasia, November 2008) and compared with water quality objectives. A monitoring report must be prepared and retained at the site office and made available to Council's inspectors upon request. The applicant must notify Council's Contributed Assets Section and Department of Environment and Heritage Protection of any non-compliance to water quality objectives and the corrective actions taken by the applicant within 48 hours of the non-compliance.

OPEN SPACE

22 This condition is deleted

23 Amended open space management plan (OSMP) required

- a An amended open space management plan ('OSMP') must be prepared, addressing all areas of land to be transferred to Council or that must be publicly accessible.
- b The amended OSMP must be prepared by a suitably qualified professional and must be:
 - i In accordance with Council's *Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space* (November 2007, Version 1); and
 - ii Generally in accordance with:
 - A The Open Space Management Statement (being Open Space Management Plan Lot 2 RP29994, Lot 2 RP107328 and Lot 1 SP243312, dated July 2015, prepared by Gassman Development Perspectives).
 - B The approved reconfiguration layout (including any amendments required by these conditions).
 - C Relevant conditions of approval.
- c The submitted OSMP must demonstrate compliance with the Open Space requirements in *Section 6 of Planning Scheme Policy 11 – Land Development*

Guidelines, Standard Specifications and Drawings and must address the following site-specific issues:

- i Include a summary of the approved Rehabilitation Management Plan (RMP);
- ii Include details and recommendations from Bushfire Management Plan;
- iii Change the reference on the Open Space Plan (Appendix 1) from 'Assisted Natural Restoration' to 'Assisted Natural Regeneration' to align with the terminology of Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space (November 2007, Version 1);
- iv Include Park type and purpose for each individual park within the development in accordance with Councils Parks and Recreational Services Parks Classification and Council's Land Development Guidelines;
- v Provide detailed plans (in both graphic and text form) showing the following for each stage:
 - A Embellishments within each park (pathways, shade trees etc.);
 - B Grades of batters and any retaining structures at the interface of parks and private allotments;
 - C Access infrastructure (gates, bollards, and fencing); and
 - D Any stormwater infrastructure.

24 Timing of submission of OSMP – subject site – Lot 2 RP 29994 and Lot 2 RP 107328 and Density Bonus Transfer site – Lot 1 on SP243312

The OSMP shall be submitted and approved by the Chief Executive Officer in conjunction with the development permit for operational works (the civil works application for the first stage of development), in order for Council officers to review the stormwater infrastructure location prior to detailed engineering approval. The OSMP is not an approved report until a Council approval letter has been issued in respect of it.

25 Compliance with OSMP prior to acceptance of open space 'On Maintenance' – subject site – Lot 2 RP 29994 and Lot 2 RP 107328 and Density Bonus Transfer site – Lot 1 on SP243312

- a All works specified in the OSMP and any conditions imposed on the OSMP approval must be carried out in accordance with the approved plan at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to Council accepting the open space 'On Maintenance' in accordance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*.
- b The applicant must provide certification from a qualified professional that all works in the approved OSMP and associated design drawings have been implemented on-site in accordance with the OSMP and the conditions of approval as stated in the approved OSMP. This certification must be provided to the Council prior to accepting the works 'On Maintenance'.

REHABILITATION / REVEGETATION

26 DELETED

27 Approved rehabilitation management plans

- a The following rehabilitation management plans are approved subject to the following conditions:
 - i Rehabilitation Plan for Lot 2 RP29994 and Lot 2 RP107328; prepared by Gassman development perspectives dated July 2015; and
 - ii Rehabilitation Plan for Lot 1 SP243312, prepared by Gassman development perspectives dated July 2015.
 - b The rehabilitation/revegetation works are to re-establish the pre-existing vegetation communities on site.
 - c Rehabilitation within the 100 metre visual buffer setback to Upper Ormeau Road to provide a suitable visual buffer between the road and the development generally in accordance with the approved Open Space Management Plan. Such rehabilitation works must be to the satisfaction of the Chief Executive Officer.
- 28 **This condition has been deleted**
- 29 **Ongoing compliance with the approved rehabilitation management plans**
- The rehabilitation, management and maintenance measures and monitoring required by the approved rehabilitation management plans and any conditions imposed on the rehabilitation management plan approvals must be complied with.
- 30 **This condition 30 has been deleted**

VEGETATION MANAGEMENT

31 Vegetation works OPW application required

This approval does not approve vegetation clearing or damage. Prior to commencement of such works, a development application for operational work (vegetation works) must be made to and approved by Council for any works proposing clearing or damage to any Protected Vegetation. The application must be accompanied by a copy of each of the following plans (and, where a plan has already been approved, that plan must be accompanied by the corresponding approval documentation (eg. decision notice or letter of approval)):

- a The approved MCU / ROL layout plan.
- b The approved bushfire management plan.
- c Plans clearly identifying which vegetation is proposed to be removed and which vegetation is proposed to be retained.
- d A letter from an EPA-approved spotter-catcher together with any necessary fauna management plan or a QPWS-endorsed fauna translocation management plan, as required by condition.
- e A vegetation management plan.
- f A sediment and erosion control and construction management plan.

For this condition '**Protected Vegetation**' is defined as vegetation that is:

- i equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level irrespective of the domain or LAP; or
- ii equal to, or in excess of, four metres in height in the Rural, Park Living or Emerging Communities Domains, Burleigh Ridge LAP, Coomera LAP (Precincts 7, 9 and 10), Coomera Town Centre (Precincts 8, 10 and 11), Currumbin Hill LAP, Eagleby LAP (Precinct 6), East Coomera/Yawalpah

Conservation LAP, Guragunbah LAP, Hope Island LAP (Precinct 3), Mudgeeraba Village LAP, Nerang LAP (Precincts 9 and 10), South Stradbroke LAP, Uplands Dr and Woodlands Way LAP, West Burleigh Township LAP or Yatala Enterprise Area LAP.

32 **Vegetation management plan to be submitted for approval**

- a The applicant must submit a vegetation management plan ('VMP') at the same time as making a development application for operational work (vegetation clearing). No clearing of any Protected Vegetation can occur until a development permit for operational work (vegetation clearing) is secured. For this condition, '**Protected Vegetation**' is vegetation that is:
 - i Equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level irrespective of the domain or LAP; or
 - ii Equal to, or in excess of, four metres in height in the Rural, Park Living or Emerging Communities Domains, Burleigh Ridge LAP, Coomera LAP (Precincts 7, 9 and 10), Coomera Town Centre (Precincts 8, 10 and 11), Currumbin Hill LAP, Eagleby LAP (Precinct 6), East Coomera/Yawalpah Conservation LAP, Guragunbah LAP, Hope Island LAP (Precinct 3), Mudgeeraba Village LAP, Nerang LAP (Precincts 9 and 10), South Stradbroke LAP, Uplands Dr and Woodlands Way LAP, West Burleigh Township LAP or Yatala Enterprise Area LAP.
- b The VMP must be prepared by a suitably qualified professional and include all the following information:
 - i The following particulars (including drawings) of the land:
 - A The real property description and street address;
 - B A site analysis plan;
 - C Scale and north point; and
 - D Location of existing and approved buildings, structures, services and roads.
 - ii The following particulars of Protected Vegetation on and adjacent to the site:
 - A Location of the Protected Vegetation, indicating which vegetation is proposed to be retained, relocated, removed or damaged; and
 - B Particulars of vegetation type, including species name, common name, height and girth, radial distance of canopy and root zone.
 - iii The location (to be accurately mapped) of any vegetation on and adjacent to the site that is:
 - A 'protected vegetation' under the *Nature Conservation Act 1992* (Qld);
 - B a 'listed threatened species' under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth); or
 - C 'remnant vegetation' mapped under the *Vegetation Management Act 1999* (Qld).
 - iv The following information in relation to proposed vegetation management:
 - A Particulars of how the vegetation is proposed to be damaged;

- B A statement of the reasons why the damage is necessary and any relevant factors associated with the purpose of the proposed damage;
- C Details of how fauna will be managed during vegetation clearing;
- D Details of location, size and species of replacement vegetation to compensate for the loss of damaged vegetation;
- E Details of all proposed buildings, site access and services;
- F Details of strategies and methods to be implemented to protect vegetation to be retained, relocated or pruned from damage, and how site works will be managed to ensure the same;
- G Methods for the reuse of felled vegetation from the subject site;
- H Disposal methods for remaining debris after the above methods have been employed;
- I Details of any proposed rehabilitation to be undertaken;
- J Treatment of surfaces adjacent to any vegetation to be retained on site (eg. grassing, bitumen paving and the like); and
- K For any vegetation to be retained adjacent to hardstand areas or structures, an appraisal prepared by a suitably qualified horticulturalist/arborist of the health and vigour of the subject vegetation including stage of growth, predicted gross morphology, crown framework and extent of root system.

33 **Certification of compliance with vegetation management plan**

The applicant must provide certification from a suitably qualified professional that the approved VMP has been fully complied with. This certification must be provided to Council prior to the earlier of compliance assessment of the subdivision plan or commencement of the use of the premises.

For this condition, a '**suitably qualified professional**' is a person with tertiary qualification and professional affiliation in the field of environmental science and who has at least two years experience in management in that field.

ON-SITE EFFLUENT DISPOSAL

34 **Amended environmental management plan – effluent report to be submitted**

- a The effluent reports approved via separate EMP must be amended to reflect the latest approved development layout.
- b The amended effluent disposal report is to be in general accordance with BC-15007, version 2, titled 'Effluent Disposal Management Plan, Montego Hills Upper Ormeau Road, Kingsholme', dated October 2016 and prepared by Biome Consulting Pty Ltd.
- c The amended effluent disposal report must be submitted for assessment and approval prior to the approval of any further operational works or sealing of subdivision plans, whichever occurs first.
- d Applications for approval of on-site sewerage work must be consistent with the approved report.
- e On-site effluent disposal must be carried out in accordance with the amended approved report.

COVENANT AREA – PROHIBITED ACTIVITIES, MANAGEMENT AND COVENANT

35 Covenant Area – prohibited activities

- a Each lot that has a 'Covenant Area' shown on the following plan must have a covenant area on the lot in accordance with the plan:

5543 P ROL 12 U	Proposed Staged Reconfiguration of a Lot Plan	Dated 22-02-17	Gassman Development Perspectives
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- b Each Covenant Area shall have a Covenant Area A and a Covenant Area B. The dimensions of Covenant Area B are a 10 metre width between the building envelope and the remainder of the Covenant which shall be Covenant Area A.
- c The Covenant Area A is for the purpose of preserving native plants and animals. Within the Covenant Area A, the following activities must not be undertaken:
- i Clearing, lopping or removal of any native plants, whether existing at the date of this approval or planted pursuant to conditions of this approval;
 - ii Erection of any fixtures or improvements including buildings or structures, other than boundary identification markers/bollards/fencing in accordance with condition 55C;
 - iii Construction of any trails or paths;
 - iv Depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the protected area;
 - v Keeping or permitting the entry of domestic animals or any other animals that are not indigenous to the Covenant Area; and
 - vi Performance of any other acts which may have detrimental impact on the values of the Covenant Area.
- d The Covenant Area B is for the purpose of bushfire management, building and fixture exclusion and retention of open space. Within the Covenant Area B, the following activities must not be undertaken:
- i Erection of any fixtures or improvements including buildings or structures, other than boundary identification markers/bollards/fencing in accordance with condition 55C;
 - ii Construction of any trails or paths;
 - iii Depositing of any fill, soil, rock, rubbish, ashes, garbage, waste or other material foreign to the protected area;
 - iv Keeping or permitting the entry of domestic animals or any other animals that are not indigenous to the Covenant Area; and
 - v Performance of any other acts which may have detrimental impact on the values of the Covenant Area.

Note: Covenant Area B may be maintained as an open grass area.

36 Covenant Area – approved management plan to be complied with

- a The Covenant Area must be managed in accordance with an approved management plan for the Covenant Area ('**Covenant Management Plan**'), for the life of the development and the use of the premises.
- b The owner must take all reasonable measures to ensure that any person occupying or undertaking any activities within the Covenant Area complies with the Covenant Management Plan.
- c The Covenant Management Plan may be amended with the written agreement

of Council but only if the amendment:

- i Is consistent with the purpose of the covenant (being the statutory covenant required to be registered pursuant to the conditions of this approval);
- ii Does not alter the covenant area; and
- iii Does not add or remove a party to the covenant.

37 Preparation of Covenant Area management plan

The approved Covenant Area management plan being titled 'Covenant Management Plan, 97-105 Upper Ormeau Road, Kingsholme, Lot 2 on RP29994, Lot 2RP107328, prepared for: Kingsholme Development Pty Ltd', dated July 2015 and prepared by Gassman Development Perspectives, subject to conditions within the Letter of Assessment Advice dated 29 October 2015 (EMP201500099, PN118080/12/DA1) must be amended to reflect the latest approved development layout. This may be achieved through inclusion of an addendum.

38 Timing of submission of covenant management plan

An amended covenant management plan, reflecting the latest approved layout shall be submitted for assessment and approval prior to the approval of any further operational works or sealing of subdivision plans, whichever occurs first. The covenant management plan is not an approved plan until a Council approval has been issued in respect of it.

39 Ongoing compliance with the approved covenant management plan

The management measures and monitoring required by the approved covenant management plan and any conditions imposed on the Council approval letter must be complied with for the life of the development and the use of the premises.

40 Amendment of the covenant management plan

The covenant management plan may be amended with the written agreement of Council but only if the amendment:

- a Is consistent with the purpose of the covenant (being the statutory covenant required to be registered pursuant to the conditions of this approval);
- b Does not alter the covenant area; and
- c Does not add or remove a party to the covenant.

41 Covenant Area – statutory covenant to be registered

At the same time as the lodgement of the subdivision plans, or if no subdivision plans are required, prior to the commencement of the use, an instrument of covenant must be registered on the title/s of the lot/s which contain/s the Covenant Area. The following requirements must be complied with in the preparation and lodgement of the instrument of covenant:

- a The applicant is responsible for the preparation of the instrument of covenant and any necessary subdivision plan to enable registration of the covenant and for lodgement of the covenant for registration.
- b The instrument must be in a form capable of registration pursuant to section 97A(3)(b) of the *Land Title Act 1994*.
- c The Covenant Area must be shown and identified as a 'Covenant Area' on the

face of the subdivision plan in addition to any covenant descriptor (eg. Covenant 'A').

- d Council's standard covenant (Dealing number 711772071) must be used and the applicant must provide a draft of the covenant to Council for written approval.
- e The parties to the covenant are to be the registered owner of the lot (as covenantor) and the Council (as covenantee).
- f The instrument must include a purpose statement that articulates:
 - i That the covenantor acknowledges that the Covenant Area contains native plants and habitat for native animals that should be preserved;
 - ii That the covenant is aimed at directly preserving those features;
 - iii That to ensure the Covenant Area and its values are preserved, it is critical that activities within the Covenant Area are limited and managed to ensure native plants, native animals, their habitats and associated values are preserved.
- g The instrument must expressly set out, in full, as obligations of the covenantor each of the individual requirements set out in Condition 35 and Condition 36 and 37.
- h If the instrument is requisitioned or refused registration by the Registrar of Titles, the applicant shall amend the document to include a covenant/s which, as nearly as practicable, addresses the objective sought to be achieved by this condition. A draft of the amended document is to be provided to Council for written approval.
- i The applicant must provide Council with evidence of the registration of the covenant within 30 days of the registration of the subdivision plan that shows the Covenant Area.

42 **Covenant Area - rehabilitation**

The applicant must undertake and complete all rehabilitation works within the Covenant Area in accordance with the approved Rehabilitation Management Plan, .

43 **Condition deleted**

44 **Condition deleted**

OPEN SPACE

45 **Transfer of open space**

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

Purpose	Description on Plan	Plan Reference
Conservation Area Landscape Amenity Park	900 Public Use Land 40.571ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Landscape Amenity Park	901 Public Use	Proposed Staged Reconfiguration of

	Land 4.494ha	a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	902 Public Use Land 1.209ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Landscape Amenity Park	903 Public Use Land 6.206ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	904 Public Use Land 2.560ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Landscape Amenity Park	905 Public Use Land 1703m ²	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Conservation Area	906 Public Use Land 31.0961ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	907 Public Use Land Drainage Reserve 7244m ²	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	908 Public Use Land Drainage Reserve 3797m ²	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Conservation Area	909 Public Use Land 27.03ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on

		RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Conservation Area	910 Public Use Land 1.632ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Conservation Area	911 Public Use Land 22.16ha (balance of Lot 1 SP 243312)	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	912 Public Use Land 4,987m ²	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	913 Public Use Land 1.01ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	914 Public Use Land 1,996m ²	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	915 Public Use Land 6,359m ²	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	916 Public Use Land 1.172ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot 1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
Waterway / Drainage Reserve	917 Public Use Land 2.885ha	Proposed Staged Reconfiguration of a Lot Plan Cancelling Lot 2 on RP29994, Lot 2 on RP107328, & Lot

		1 on SP243312 Drawing Number 5543 P ROL 12U, dated 22-02-17, prepared by Gassman Development Perspectives.
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- b The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to **Council of the City of Gold Coast as Trustee**.
- c Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.
- d The applicant must lodge the transfer documents with Council at the same time as lodgement of the subdivision plans.
- e Where subdivision plans are required, the applicant must provide Council with evidence of the transfer of the land identified in paragraph (a) within 30 days of the registration of the subdivision plan that shows either the entirety of the land identified in paragraph (a), read in conjunction with the approved staging plan.
- f The transfer of the land to Council must be at no cost to Council.
- g The land must be transferred free from all other interests other than an estate, interest, claim, encumbrance or notice registered in favour of a public utility provider.
- h The applicant must lodge the following with Council at the same time as lodgement of the subdivision plan/s or, if no subdivision plan is required, prior to the commencement of the use:
 - i a current title search; and
 - ii a Form 1 – Transfer executed by the transferor, for execution by Council.
- i The applicant is responsible for lodging the following instruments for registration with the Titles Office, at the same time as lodging the subdivision plan (or if there is no subdivision plan, prior to the use commencing):
 - i the executed Form 1 – Transfer; and
 - ii all necessary executed instrument/s of release so as to ensure the land is transferred free from all other interests (other than those registered in favour of a public utility provider) as required by paragraph e. By way of example only, this may require an executed Form 3 – Release of Mortgage where the land is encumbered by a mortgage.)
- j The applicant must provide Council with the Registration Confirmation Statement/s evidencing the registration of the executed Form 1 – Transfer and associated instrument/s of release with the Titles Office within 10 business days of registration.
- k Any bond held by Council to secure compliance with conditions of this approval (including but not limited to a bond/s to secure the completion of works or maintenance obligations) will not be released until Council's receipt of the Registration Confirmation Statement/s.

46 **Transfer of Lot 1 at Stage 3 and infrastructure agreement**

- a Park 22.16ha (balance of Lot 1 on SP 243312) must be transferred by the applicant at the same time as registration of the subdivision plans for stage 3 of the development.
- b Within one month from the date of the order approving these conditions, the owners of Lot 1 on SP243312, Lot 2 on RP107328 and Lot 2 on RP29994 shall enter in to an infrastructure agreement with Council for the transfer of Park 22.16ha (balance of Lot 1 on SP243312).

- c As per condition 45, the infrastructure agreement shall require:
 - i the land to be transferred in fee simple as 'Public Open Space' to **Council of the City of Gold Coast as Trustee** at no cost to Council. Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.
 - ii the applicant to lodge the transfer documents with Council at the same time as lodgement of the subdivision request for compliance assessment of the subdivision plan for the stage 3 of the development.
- d The transfer of the Park 22.16ha (balance of Lot 1 on SP243312) must be undertaken in accordance with the terms of the final executed infrastructure agreement, and in conjunction with Stage 3 of the development subject of this Consent Order.
- e Should the Park 22.16ha (balance of Lot 1 on SP243312) not be transferred in accordance with this condition, the applicant must apply for and obtain approval reducing the yield to comply with the Planning Scheme density requirements.
- f If an infrastructure agreement is entered into without the owners' consent and if the owners' consent (being a document evidencing the consent of the owner to the development obligations attaching to the land and to the successors in title) has not subsequently been given to the Council, then the applicant must not seek compliance assessment of the subdivision plans for stages 2a to 7b.
- g The applicant must not seek compliance assessment for the subdivision plans for stages 4 to 7b unless the stage 3 subdivision plan is registered and the Park 22.16ha (balance of Lot 1 on SP243312) has been transferred to the Council.

47 Detailed landscape plans for open space to be submitted for approval

- a The applicant must submit to Council for approval detailed landscape plans, by making a development application for operational work.
- b Landscape works must not commence on the site until Council has issued a development permit for operational work (public landscape work), or unless otherwise approved by a Council Officer from the Open Space Assessment team.
- c Without limiting the requirements of the planning scheme's *Landscape Work Specific Development Code*, the detailed landscape plan must:
 - i be prepared by a qualified landscape architect or similar landscape design professional;
 - ii be in general accordance with the approved Open Space Management Plan;
 - iii reflect the approved layout (including any amendments to that layout required by these conditions) and the conditions of this approval;
 - iv Provide locations for the retained vegetation, in accordance with the conditions of this approval;
 - v comply with *Planning Scheme Policy 13 - Landscape Strategy Part 2 - Landscape Works Documentation Manual*;
 - vi for works in the road reserve – comply with the following requirements:
 - A Trees must not be aligned with side boundaries or where underground services are located;
 - B Tree planting must be set back a minimum of one metre from the nominal kerb line;

- C Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800 mm on maturity;
 - D Trees must be kept a minimum distance of two metres laterally from inlet gullies;
 - E Trees must not be planted within twenty metres of the approach side and six metres of the departure side of intersections that are not equipped with traffic signals;
 - F Trees must not be planted within fifteen metres of the approach side and six metres of the departure side of a pedestrian crossing or bus stop;
 - G All built structures associated with an entry statement must be located within private property. Planting associated with the entry statement is acceptable in the road reserve area only where it achieves the requirements of *Planning Scheme Policy 13 - Landscape Strategy Part 2 - Landscape Works Documentation Manual* and *Planning Scheme Policy 6: Entry Statements*; and
- vii for all public open space areas – comply with the following requirements:
- A Compliance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* must be demonstrated;
 - B Details of all landscape works including new planting, rehabilitation works, built structures, stormwater treatment devices and wetland areas must be provided;
 - C All batters to public open space must be constructed to a slope no steeper than 1:6 unless otherwise approved where batters are essential within a Conservation Area and tree protection requires slopes steeper than 1:6;
 - D Trails and boardwalks are to be designed in accordance with the Gold Coast City Council Recreation Trail Design Guidelines (minute no. R03.0213.012/G03.0221.022);
- d The landscape works must be constructed, in accordance with the approved landscape plan, prior to the request for compliance assessment of the subdivision plan, or if an uncompleted works bond agreement is entered into with Council prior to the issue of a compliance permit for the subdivision plan, prior to Council accepting the works 'On Maintenance'.

48 **'Pre-start' inspection required**

Prior to the commencement of approved landscape works on site, the applicant must arrange and attend an on-site 'Pre-start' meeting with Council asset owners, Contributed Assets personnel and development representatives. The applicant must contact Council's Contributed Assets Section (ph: (07) 5582 8052) to schedule the meeting.

49 **Establishment period for open space**

- a Upon completion of the landscape works in accordance with the approved landscape plans, the applicant must notify Council's Contributed Assets Section (ph 5582 8052) for an on-site meeting, prior to acceptance by Council of the commencement of the Establishment Period.

- b For rehabilitation under the rehabilitation management plans, 'completion' for the purpose of condition 49(a) means all of the following are completed prior to commencement of the establishment period:
 - i Council approval of the final Rehabilitation Management Plan;
 - ii Identification of:
 - A weeds;
 - B areas to be rehabilitated via Assisted Natural Regeneration;
 - C areas to be rehabilitated via Reconstruction;
 - iii On-site demarcation of each zone of the rehabilitation management plan; and
 - iv The initial round of weed control in accordance with the rehabilitation management plan. All weed control must be regulated in accordance with the South East Queensland Ecological Framework.
- c The 'establishment period' is 12 months or such longer period to achieve the outcomes in 49(d). Where reconstruction planting is required pursuant to condition 49(dv), the 12 months shall be automatically extended by an additional 3 months.
- d During the establishment period, the following must be undertaken:
 - i rectify any defects arising from substandard workmanship;
 - ii replace any planted vegetation of poor quality or inappropriate species where used instead of specified species;
 - iii maintain all components and their environs;
 - iv achieve the rehabilitation of the open space areas in accordance with the rehabilitation management plans to the satisfaction of the Chief Executive Officer, including without limitation:
 - A achieve weed management performance indicators for each rehabilitation zone in accordance with the approved rehabilitation management plan ;
 - B control all environmental weeds including woody weeds, vines and all Declared Class I and II weeds (pursuant to the *Land Protection (Pest and Stock Route Management) Act 2002*);
 - C weed control must occur on a minimum frequency of once per month and more often when required by seasonal conditions.
 - D all assisted natural regeneration and reconstruction areas must achieve the minimum plant densities in accordance with the approved rehabilitation management plan ;
 - v if the minimum plant densities referred to in condition 49(d)(D) cannot be achieved through 'Assisted Natural Regeneration', then 'Reconstruction Planting' works (revegetation) through additional plantings must be undertaken within the unsuccessful areas, using tube stock plants of a minimum height of 100mm;
 - vi otherwise comply with section 6 of *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*.
- e The 'Establishment Period' works must be undertaken in accordance with the approved landscape, open space management and rehabilitation management plan, prior to the request for compliance assessment of the subdivision plan, or if an uncompleted works bond agreement is entered into with Council prior to the issue of a compliance permit for the subdivision plan, then prior to Council accepting the works 'On Maintenance'.

- f Following completion of landscaping and all rehabilitation works (completion of the 'Establishment Period') the applicant must notify Council's Contributed Assets Section (ph 5582 8052) to organise an on-site meeting. The on-site meeting must occur prior to Council's acceptance of the commencement of the 'On Maintenance Period'.

50 'On Maintenance' period for open space

- a Upon satisfactory completion of the 'Establishment' period and Council notifying the applicant that the public open space has been formally accepted as being 'On Maintenance' following an 'On Maintenance' inspection, the applicant is responsible for undertaking a 12 month 'On Maintenance' period in accordance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*.
- b Without limiting the obligations under section 6 of the *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*, the applicant, and not Council, is responsible for:
 - i Maintaining open space areas; and
 - ii For the rectification of defects and any damage that occurs, unless the damage is directly attributable to Council activities.
 - iii Providing evidence to Council confirming that weed management and control is completed in accordance with conditions 49 d iv A and 49 d iv B prior to the 'Off Maintenance' inspection.

51 As Constructed data to be submitted

The applicant must submit to Council the 'As Constructed Data' in accordance with the requirements of the *Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space* (November 2007, Version 1), prior to the acceptance by Council of the commencement of the 'On Maintenance' period.

52 Standard of works/embellishments within open space

Works undertaken and embellishments installed within public open space must be in 'as new' condition or with signs of depreciation limited to deterioration commensurate with moderate use during the 'On Maintenance' period. The condition of works and embellishments includes, but is not limited to, elements of structural, functional and aesthetic integrity.

53 This condition 53 has been deleted

54 Preparation of a maintenance management plan

- a A maintenance management plan ('MMP') of this development approval must be prepared.
- b The MMP must be prepared by a suitably qualified professional.
- c The MMP must be drafted in accordance with Council's Open Space Management Guideline: Guideline for the preparation of Reports and Plans associated with the dedication of Public Open Space (November 2007, Version 1).
- d The MMP must be submitted and approved in combination with the Operational Works (Public Landscape) application.

ADVISORY NOTE

The MMP is a separate application to be assessed alongside the Operational Works (Public Landscape) application. Submission of the MMP requires the applicant to fill out and submit an application form. A link to the MMP application form can be found on the following City of Gold Coast link; http://www.goldcoast.qld.gov.au/documents/fa/fm589_environ_manag_plan.pdf. Failure to submit this form with the MMP application will result in a not properly made application and or additional charges.

FENCING

55A Demarcation of public open space boundaries

Prior to the request for compliance assessment of the subdivision plan for a stage, all public open space in the stage must be demarcated in accordance with the specifications in PC15/AS15 of the Kingsholme Inter Urban Break Place Code, as amended by the conditions of the material change of use approval.

55B Building envelope fencing

Any fencing of building envelopes, including a boundary between a building envelope and a covenant area must be in accordance with the specifications in PC13/AS13 and PC14/AS14 of the Kingsholme Inter Urban Break Place Code, as amended by the conditions of the material change of use approval.

55C Identification of boundaries of lots containing a covenant area

- a Other than the common boundary between a building envelope and covenant area (which must be fenced in accordance with condition 55B), fencing of covenant areas is not required or preferred. However where the developer, or owner or occupier of a reconfigured lot, wishes to identify the boundaries of a lot containing a covenant area, the identification must comply with the specifications in PC12/AS12 of the Kingsholme Inter Urban Break Place Code, as amended by the conditions of the material change of use approval.
- b Covenant areas must not be fenced other than in accordance with 55C(a).

55D Prior to the request for compliance assessment of the subdivision plan for a stage, the covenant area (corridor) within Lots 33 through to 37 must be demarcated in accordance with the specifications in PC16/AS16 of the Kingsholme Inter Urban Break Place Code, as amended by the conditions of the material change of use approval OR in accordance with the covenant fence specifications in PC14/AS14 of the Kingsholme Inter Urban Break Place Code.

BUSHFIRE MANAGEMENT

55 Bushfire management plan must be complied with

- a All development carried out must be in accordance with the approved bushfire management plan (BMP) being Bushfire Management Plan 97-105 Upper Ormeau Road, Kingsholme Lot 2 RP29994 and Lot 2 RP107328, PN118080/12/DA1, dated November 2016 and prepared by Gassman Development Perspectives and inclusive of the Queensland Fire and Emergency Services (QFES) cover sheet.
- b All measures required by the approved BMP and QFES cover sheet must be implemented prior to the commencement of the use of the premises.
- c The approved BMP and QFES cover sheet must be complied with at all times for the life of the development and the use of the premises.

- 56 All of the recommendations, that are made in response to the performance criteria by the bushfire consultant or QFES should be considered as requirements and conditions of approval for this application unless otherwise stated in writing by the Gold Coast City Council.
- 57 The conditions and recommendations made are based on the lot layout, street layout and building envelopes in the BMP referred to above. Changes to these or other factors, such as areas of revegetation, conservation covenant, retained bushland etc, may affect the safety of the development and may void the recommendations contained in this report. Should any changes to the above occur, the applicant should advise the bushfire consultant to ensure that the BMP is not affected by these changes.
- 58 In the event of such changes mentioned in condition 57, an amended Bushfire Management Plan that takes into account the changes may be required. Any such amended plan may be subject to further assessment, which may or may not result in recommendation for approval.
- 59 Where the BMP has triggered the requirements of AS3959.2009 – Construction of Dwellings in Bushfire Prone areas, QFES only assesses that this performance criteria has been addressed. QFES does not accept any responsibility for or give approval as to the accuracy of the Bushfire Attack Levels that are contained in this BMP.
- 60 Deleted.
- 61 For Lots 114, 115, and 76 a minimum of 5,000L dedicated water supply must be provided on each lot for firefighting purposes.
- 62 With respect to the indicative fire trails in the approved BMP, the following information is required in conjunction with the operational works (civil) application for each stage:
- a The specific location of any existing or proposed fire trails;
 - b Type (purpose) of proposed fire trails;
 - c Typical cross sectional elevations of fire trails within constrained locations showing the interface between public open space and the proposed development. Sectional elevations must detail: slope, batters, cross fall of trails, typical surface treatments, and drainage devices.
 - d Indicative treatments for ecological rehabilitation post bushfire trail installation within public open space.
- 63 All fire, maintenance, and/or access trails are to be included in the development's maintenance schedule and are to be maintained to the standard as required by the Bushfire Code. Regular checks and any repairs, particularly erosion and water run-off issues, are to be conducted by the developer until approval is given for each trail to go Off Maintenance.
- 64 Deleted.
- 65 Roads are to be designed and constructed in accordance with Policy 11 of the Gold Coast Planning Scheme and are to provide safe access for fire fighters.
- 66 The applicant is to obtain a copy of the complete approved Bushfire Management Plan as described above from Council. This and only this is the plan that is to be complied with and distributed to all landowners.

Information note:

A notification has been placed on Council's rates card for the property advising that an approved bushfire management plan is in existence, is available to ensuing owners, and must be complied with by ensuing owners.

Information note:

- *Where the bushfire management plan (BMP) has triggered the requirements of AS3959.2009 – Construction of dwellings in bushfire prone areas, the Queensland Fire & Emergency Services (QFES) only assesses the development's compliance with the applicable performance criteria.*
- *QFES does not accept any responsibility or liability for, or give approval as to the accuracy of the bushfire attack levels that are contained in the BMP.*

Information note:

Section 1.6 of the Gold Coast Planning Scheme Policy 9 – Guidelines for Preparing Fire Management Plans requires a copy of the final approved bushfire management plan (BMP) to be provided to the local fire brigade. A copy of the plan together with this cover sheet has been supplied to the Ormeau Rural Fire Brigade. Comment has been sought on the suitability of access for firefighting, fire trails and water supplies.

STAGED SUBDIVISION

67 Staged subdivision

- a The stages as shown on the final approved Plan No. 5543 P ROL Revision 12U titled Proposed Staged Reconfiguration of a Lot Plan dated 22 February 2017 prepared by Gassman Development Perspectives are approved for the purposes of construction (subject to operational work approval) and compliance assessment of subdivision plans, subject to the following requirements:
- b The Operational Works application can cover more than one stage, however the engineering plans must be split into the individual stages shown on the approved staging plan.
- c The construction of any approved operational works (including provision of "as constructed" information) and compliance assessment of subdivision plans must be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan for Stage 2a must be approved by Council before (or at the same time as) the Stage 2b subdivision plan, and so on.
- d Subdivision plans must correspond to the stages as shown on the approved staging plan.
- e Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval.

ROADS, CAR PARKING AND ACCESS

68 Roadworks – classification, design and construction

The following roadworks (including associated stormwater drainage) must be designed and constructed, to the satisfaction of the Chief Executive Officer and at no cost to Council, prior to the request for compliance assessment of the subdivision plan, in accordance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*:

- a Internal Road Works generally shown on the Road Hierarchy and Staging Plan (Montego Hills Preliminary Engineering No. 19610-PRE-001 to 219, Amendment A, dated 8 April 2015 and prepared by Mortons Urban Solutions)

- i Design and construct Road 1 (i.e. Montego Hills Drive) within the site to a 'Park Living Collector Street' classification. This road must have 7.5 metre wide pavements and 5 metre wide (minimum) verges on 20 metre (minimum) reserve.
- ii Design and construct all other proposed roads within the site to a 'Park Living Access Street' classification. These roads must have 6 metre wide pavements and 5 metre wide (minimum) verges on 20 metre minimum reserve.

b External Road Works:

- i The following plan:

QC00-3550:Sk.2	-	Intersection Layout Plan	May 2009	Burchill VDM Consulting Engineers & Planners
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Shall be amended to include the following:

- A Upper Ormeau Road is to be designed as a '2 Lane Road – Urban' classification standard from the northern property boundary to the proposed intersection for access to the development.
- B Show land required to be dedicated, to achieve minimum 4.5 metre verges for Upper Ormeau Road where intersection works are to occur.
- C Inclusion of the 2 metre wide bicycle lane through the intersection.

69 **Barrier kerb and channel**

- a All roads are required to have 'Barrier' kerb and channel (k&c), not roll-top kerb and channel. The only exception being where the carriageway is adjacent a park or swale and a concrete edge restrained is proposed on the low side of the road to allow the flow of stormwater into the park / swale.
- b Note also that where a road is designed with a one-way crossfall, the high side kerb & channel must also be the 'barrier' type kerb and channel. The high side channel being required to contain water from continuously dribbling across the road after a storm event or from seeping groundwater.

70 **Kerb returns**

Kerb returns at all standard residential access and collector street intersections are required to have a 6 metre maximum radius (Refer Queensland Streets). On higher order roads the kerb return can be increased to 8 metres (or more as required to facilitate truck and bus movements).

71 **Single lane roundabout**

Single lane roundabouts must be designed and constructed at all 4-way intersection in accordance with the *Guide to Road Design – Part 4B: Roundabouts (Austroads 2009)* and the following requirements:

- a The central island must have a minimum radius of 8 metres;
- b The circulating carriageway width must be 6.7 metres;
- c The central island must be appropriately landscaped and in accordance with Council's *Landscape Strategy Part 2 Landscape Works Documentation Manual*;
- d 'Barrier' kerb and channel is required on the kerb returns at roundabout intersections; and

- e The roundabout must be completed to the satisfaction of the Chief Executive Officer, at no cost to Council, prior to the earlier of the request for compliance assessment of the subdivision plan or the commencement of the use within the relevant stage.

72 Cul-de-sac heads

All cul-de-sac heads (turning areas) must have a 10 metre kerb radius.

73 Domestic (Residential) driveways – gradients and geometry

- a Driveways within domestic (residential) lots must comply with the requirements of AS2890.1:2004 *Parking facilities Part 1: Off-street car parking* (as relevant to domestic driveways), including the following gradient requirements.
 - i Gradients must not exceed 1 in 4 (25%).
 - ii Appropriate grade transitions shall be provided for any change in grade larger than 1:8 (12.5%) for a summit (crest) or 1:6.7 (15%) for a sag. The grade transitions shall be a minimum of 2.0 metres in length.
- b The section of driveway across the verge (referred to in Council's *Land Development Guidelines* as the 'Vehicular Crossing') must comply with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* and requires a Vehicular Crossing licence (VXO) from Council prior to construction.

VEHICULAR CROSSINGS AND DRIVEWAYS

74 Driveways to rear lots

The driveway to proposed rear lots must be designed and constructed for the full length of the battleaxe handle or easement, and in accordance with the following requirements:

- a The driveway pavement must be a minimum of 3.0 metres in width on a 4.0 metre wide formation.
- b The design and construction of the driveway pavement must comply with AS3727-1993 *Guide to residential pavements* and AS2890.1-2004 *Parking facilities Part 1: Off-street car parking*, including the following gradient requirements:
 - i Gradients must not exceed 1 in 4 (25%).
 - ii Appropriate grade transitions shall be provided for any change in grade larger than 1:8 (12.5%) for a summit (crest) or 1:6.7 (15%) for a sag. The grade transitions shall be a minimum of 2.0 metres in length.
- c The driveway pavement must be constructed using concrete or an unbound pavement material (crushed rock or soil aggregate paving material) and surfaced with asphalt.
- d The driveway construction must be supervised and certified by a Registered Professional Engineer Queensland (RPEQ) as complying with the above requirements, and the certification provided to Council prior to the earlier of a request for compliance assessment of the subdivision plan or commencement of the use on the subject lot.
- e The section of driveway across the verge (referred to in Council's *Land Development Guidelines* as the 'Vehicular Crossing') must comply with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* and requires a Vehicular Crossing licence (VXO) from Council prior to construction.

75 Easement for access purposes

Where vehicular accesses are proposed via an easement arrangement:

- a The easement/s must be registered in favour of the relevant lot/s.
- b The terms of the easement must be to the satisfaction of the Chief Executive Officer and must include reference to the responsibilities of the Grantor/Grantee for the ongoing maintenance and subsequent replacement of the surface of the easement corridor.
- c Easement plans and associated documents must be duly signed by the owner of the burdened land (and any mortgagees, if necessary) before they are submitted to Council for endorsement.
- d The easement documents must be registered at the same time as registering associated Reconfiguring a Lot subdivision plans and prior to the commencement of the use on the site.

76 Road names to be submitted for new public roads

- a The applicant must submit to Council for approval, on a road hierarchy plan, specific road names and designations for all proposed public roads within the site. Proposed road names must not conflict with existing road names in the general area.
- b Where an existing road is proposed to be extended, the extension is required to have the same road name as the existing road.
- c The plan must be submitted and approved prior to the making of any development application for operational work (works for infrastructure).
- d All engineering drawings submitted with any development application for operational work (works for infrastructure) must display the approved street names.

ALTERATIONS TO SERVICES, INFRASTRUCTURE AND/OR ROAD RESERVE

77 Alterations to services and infrastructure

- a Any alterations to Council services, infrastructure and installations and other public utility infrastructure must be undertaken by the applicant at no cost to Council and to the satisfaction of the Chief Executive Officer or the relevant public utility.
- b Any alterations must be completed prior to the commencement of the use of the premises, a request for compliance assessment of the subdivision plan or the issuing of a certificate of classification, whichever occurs first.

STREET LIGHTING

78 Street lighting - design and installation

- a The applicant must design and install a street lighting system (including connections and energising) to all roads within and bounding the subdivision and to all footpaths/bikeways within park and road reserves associated with the subdivision, at no cost to Council.
- b The design and construction of the street lighting system must:
 - i Be in accordance with Section 3.7 and Section 6.15.1 of *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*;

- ii Meet the relevant requirements of the electricity supplier (where the supplier is ENERGEX, this includes ENERGEX's *Public Lighting Construction Manual*); and
- iii Be acceptable to the electricity supplier (eg. ENERGEX) as 'Rate 2 Public Lighting' (refer ENERGEX's *Rate 2 Public Lighting Design Parameters*).

SURVEY MARKS

79 Permanent Survey Marks

Prior to a request for compliance assessment of the subdivision plan, Permanent Survey Marks, levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA94) to 4th order accuracy or better must be placed on the land at locations approved by the Chief Executive Officer or in accordance with guidelines adopted by Council. The applicant is to provide written confirmation that this has been achieved at the time of requesting compliance assessment of the subdivision plan.

80 Connection to Permanent Survey Marks

All lots are to be connected to Permanent Survey Marks (PSMs) in accordance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* and Council's Standard Electronic Format for As Constructed Data, June 2006. The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the subdivision plan/s when giving such plan/s to Council for compliance assessment.

81 Land required for corner truncations

- a Land required to provide corner truncations at all intersections within the development site must be dedicated as road reserve.
- b At standard intersections the minimum truncation required is an area made by three equal chords of a 6 metre radius.
- c At roundabouts and non standard intersections the above truncation requirement will need to be modified / enlarged in order to maintain verge widths and sight line requirements.
- d The verge width at truncations must be a minimum of 5 metres.
- e Truncations must be included on the subdivision plans and be to the satisfaction of the Chief Executive Officer.

82 Compliance assessment of subdivision plan before completion of all works

In the event the applicant seeks the issue of a compliance certificate for the subdivision plan under section 407 of the *Sustainable Planning Act 2009* before all conditions have been complied with and, if Council, in its absolute discretion, agrees to the request the applicant must, before the compliance certificate is issued:

- a Give security to Council in the amount and form required by Section 11 of *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* and enter into a uncompleted works bond agreement with Council; and
- b Provide the following 'Preliminary As Constructed' data for the constructed sewerage and stormwater infrastructure works that will come under Council's ownership as contributed assets, certified by a Registered Professional Engineer of Queensland (RPEQ), in both hard copy and digital format in accordance with *Council's Standard Electronic Format For As Constructed Data*:

- i A completed As Constructed Data Submission Form available on Council's website (Tracks document #18557146);
- ii A Services Location Plan complying with the requirements of Council's *Standard Electronic Format For As Constructed Data* but also including the following additional information;
 - A Location of sewerage house connections determined by offsets from allotment boundaries;
 - B Location of As Constructed and/or proposed stormwater structures and lines in private property, showing easements (eg. property pits, fields inlets, headwalls, stormwater pipe work etc.);
 - C Allotment numbers; and
 - D The GCCC file reference PN number and any operational work approval numbers.

ELECTRICAL RETICULATION

83 Electricity supply

- a The applicant must submit to Council, prior to Council's compliance assessment of subdivision plans, a copy of the 'Certificate of Supply' from an authorised electricity supplier (e.g. ENERGEX) as evidence that underground low-voltage electricity supply (sufficient for the ultimate use of each lot) is available to all proposed lots.
- b In supplying power to the site, no additional poles and/or pole-mounted transformers are to be erected.
- c Any existing overhead electricity lines (up to 11kV) within the site and the lines crossing Upper Ormeau Road adjacent the farm house must be removed or placed underground, prior to Council's compliance assessment of subdivision plans.

Information note:

To remove doubt, the existing electricity lines that are located along the north-western verge of Upper Ormeau Road (opposite side to the development site) are not required to be removed or placed underground.

TELECOMMUNICATIONS

84 Telecommunications services

- a The applicant must submit to Council, prior to Council's compliance assessment of subdivision plans, documentation from an authorised telecommunications service provider confirming:
 - i That satisfactory arrangements have been made for the provision of underground telecommunications services to all proposed lots; and
 - ii That the arrangements include the removal (under-grounding) of any existing overhead telecommunication cables within and bounding the site (i.e. along the adjacent verge of Upper Ormeau Road).
- b Separate confirmations are required for each individual stage within a multi-stage development.

LAND DEVELOPMENT GUIDELINES

85 Compliance with Land Development Guidelines and operational work development permits

Unless otherwise specified in the conditions of this development permit, all works the

subject of this approval must:

- a Be designed, constructed and maintained in accordance with Planning Scheme Policy 11 – *Land Development Guidelines, Standard Specifications and Drawings*;
- b In the case of assessable development, be approved by effective development permits for operational work prior to such works commencing, as this approval does not include approval of any operational work; and
- c Where any Standard and/or Specification and/or Code and/or Document as referred to or referenced in the *Land Development Guidelines* has been replaced or superseded, then the later or new Standard and/or Specification and/or Code and/or Documents are to be used. To be clear, the latest edition of any Standard, Specification, Code or Document is to take precedence.

ROADS

86 Roadworks – classification, design and construction

The following roadworks (including associated stormwater drainage) must be designed and constructed, to the satisfaction of the Chief Executive Officer, prior to the request for compliance assessment of the subdivision plan for Stage 1, in accordance with *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings*:

- a Design and construct Upper Ormeau to a '2 Lane Road – Urban' classification from the northern property boundary to the proposed intersection for access to the development (approximately 360 metres, including kerb and channel (subdivision/development side only), associated stormwater drainage works and any required external tapers to the frontage. The pavement construction (including surfacing) and profile requirements must comply with the following:
 - i Pavement construction required to achieve an 11 metre wide pavement comprising 2 x 3.5 metre vehicle travel lanes and 2 x 2.0 metre bike/parking lanes (refer to infrastructure agreement).
 - ii Where the existing pavement is proposed to be retained and widened to meet the above requirements, the applicant must demonstrate in a development application for operational work (works for infrastructure), accompanied by supporting technical data (eg. sub-grade and existing pavement CBR results, confirmation of existing pavement depth and composition of pavement), that the existing pavement meets Council's current standards, as set out in *Planning Scheme Policy 11 – Land Development Guidelines, Standard Specifications and Drawings* in respect of the new road classification (eg. vertical and horizontal geometry, pavement thickness and pavement composition).
 - iii If it cannot be demonstrated that the existing pavement meets Council's current standards, the existing pavement must be removed from the road reserve and full pavement width must be constructed to Council's current standards.

Information note:

These works are considered to be 'trunk' road works in accordance with the Priority Infrastructure Plan (PIP). The applicant shall enter into an Infrastructure Agreement with Council to enable the cost of these works to be offset against future Transport Infrastructure charges associated with the development or be refunded by Council (subject to funds being available for refund). The 'trunk' works exclude the access intersection and associated works required by conditions 88, 89 & 90.

87 Auxiliary lanes

A 'Type CHR' right turn auxiliary lane and a 'Type AUL' left turn auxiliary lane must be designed and constructed at the development access on Upper Ormeau Road, in accordance with *Guide to Traffic Engineering Practice - Part 5: Intersections at grade* (Austroads) to the satisfaction of the Chief Executive Officer, at no cost to Council, prior to the commencement of the use.

88 Pavement widening for right/left turn auxiliary lane

Any necessary pavement widening must be constructed at the proposed access location in order to provide:

- a A 'Type CHR' right turn auxiliary lane; and
- b A 'Type AUL' left turn auxiliary lane,

in accordance with *Guide to Traffic Engineering Practice - Part 5: Intersections at grade* (Austroads). Through travel lanes, bicycle and verge widths are to be maintained through the intersection. The design and construction of the pavement widening must be at no cost to Council and be completed to the satisfaction of the Chief Executive Officer, prior to the commencement of the use.

89 Land dedication for road widening

Land shown in amended plans as 'land to be dedicated' must be dedicated to Council for road widening purposes. The land dedication must be completed, at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to the compliance assessment of the subdivision plan.

90 Land required for corner truncations

- a Land required to provide a corner truncation made by three equal chords no less than a 6.0 metre radius on the corners of the site (intersection of Upper Ormeau Road and Donrica Access Street) must be dedicated as road reserve.
- b The land dedication must be completed, at no cost to Council and to the satisfaction of the Chief Executive Officer, and be detailed on the final endorsed subdivision plans (plan sealing).

91 Approval required for alterations to road reserve/Council services

The applicant must obtain a development permit for operational work (works for infrastructure) before any alterations to the road reserve or Council water, sewer and/or stormwater services and all other Council assets can be carried out. Such alterations may include but are not limited to:

- a Reinstatement of disused driveway crossovers with kerb and channel;
- b Vehicle crossovers;
- c Footpath construction;
- d Pavement construction;
- e Kerb and channel;
- f Kerb ramps;
- g Alteration to footpath levels;
- h Signage and linemarking;
- i Alterations, connections or additions to Council's stormwater, water and sewer systems and other assets;

- j Retaining walls;
- k Medians and traffic islands; and
- l All road furniture.

WASTE COLLECTION

92 General

The development must be designed and constructed in accordance with Section 11 of Gold Coast City Council's *Solid Waste Management Guideline for New Developments (2011)*.

REFERRAL AGENCY CONDITIONS

93 Concurrence agency conditions

The applicant must comply with the conditions set out in the following correspondence from the concurrence agency which is attached as Attachment 5 to Annexure B:

- a Concurrence Agency – Department of Infrastructure, Local Government and Planning – Amended Concurrence Agency Response, dated 19 April 2017.

94 Conditions which Council has imposed on advice from Energex Limited

The applicant must comply with all recommended conditions which Energex Limited, as an advice agency, recommended that Council include as part of the subject Decision Notice. A copy of the advice agency's response – Referral Agency Reference 710/41/28 P67 L1033, dated 13 October 2006 is attached as part of Attachment 5 to Annexure B.

WATER SUPPLY RETICULATION

95 Water supply reticulation (potable only)

- a All lots within the development must be connected to Council's potable water reticulation system at no cost to Council.
- b The applicant is responsible for any external works necessary to connect to Council's potable water reticulation system.

96 Design, construction and standard of water supply reticulation

The design, construction and standard of the required water supply reticulation infrastructure to be carried out by the applicant must be in accordance with South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code), except as noted in condition 102 below.

97 Connection point

The existing 200mm water main at the corner of Landsdowne Drive and Upper Ormeau Road must be used as the potable water supply connection point, unless otherwise approved by Gold Coast Water.

98 Installation of property service, water meter box and meter

The applicant must:

- a Make application to Gold Coast Water for Gold Coast Water's Asset Audit and Handover Section (phone 1300 694 222) to arrange the property service, water meter box and meter installation.
 - i The property service, water meter box and water meter shall be provided, at the boundary of each single residential lot, in accordance with South East Queensland Design and Construction Code (SEQ D&C Code and/or any applicable COGC policies and procedures), at the applicant's cost;
- b Make application for GCW to remove any redundant water meters and/or services, at the applicants cost.

99 Operational work (works for infrastructure) application required

The applicant must obtain a development permit for operational work (works for infrastructure) for any works (including augmentations) where the water infrastructure assets are to be owned and/or maintained by Council.

100 Connections – arrangements with Gold Coast Water

All live connections to the existing water main are to be at the applicant's cost. The applicant must liaise with Gold Coast Water's Asset Audit and Handover Section (phone 1300 694 222) to make arrangements for the connection.

101 Completion of external connections

All external water connections (including the completion of all infrastructure downstream of the development site to the point of connection and approved augmentation works) must be completed in accordance with engineering plans approved by Council.

102 Supply standard

- a The applicant must provide water supply to the standard specified in the SEQ Water Supply and Sewerage Design and Construction Codes and Gold Coast Water Network Development and Connection Policy and Procedure, for all lots except for Lots 114, 115, and 76 (as shown on Plan No. 5543 P ROL Revision 12U titled Proposed Staged Reconfiguration of a Lot Plan dated 22 February 2017 prepared by Gassman Development Perspectives,
- b For Lots 114, 115, and 76, domestic potable water supply is to be via private booster pumps, located within each lot and to be owned, operated and maintained by the respective owner(s),
- c For Lots 114, 115, and 76 a minimum of 5,000L dedicated water supply must be provided on each lot for firefighting purposes.

103 Fire loading

Fire loading must not exceed 7.5 L/s.

ADVISORY NOTES TO APPLICANT

B Referral agencies

The referral agencies (and their addresses) for the application are listed below. Any referral agency conditions are identified in the conditions of approval.

Referral agency	Address	Jurisdiction
Department of Transport and Main Roads (TMR) formerly the Department of Main Roads and Queensland Transport	PO Box 442 NERANG QLD 4211	Concurrence Agency – matters involving a state controlled road
Department of Environment and Resource Management (DERM) formerly the Department of Natural Resources, Mines and Water; and the Environmental Protection Agency	GPO Box 2454 BRISBANE QLD 4001	Concurrence Agency – matters involving clearing of vegetation
Department of Environment and Resource Management (DERM) formerly the Department of Mines and Energy	GPO Box 2454 BRISBANE QLD 4001	Third Party Advice Agency – matters involving development on land adjoining a Key Resource Area transport route
Department of Local Government and Planning (DLGP) formerly the Office of Urban Management	PO Box 15009 CITY EAST QLD 4002	Concurrence Agency – development involving a preliminary approval to vary the effect of the planning scheme
Energex	GPO Box 1461 BRISBANE QLD 4001	Advice Agency – development on land with an electrical easement

APPLICANT RESPONSIBILITIES

The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.

Nothing in this Consent Order 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:

- 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;
- Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environmental Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity');

- 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);
- 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;
- Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the value of the Operational Works exceeds \$80,000. 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*; and
- Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.

GREENHOUSE GAS EMISSIONS

As part of Council's commitment to reducing greenhouse gas emissions Council is encouraging the expansion of the natural gas reticulation network. In particular, the use of natural gas hot water systems will result in significantly less greenhouse gas emissions than equivalent electric storage hot water systems.

The applicant should contact the local natural gas reticulator (APA Group) to arrange an assessment of the suitability of the proposed development for connection to the existing gas reticulation network. Please contact Ramon O'Keefe on 0438708798 or email: ramon.o'keefe@apa.com.au.

INFRASTRUCTURE CHARGES

Infrastructure contribution policies for the Water, Wastewater, Recreation, Stormwater and Transport Networks are no longer applicable and therefore monetary contribution conditions for these networks are no longer included in the decision notice. Infrastructure charges are now levied under an Adopted Infrastructure Charges Resolution by way of an infrastructure charges notice, which accompanies this decision notice.

Infrastructure charges have not been calculated or imposed for this Material Change of Use component, as it is a Preliminary Approval under Section 242 of the *Sustainable Planning Act 2009*. Infrastructure charges will be assessed and charged at the time of subsequent development permit/s for Material Change of Use or Building Work.

WATER RESTRICTIONS TO BE COMPLIED WITH

All persons and/or companies engaging in landscaping works must comply with current water restrictions. These restrictions detail specific times and methods for the watering of newly established gardens and turf for both residential and non-residential developments.

Any person or company found contravening current water restrictions may incur fines of up to 200 penalty units. [*Water Supply (Safety and Reliability) Act 2008* Section 43 (3)] (1 Penalty Unit = \$100.00).

ADDITIONAL INSPECTION FEES MAY APPLY

Where additional inspections are required, an Operational Works Additional Inspection fee may be charged as determined by Council resolution.

Attachment 1 to Annexure B

Plan No. 5543 P ROL Revision 12U titled Proposed Staged Reconfiguration of a Lot Plan dated 22 February 2017 prepared by Gassman Development Perspectives

STAGE SUMMARY	STAGE 2A	STAGE 2B	STAGE 2C	STAGE 2D	STAGE 3	STAGE 5	STAGE 6	STAGE 7A	STAGE 7B
TOTAL STAGE AREA	13.261Ha	47.345Ha	20.531Ha	11.267Ha	24.065Ha	7.577Ha	48.047Ha	44.687Ha	9.814Ha
- Public Use Land Area (including Drainage Reserve areas)	-	42.08Ha	6.339Ha	-	22.066Ha	7.577Ha	33.826Ha	27.754Ha	4.897Ha
- Lot area	11.057Ha	4.632Ha	11.91Ha	9.732Ha	2.0Ha	9.307Ha	12.055Ha	14.706Ha	3.699Ha
- Road area	2.204Ha	6330m²	2.282Ha	1.535Ha	-	1.573Ha	2.166Ha	2.227Ha	1.219Ha

NOTE:
Equal Area transfer between Lot 912
(Drainage Reserve) and Lot 900(Pt)
(Public Use Land)

Client:

MONTEGO

Hills

for

Designed for Living

villawood

properties

Site Address:
MONTEGO HILLS
Upper Ormeau Road,
Kingsholme

RPD:
Lot:
Plan:
Parish:
County:
Local Authority:
Level Datum:
Meridian:

2/RP29994, 2/RP107328,
1/SP243312
Pimpama
Ward
Gold Coast City
Council
AHD der
RP107328

Associated Consultants:

MORTON

urbansolutions

Urban & Regional Planning
Civil Engineering
Project Coordination

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Property boundaries have not been defined by this survey and have been compiled from RP.
All dimensions are approximate only and subject to survey.
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U	22-02-17	Building Envelopes Amended	NDB	AWG
T	09-02-17	Lots 114 - 116 Amended	NDB	AWG
S	18-01-17	Amended Fire Trails	SDM	AWG
R	17-11-16	Revised Note 2 & Address PMT to RDM	AWG	
Q	13-10-16	Amended Issue	RDM	AWG
P	16-08-16	Effluent Areas Revised and Stage Summary Details Updated	NDB	AWG
O	21-07-16	Revised Stages 4, 5 & 6	RDM	AWG
N	14-07-16	Stage 2C added to Stage 3	RDM	AWG
M	23-03-16	Additional Drainage Reserve	SJH	BFG
L	02-03-16	Changes to Drainage Reserve	SJH	BFG
K	18-12-15	Stage Summary, Table	SJH	BFG
J	14-08-15	Additional note, remove stage line	SJH	BFG
I	20-07-15	Revised Effluent Disposal areas from Biome Consulting	SJH	BFG
H	16-07-15	Removing road area in St. 2B, 4B, 6B, 7B	SJH	BFG
Issue	Date	Description	DRN	CHK

Scale at A1:
Date:
Design:

1:4000
23-02-17
AWG

Drawn:
Checked:

SJH
BFG

Drawing Title:
PROPOSED STAGED RECONFIGURATION OF A LOT PLAN
- Bushfire Management Provisions

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

gasman

development

perspectives

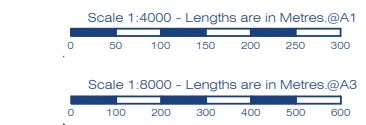
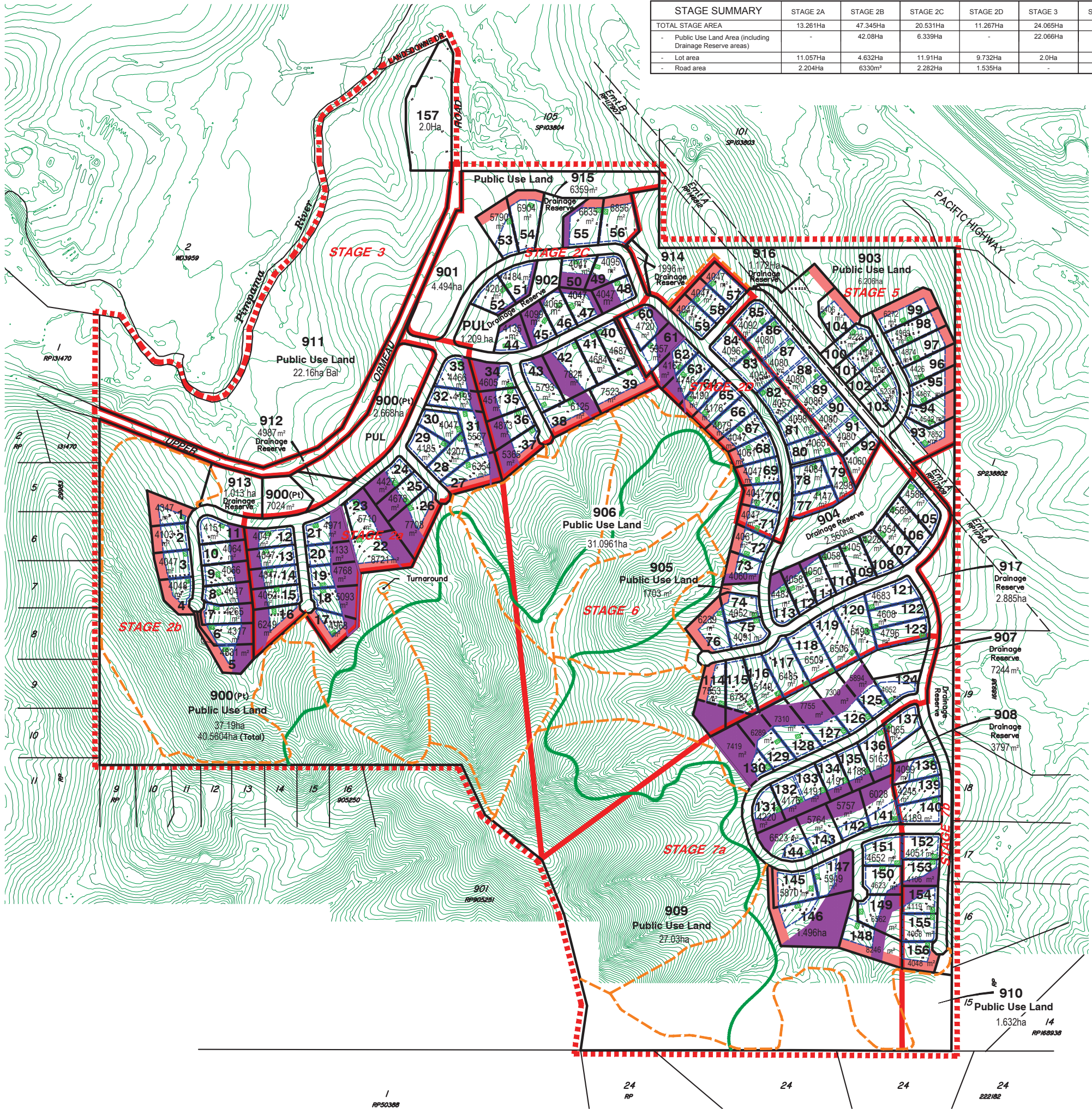
planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3807 5461 | www.gasman.com.au

Gold Coast & Logan | 76 Business Street, Yatala QLD 4207 | Box 392, Beerwah QLD 4207

Drawing No:
Rev. No:

5543 P ROL 12U



Attachment 1 to Annexure B

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Attachment 2 to Annexure B

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Attachment 3 to Annexure B

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Attachment 4 to Annexure B

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Attachment 5 to Annexure B

Concurrence Agency – Department of Infrastructure, Local Government and Planning –
Amended Concurrence Agency Response, dated 19 April 2017.

Advice Agency – Energex – Referral Agency Reference 710/41/28 P67 L1033, dated 13
October 2006.

Our reference: OUT17/2647

Date: 19 April 2017

The Registrar of the Planning and Environment Court
QEII Courts of Law Complex
PO Box 15167
City East Qld 4002

Sent via: email

Dear Sir/Madam

**Kingsholme Development Pty Ltd v Gold Coast City Council
Planning and Environment Court Originating Application No. 1028 of 2017
97 and 105 Upper Ormeau Road, Kingsholme (formally described as Lot 2 on
RP107328 and Lot 2 on RP29994)**

I am writing pursuant to section 944A of the *Sustainable Planning Act 2009* (SPA) to advise that the Department of Infrastructure, Local Government and Planning (the Department) has no objection to the proposed changes as requested in the Originating Application 1028 of 2017, filed in the Planning and Environment Court on 21 March 2017.

To ensure our concurrence agency response reflects the latest amendments to the proposed development, the Department has enclosed amended conditions with updated references.

In the event that the Court approves the permissible change, it is requested that the attached Amended Concurrence Agency Response, dated 19 April 2017, replaces the Concurrence Agency Response within "Attachment 5 to Annexure B" of the Final Order (Judgment – 3147 of 2015), dated 27 August 2015.

In accordance with section 255D(3) of the SPA, the following departments have been nominated as the entities responsible for the administration and enforcement of any matter relating to the imposed conditions:

- Department of Transport or Main Roads (DTMR)
- Department of Natural Resources and Mines (DNRM)
- Department of Environment and Heritage Protection (DEHP)

If you require any further information, please contact Daniel Ryan on 3452 7660 who will be pleased to assist.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Hayley Rayment', with a stylized flourish at the end.

Hayley Rayment (Manager)

Delegate of the Chief Executive of the Department of Infrastructure, Local Government and Planning

Encl: Attachment 1 – DILGP Amended Conditions

Cc: Thomson Geer – mmarshall@tqlaw.com.au

Gold Coast City Council C/- Minter Ellison – Genevieve.mccracken@minterellison.com

**DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING
(in lieu of the Department of Natural Resources and Mines, Department of Transport and
Main Roads, Department of Environment and Heritage Protection and pursuant to
s944A of SPA)**

**AMENDED CONCURRENCE AGENCY RESPONSE
(pursuant to s373 of SPA) – 19 April 2017**

Proposed Development:	Preliminary Approval for Material Change of Use; and Development Permit and Reconfiguration of a Lot (2 into 157 lots, new roads and open space)
Real Property Description:	Lot 2 on RP107328 and Lot 2 on RP29994
Site locality:	97 and 105 Upper Ormeau road, Kingholme
DILGP Ref:	OUT17/2647
Local Government Area:	Gold Coast City Council
Applicant:	Kingsholme Development Pty Ltd C/- Thomson Geer
P&E Court Matter:	Brisbane P&E Court No. 1028 of 2017

**PART 1 – Department of Transport and Main Roads (Former Queensland Transport and
Department of Main Roads)**

Condition 1 - Intersection Upgrade: Tillyroen Road / Peachy Road Roundabout

1.1 - Location

The applicant is to upgrade the Tillyroen Road / Peachey Road Roundabout to mitigate the impacts of the subject development. The applicant is to design and construct a short left turn lane (20m in length plus taper) on the Peachey Road approach to the roundabout.

1.2 - Intersection Standards

The applicant shall submit to the **Department of Transport and Main Roads** for approval detailed design plans prepared by a suitably qualified engineer (RPEQ) designed in accordance with the **Department of Transport and Main Roads**' Road Planning and Design Manual, prior to construction. All cost associated with the design and construction of the intersection upgrade is to be borne by the applicant.

All drawings shall be prepared in accordance with the **Department of Transport and Main Roads** district document 'Basic Requirements for Engineering Drawings and Specifications - Roadworks within State Controlled Roads (DC031V02), and the **Department of Transport and Main Roads** Standard Specifications. All costs associated with the design and construction of the intersection shall be borne by the applicant.

1.3 - Program of Works

The applicant shall submit to **the Department of Transport** and Main Roads (Nerang Office) a 'program of works' for approval. The applicant shall complete all works within the road reserve in accordance with the timelines specified in the approved 'program of works'.

1.4 - Works Permit

The applicant must apply to **the Department of Transport and Main Roads** (Nerang Office) to obtain a 'Works Permit' for the developer works prior to commencing any work within the State-Controlled Road reserve. The applicant must not begin construction until they have a 'Works Permit'. A 'Works Permit' will only be issued to the applicant once all drawings and documentations requirement have been approved by department.

Condition 2 - Noise Attenuation Measures

The development is to incorporate noise attenuation measures to mitigate the impact of road traffic noise on the development. **The Department of Transport and Main Roads** has reviewed tire measures as recommended in the submitted Traffic Noise Impact Assessment (Belleng VDM, Report No. QC03550, dated 26 June 2008). The strategy proposed in this report is supported only as follows:

2.1 - Statutory Covenant

- i. Submit to **the Department of Transport and Main Roads** a properly executed Form 31 Covenant (in duplicate) pursuant to Section 97A of the Land Title Act 1994, for Lots **94 95** to 99 inclusive for the purpose of ensuring that the use of the land is a "Noise Managed Lot". Lodge immediately following the Plan of Survey for the Land, with the Registrar of Titles, the properly executed Form 31 Covenant.
- ii. All habitable rooms located on Lots **94 95** to 99 inclusive shall be designed and constructed to achieve or better the criteria stated in AS2107. AS3671 is to be used to guide the design of the architectural treatment requirements to the building envelope.

2.2 - General Conditions

- i. If any part of the development changes, a change being a difference to matters presented in the approved Road Traffic Noise Management Report or development plans on which the acoustic report has been based that is acoustically significant to the conclusion of the Road Traffic Noise Management Report or reduces the acoustic effectiveness of other conditions of development, a revised Road Traffic Noise Management Report is required to be submitted to **the Department of Transport and Main Roads** along with a request for **the Department of Transport and Main Roads** to re-consider the conditions of development imposed upon the development.
- ii. The applicant shall note that **the Department of Transport and Main Roads** has not specifically reviewed the requirements of Local Government or other Referral Agencies or their conditions of development to manage road traffic noise or other forms of noise. In the event of a conflict between **the Department of Transport and Main Roads'** condition of development to manage, road traffic noise and Local Government or other Referral Agencies' conditions of development to manage road traffic noise or other forms of noise, **the Department of Transport and Main Roads'** requirements shall not be compromised. Where the Local Government or other Referral Agencies' conditions of development are more stringent than **the Department of Transport and Main Roads'** with regard to noise, the applicant is to note that the implementation of Local

Government or other Referral Agencies' conditions is supported by **the Department of Transport and Main Roads**.

Condition 3 – Plan Sealing

The applicant shall provide the Gold Coast City Council with a letter from Queensland Department of **Transport and Main Roads** confirming compliance with the requirements of the department prior to commencement of any new use of the land, and signing and sealing the survey plans.

Condition 4 – Bus Service Route

The internal road network must be designed and constructed to allow a 13.5 metre length bus to service the route marked in red on Proposed Staged reconfiguration of a lot plan, Drawing No. 5543PROL12 Revision U J, dated **23 February 2017** ~~14 August 2015~~ (amended by DILGP, dated **19 April 2017** ~~26 August 2015~~). Internal roads on the designated bus route must be designed to comply with the Transport Planning and Coordination Regulation 2005, Schedule 1.

Advice to Council

The department's assessment of the proposed development was undertaken on the basis that the Priority infrastructure Plan (PIP) charges will be applied in accordance with Council's Priority Infrastructure Plan document. As such, please ensure that the PIP charges for 'local function' for State controlled road are applied to any development approval

PART 2 – Department of Natural Resources and Mines (Former Department of Natural Resources and Water)

Condition 5 - Vegetation Management

- 5.1 Clearing associated with the development must not occur within Area A as shown on RARP 2006/010237, dated 15 July 2008.
- 5.2 Any new infrastructure associated with the development, other than fences, roads and underground services, must not be located within Area B as shown on RARP 2006/010237, dated 15 July 2008.
- 5.3 Clearing for bushfire management must only occur in accordance with the "Bushfire Management Plan" for 97 and 105 Upper Ormeau Road, Kingsholme, Gassman Development Perspectives, dated **November 2016** ~~July 2015~~

Any clearing of assessable vegetation on the lot not consistent with this response and subsequent to the Decision Notice being issued must be applied for as operational works that is clearing of native vegetation unless exempt under Schedule 8, Part 1, Table 4 of the Integrated Planning Act 1997.

Third Party Advice Matters - Aboriginal Cultural Heritage Act 2003

DNRM also takes this opportunity to advise the Gold Coast City Council of the responsibilities of applicants under the Aboriginal Cultural Heritage Act 2003. The Gold Coast City Council may wish to include this information as an Advisory Note on the Decision Notice issued for the application.

Under section 23 of the Aboriginal Cultural Heritage Act 2003 a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are \$750,000 for a corporation and \$75,000 for an individual. Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in accordance with cultural heritage duty of care guidelines gazetted under the Aboriginal Cultural Heritage Act 2003, available on the NRW website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the Aboriginal Cultural Heritage Act 2003.

Applicants are also encouraged to undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, NRW. Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on {07} 3238 3838 or on the NRW website [www.nrw.gld.gov.au/cultural heritage](http://www.nrw.gld.gov.au/cultural%20heritage)

PART 3 – Department of Environment and Heritage Protection (Former Queensland Parks and Wildlife Service)

Condition 6 - Water Quality

The water quality objectives and environmental values for the surrounding waterways are maintained under the *Environmental Protection (Water) Policy (2009) Pimpama River Basin no.146 (part) including Behms and McCoys Creeks and southern Moreton Bay Coastal creeks.*

In accordance with Section 255D(3) of the SPA, the following Departments have been nominated as the entity responsible for the administration and enforcement of any matter of the relevant part relating to the subject imposed conditions.

- Department of Transport or Main Roads (DTMR)
- Department of Natural Resources and Mines (DNRM)
- Department of Environment and Heritage Protection (DEHP)

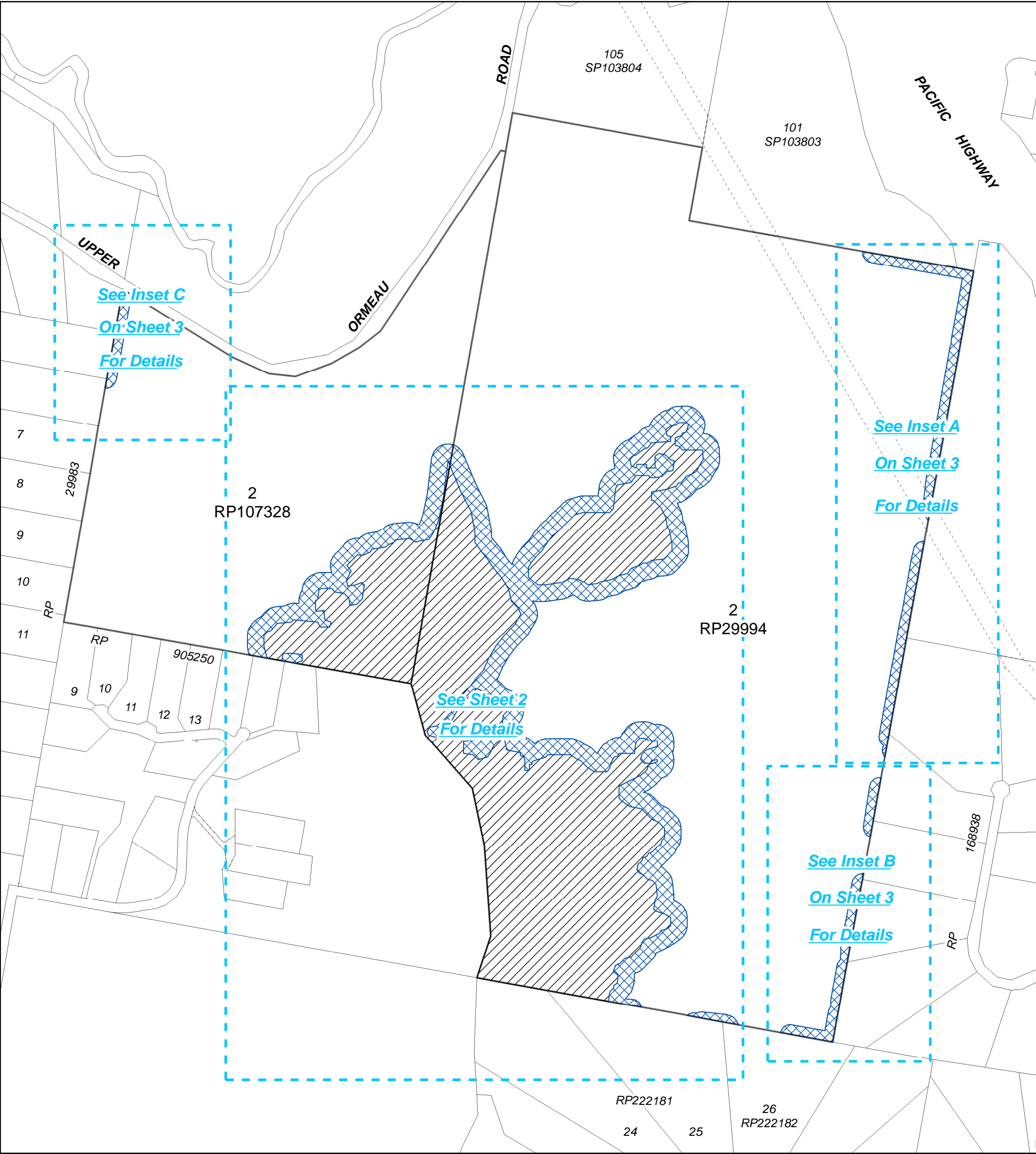
Yours sincerely,



Hayley Rayment (Manager)

Delegate of the Chief Executive of the Department of Infrastructure, Local Government and Planning

19 April 2017



Scale 1:8000 at A3 paper size

0 50 100 200 300 400 500 600 700 800 m

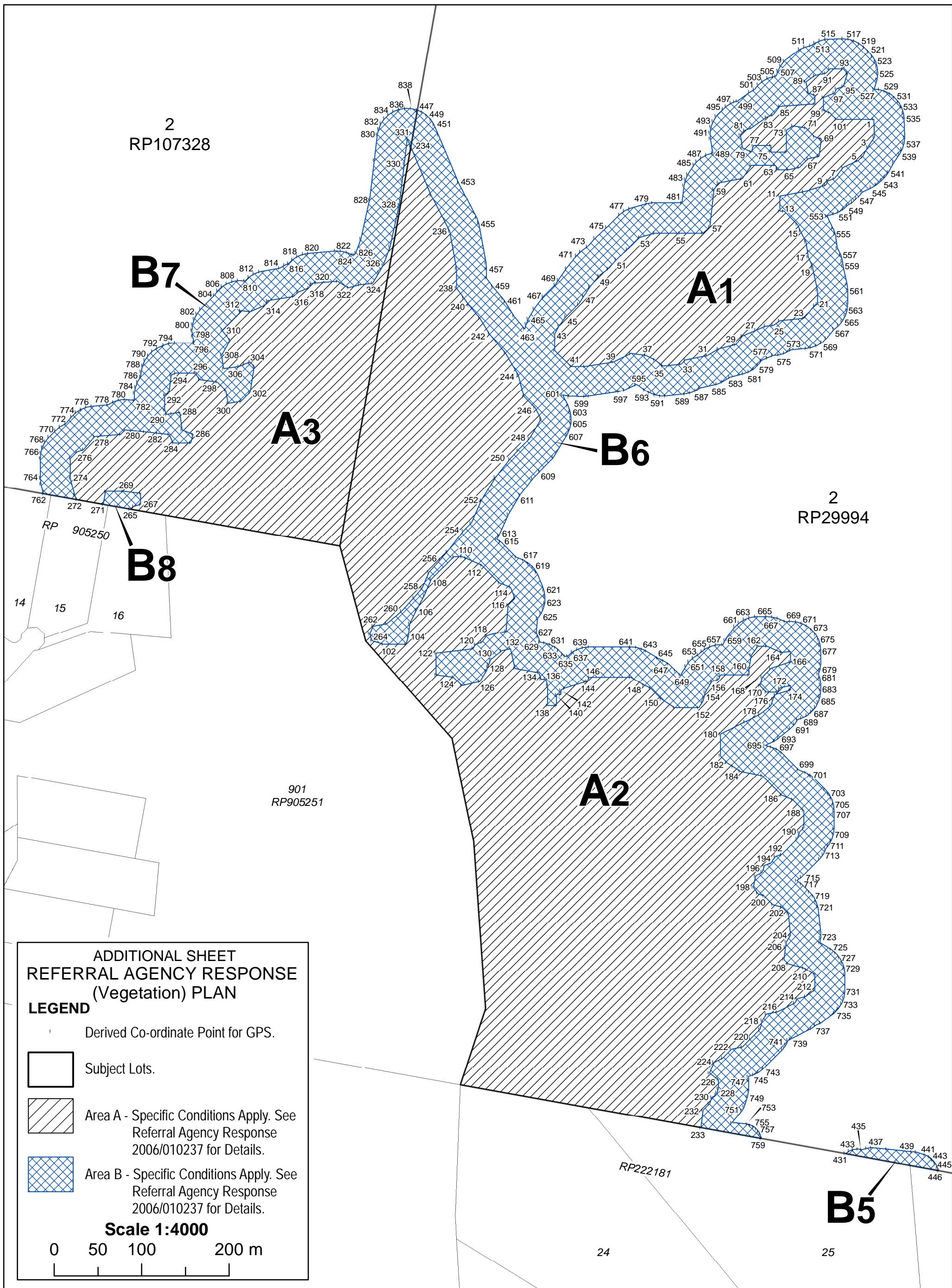
Projection: UTM (MGA Zone 56) Datum: GDA94
This is a colour plan and should only be reproduced in colour

Note: Derived Co-ordinate points are provided to aid in the location of the Referral Agency Response (Vegetation) Plan. Responsibility for locating these boundaries lies solely with the landholder and delegated clearing contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Note: This plan must be read in conjunction with Referral Agency Response 2006/010237

LEGEND Derived Co-ordinate Points for GPS. Subject Lots. Area A - Specific Conditions Apply. See Referral Agency Response 2006/010237 for Details. Area B - Specific Conditions Apply. See Referral Agency Response 2006/010237 for Details.	Referral Agency Response (Vegetation) Plan Plan of Area A and Area B in Lot 2 on RP29994 and Lot 2 on RP107328			
	Trackjob No. IC0906IPS0015			
	CENTRE: IPSWICH LOCALITY: KINGSHOLME	REGION: SOUTH EAST LGA: CITY OF GOLD COAST		
	Map Reference: 9542	Fpr data compilation sources see IPS/001096/GIS		
	Keeper Reference: IPS/001096	Prepared by: NWF	Date: 15 July 2008	RARP 2006/010237 <i>Sheet 1 of 7 Sheets</i>



Projection UTM (MGA94 Zone 56) Datum - GDA94

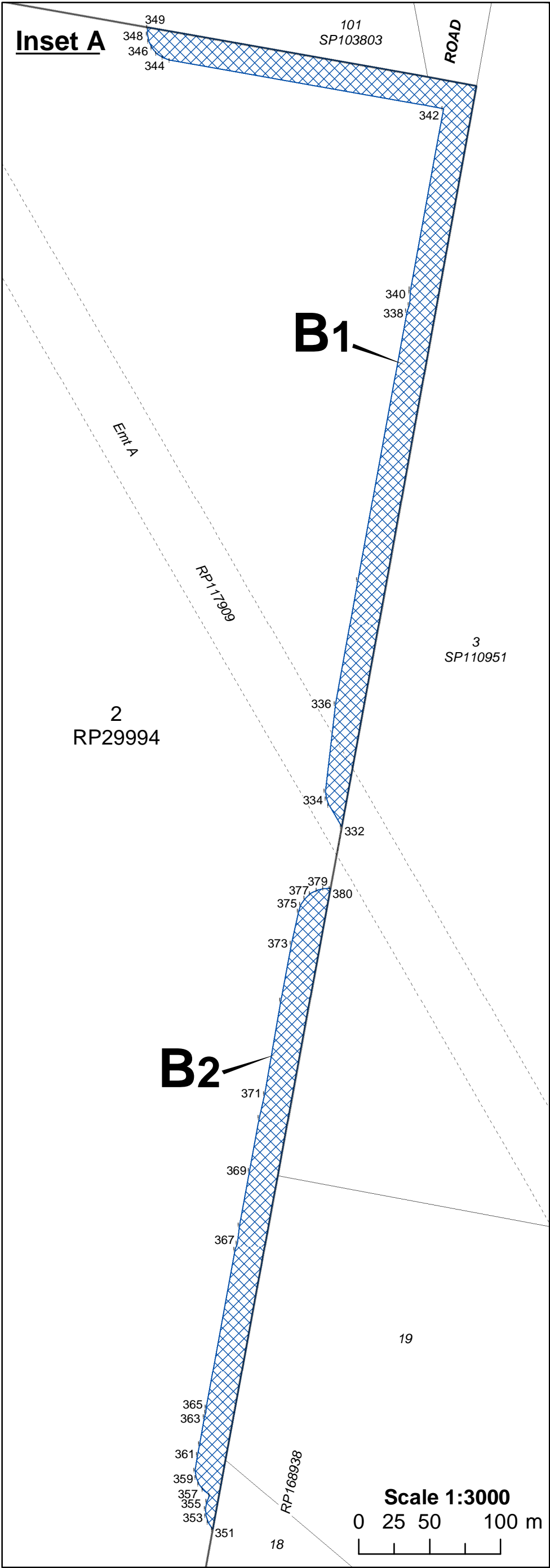
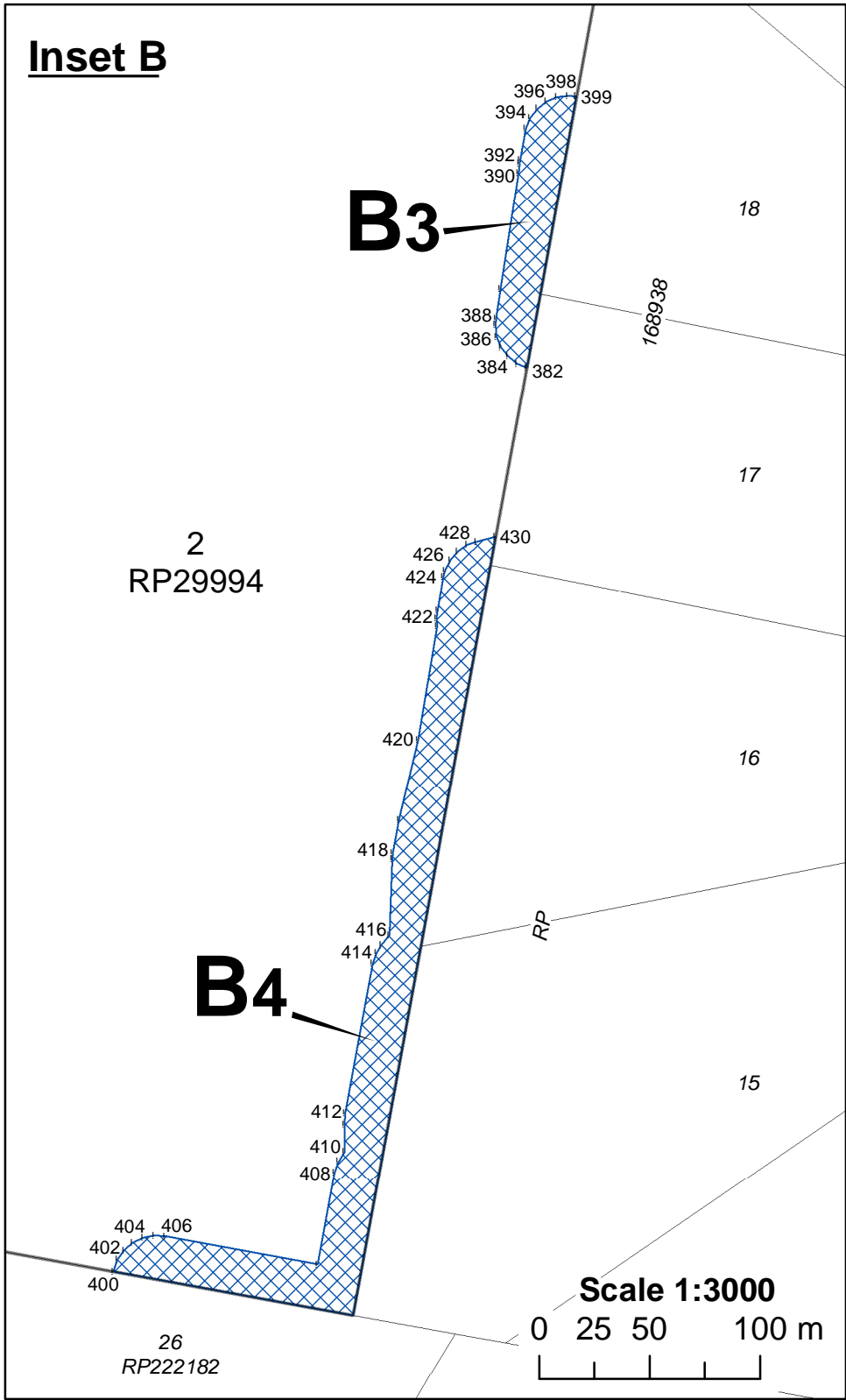
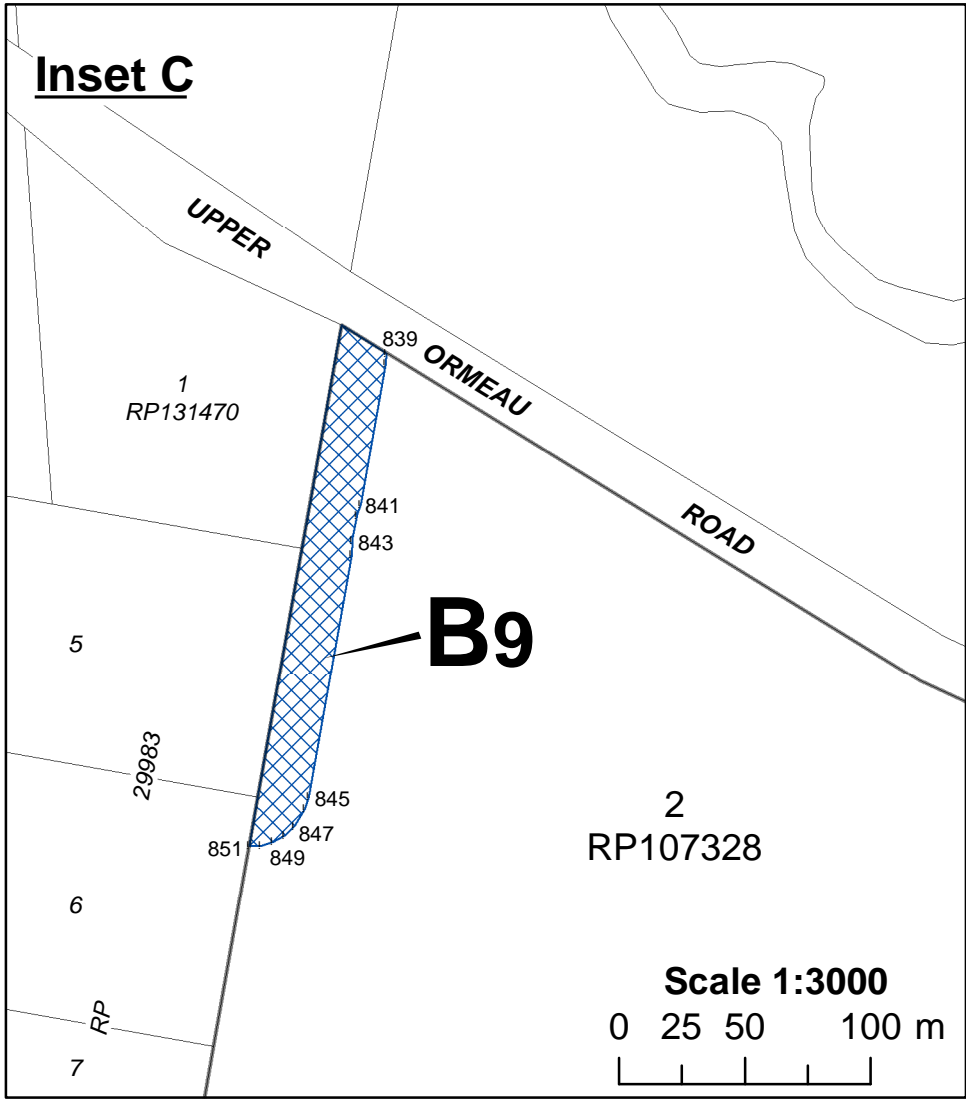
Note: Plan Scales are at A3 Paper size. This is a colour plan and should only be reproduced in colour.

Note: Derived Co-ordinate points are provided to aid in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated clearing contractor(s).

Note: This plan must be read in conjunction with Referral Agency Response 2006/010237

RARP 2006/010237

Sheet 2 of 7 Sheets



Projection UTM (MGA94 Zone 56) Datum - GDA94
 Note: Plan Scales are at A3 Paper size. This is a colour plan and should only be reproduced in colour.
 Note: Derived Co-ordinate points are provided to aid in the location of the Referral Agency Response boundaries.
 Responsibility for locating these boundaries lies solely with the landholder and delegated clearing contractor(s).
Note: This plan must be read in conjunction with Referral Agency Response 2006/010237

ADDITIONAL SHEET
REFERRAL AGENCY RESPONSE (Vegetation) PLAN

Derived Co-ordinate Points

Parcel	Point	Easting	Northing	Parcel	Point	Easting	Northing	Parcel	Point	Easting	Northing
A1	1	525668	6923546	A1	84	525553	6923551	A2	167	525551	6922918
A1	2	525669	6923525	A1	85	525561	6923561	A2	168	525541	6922908
A1	3	525662	6923514	A1	86	525601	6923563	A2	169	525538	6922898
A1	4	525656	6923503	A1	87	525601	6923573	A2	170	525546	6922891
A1	5	525651	6923499	A1	88	525593	6923576	A2	171	525558	6922891
A1	6	525633	6923491	A1	89	525591	6923588	A2	172	525561	6922896
A1	7	525623	6923478	A1	90	525601	6923596	A2	173	525573	6922898
A1	8	525616	6923476	A1	91	525613	6923598	A2	174	525573	6922893
A1	9	525613	6923471	A1	92	525618	6923603	A2	175	525556	6922888
A1	10	525588	6923463	A1	93	525633	6923603	A2	176	525553	6922883
A1	11	525561	6923458	A1	94	525638	6923598	A2	177	525551	6922876
A1	12	525561	6923441	A1	95	525633	6923583	A2	178	525538	6922866
A1	13	525566	6923441	A1	96	525626	6923581	A2	179	525522	6922857
A1	14	525581	6923426	A1	97	525623	6923576	A2	180	525493	6922843
A1	15	525585	6923418	A1	98	525611	6923571	A2	181	525493	6922818
A1	16	525591	6923406	A1	99	525611	6923556	A2	182	525501	6922811
A1	17	525593	6923388	A1	100	525618	6923553	A2	183	525508	6922806
A1	18	525599	6923378	A1	101	525626	6923546	A2	184	525516	6922801
A1	19	525599	6923375	A2	102	525108	6922946	A2	185	525541	6922796
A1	20	525604	6923350	A2	103	525134	6922946	A2	186	525563	6922773
A1	21	525604	6923335	A2	104	525137	6922955	A2	187	525576	6922768
A1	22	525601	6923333	A2	105	525138	6922970	A2	188	525588	6922756
A1	23	525588	6923318	A2	106	525146	6922985	A2	189	525588	6922736
A1	24	525561	6923316	A2	107	525155	6923002	A2	190	525583	6922731
A1	25	525554	6923310	A2	108	525163	6923020	A2	191	525581	6922723
A1	26	525545	6923310	A2	109	525189	6923046	A2	192	525563	6922706
A1	27	525534	6923305	A2	110	525198	6923046	A2	193	525556	6922703
A1	28	525518	6923299	A2	111	525203	6923044	A2	194	525551	6922696
A1	29	525511	6923288	A2	112	525221	6923036	A2	195	525543	6922693
A1	30	525491	6923283	A2	113	525241	6923016	A2	196	525541	6922686
A1	31	525478	6923276	A2	114	525253	6923011	A2	197	525533	6922681
A1	32	525453	6923271	A2	115	525258	6922998	A2	198	525531	6922668
A1	33	525448	6923266	A2	116	525251	6922991	A2	199	525536	6922661
A1	34	525436	6923265	A2	117	525248	6922961	A2	200	525543	6922658
A1	35	525428	6923264	A2	118	525226	6922956	A2	201	525553	6922648
A1	36	525418	6923271	A2	119	525221	6922948	A2	202	525563	6922646
A1	37	525408	6923276	A2	120	525213	6922946	A2	203	525571	6922638
A1	38	525391	6923278	A2	121	525211	6922941	A2	204	525573	6922613
A1	39	525371	6923268	A2	122	525168	6922936	A2	205	525568	6922606
A1	40	525338	6923263	A2	123	525168	6922911	A2	206	525568	6922600
A1	41	525323	6923263	A2	124	525188	6922908	A2	207	525566	6922586
A1	42	525304	6923281	A2	125	525198	6922898	A2	208	525571	6922581
A1	43	525304	6923301	A2	126	525218	6922903	A2	209	525588	6922576
A1	44	525309	6923310	A2	127	525226	6922916	A2	210	525592	6922574
A1	45	525317	6923320	A2	128	525228	6922920	A2	211	525601	6922568
A1	46	525331	6923335	A2	129	525229	6922923	A2	212	525601	6922551
A1	47	525337	6923344	A2	130	525231	6922928	A2	213	525591	6922543
A1	48	525344	6923354	A2	131	525243	6922938	A2	214	525581	6922541
A1	49	525355	6923367	A2	132	525253	6922941	A2	215	525578	6922536
A1	50	525365	6923375	A2	133	525258	6922918	A2	216	525558	6922526
A1	51	525374	6923386	A2	134	525286	6922913	A2	217	525546	6922523
A1	52	525387	6923397	A2	135	525288	6922906	A2	218	525541	6922516
A1	53	525401	6923411	A2	136	525293	6922906	A2	219	525538	6922506
A1	54	525418	6923416	A2	137	525296	6922898	A2	220	525528	6922495
A1	55	525447	6923416	A2	138	525296	6922876	A2	221	525518	6922486
A1	56	525473	6923416	A2	139	525306	6922876	A2	222	525506	6922483
A1	57	525481	6923423	A2	140	525306	6922888	A2	223	525496	6922473
A1	58	525485	6923459	A2	141	525311	6922888	A2	224	525486	6922468
A1	59	525486	6923466	A2	142	525311	6922893	A2	225	525481	6922456
A1	60	525491	6923473	A2	143	525316	6922896	A2	226	525491	6922448
A1	61	525518	6923478	A2	144	525339	6922903	A2	227	525491	6922438
A1	62	525528	6923493	A2	145	525341	6922903	A2	228	525489	6922434
A1	63	525556	6923493	A2	146	525343	6922908	A2	229	525488	6922431
A1	64	525558	6923488	A2	147	525391	6922908	A2	230	525483	6922428
A1	65	525571	6923488	A2	148	525406	6922899	A2	231	525481	6922421
A1	66	525583	6923491	A2	149	525413	6922896	A2	232	525473	6922413
A1	67	525593	6923501	A2	150	525426	6922883	A2	233	525471	6922393
A1	68	525606	6923503	A2	151	525441	6922873	A2	234	525140	6923514
A1	69	525608	6923523	A2	152	525468	6922873	A2	235	525163	6923459
A1	70	525601	6923526	A2	153	525473	6922881	A2	236	525184	6923418
A1	71	525591	6923536	A2	154	525474	6922885	A2	237	525192	6923375
A1	72	525576	6923538	A2	155	525476	6922891	A2	238	525192	6923353
A1	73	525568	6923533	A2	156	525483	6922903	A2	239	525200	6923342
A1	74	525568	6923508	A2	157	525491	6922906	A2	240	525206	6923334
A1	75	525551	6923508	A2	158	525493	6922911	A2	241	525219	6923318
A1	76	525551	6923516	A2	159	525526	6922911	A2	242	525230	6923301
A1	77	525531	6923516	A2	160	525526	6922918	A2	243	525248	6923279
A1	78	525528	6923508	A2	161	525528	6922933	A2	244	525262	6923254
A1	79	525518	6923513	A2	162	525536	6922943	A2	245	525269	6923229
A1	80	525516	6923528	A2	163	525546	6922943	A2	246	525282	6923216
A1	81	525521	6923533	A2	164	525563	6922937	A2	247	525288	6923203
A1	82	525528	6923536	A2	165	525573	6922938	A2	248	525275	6923181
A1	83	525546	6923548	A2	166	525573	6922926	A2	249	525262	6923168

Projection UTM (MGA94 Zone 56) Datum - GDA94

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Note: This plan must be read in conjunction with Referral Agency Response 2006/010237

RARP 2006/010237

Sheet 4 of 7 Sheets

ADDITIONAL SHEET
REFERRAL AGENCY RESPONSE (Vegetation) PLAN

Derived Co-ordinate Points

Parcel	Point	Easting	Northing	Parcel	Point	Easting	Northing	Parcel	Point	Easting	Northing
A2	250	525253	6923158	B1	333	526131	6923414	B4	418	525958	6922518
A2	251	525236	6923136	B1	334	526129	6923418	B4	419	525961	6922533
A2	252	525220	6923110	B1	335	526128	6923424	B4	420	525969	6922569
A2	253	525209	6923084	B1	336	526135	6923485	B4	421	525978	6922621
A2	254	525200	6923075	B1	337	526151	6923573	B4	422	525978	6922624
A2	255	525181	6923052	B1	338	526185	6923762	B4	423	525978	6922628
A2	256	525173	6923043	B1	339	526187	6923766	B4	424	525981	6922643
A2	257	525160	6923028	B1	340	526188	6923775	B4	425	525981	6922646
A2	258	525153	6923010	B1	341	526188	6923777	B4	426	525984	6922651
A2	259	525143	6923000	B1	342	526211	6923904	B4	427	525987	6922654
A2	260	525129	6922984	B1	343	526019	6923938	B4	428	525992	6922657
A2	261	525112	6922970	B1	344	526014	6923940	B4	429	525996	6922659
A2	262	525096	6922967	B1	345	526010	6923943	B4	430	526004	6922661
A2	263	525093	6922958	B1	346	526006	6923947	B5	431	525636	6922364
A2	264	525095	6922950	B1	347	526004	6923952	B5	432	525641	6922367
A3	265	524819	6923100	B1	348	526003	6923957	B5	433	525645	6922369
A3	266	524823	6923103	B1	349	526003	6923961	B5	434	525651	6922369
A3	267	524831	6923106	B2	351	526049	6922904	B5	435	525655	6922368
A3	268	524831	6923118	B2	352	526046	6922909	B5	436	525661	6922370
A3	269	524811	6923121	B2	353	526044	6922914	B5	437	525666	6922371
A3	270	524791	6923121	B2	354	526044	6922919	B5	438	525684	6922369
A3	271	524788	6923106	B2	355	526045	6922924	B5	439	525712	6922366
A3	272	524758	6923111	B2	356	526047	6922928	B5	440	525717	6922365
A3	273	524756	6923116	B2	357	526042	6922931	B5	441	525727	6922362
A3	274	524751	6923136	B2	358	526039	6922936	B5	442	525732	6922360
A3	275	524751	6923158	B2	359	526037	6922940	B5	443	525736	6922357
A3	276	524758	6923166	B2	360	526036	6922946	B5	444	525739	6922352
A3	277	524766	6923168	B2	361	526038	6922956	B5	445	525741	6922347
A3	278	524778	6923183	B2	362	526040	6922964	B5	446	525742	6922344
A3	279	524808	6923186	B2	363	526043	6922983	B6	447	525147	6923556
A3	280	524813	6923191	B2	364	526044	6922987	B6	448	525153	6923554
A3	281	524835	6923189	B2	365	526044	6922990	B6	449	525158	6923550
A3	282	524850	6923187	B2	366	526065	6923101	B6	450	525163	6923545
A3	283	524863	6923186	B2	367	526066	6923105	B6	451	525167	6923539
A3	284	524868	6923176	B2	368	526068	6923118	B6	452	525172	6923527
A3	285	524888	6923176	B2	369	526075	6923157	B6	453	525194	6923473
A3	286	524891	6923186	B2	370	526082	6923194	B6	454	525215	6923433
A3	287	524878	6923191	B2	371	526085	6923211	B6	455	525217	6923427
A3	288	524876	6923211	B2	372	526097	6923277	B6	456	525226	6923381
A3	289	524867	6923209	B2	373	526104	6923316	B6	457	525226	6923375
A3	290	524861	6923208	B2	374	526109	6923339	B6	458	525226	6923364
A3	291	524858	6923213	B2	375	526111	6923344	B6	459	525233	6923355
A3	292	524858	6923231	B2	376	526114	6923348	B6	460	525245	6923341
A3	293	524863	6923233	B2	377	526118	6923352	B6	461	525248	6923337
A3	294	524866	6923253	B2	378	526122	6923354	B6	462	525258	6923321
A3	295	524871	6923256	B2	379	526127	6923355	B6	463	525270	6923306
A3	296	524893	6923256	B2	380	526132	6923355	B6	464	525271	6923312
A3	297	524898	6923248	B3	382	526018	6922738	B6	465	525274	6923318
A3	298	524918	6923246	B3	383	526014	6922740	B6	466	525281	6923329
A3	299	524928	6923236	B3	384	526010	6922743	B6	467	525291	6923343
A3	300	524931	6923221	B3	385	526007	6922747	B6	468	525305	6923357
A3	301	524946	6923223	B3	386	526005	6922752	B6	469	525308	6923363
A3	302	524956	6923233	B3	387	526004	6922757	B6	470	525317	6923376
A3	303	524961	6923263	B3	388	526004	6922760	B6	471	525329	6923390
A3	304	524956	6923268	B3	389	526006	6922774	B6	472	525334	6923395
A3	305	524950	6923266	B3	390	526015	6922826	B6	473	525342	6923401
A3	306	524943	6923263	B3	391	526015	6922830	B6	474	525350	6923410
A3	307	524926	6923261	B3	392	526015	6922832	B6	475	525364	6923422
A3	308	524923	6923276	B3	393	526018	6922846	B6	476	525378	6923437
A3	309	524933	6923293	B3	394	526020	6922851	B6	477	525384	6923441
A3	310	524924	6923305	B3	395	526023	6922855	B6	478	525390	6923444
A3	311	524945	6923326	B3	396	526027	6922858	B6	479	525410	6923449
A3	312	524945	6923327	B3	397	526032	6922860	B6	480	525416	6923450
A3	313	524956	6923326	B3	398	526037	6922861	B6	481	525449	6923450
A3	314	524973	6923333	B3	399	526041	6922861	B6	482	525452	6923470
A3	315	524976	6923338	B4	400	525831	6922328	B6	483	525453	6923477
A3	316	525006	6923343	B4	401	525833	6922333	B6	484	525456	6923483
A3	317	525011	6923348	B4	402	525836	6922338	B6	485	525464	6923494
A3	318	525023	6923353	B4	403	525840	6922341	B6	486	525467	6923498
A3	319	525026	6923358	B4	404	525845	6922344	B6	487	525472	6923502
A3	320	525032	6923359	B4	405	525850	6922345	B6	488	525478	6923505
A3	321	525056	6923361	B4	406	525855	6922344	B6	489	525484	6923507
A3	322	525068	6923353	B4	407	525924	6922332	B6	490	525482	6923524
A3	323	525081	6923357	B4	408	525931	6922373	B6	491	525482	6923531
A3	324	525096	6923359	B4	409	525933	6922378	B6	492	525483	6923537
A3	325	525104	6923371	B4	410	525936	6922383	B6	493	525485	6923544
A3	326	525108	6923379	B4	411	525936	6922395	B6	494	525489	6923549
A3	327	525116	6923400	B4	412	525936	6922400	B6	495	525497	6923558
A3	328	525126	6923448	B4	413	525949	6922468	B6	496	525500	6923561
A3	329	525130	6923476	B4	414	525950	6922473	B6	497	525506	6923564
A3	330	525132	6923495	B4	415	525953	6922476	B6	498	525510	6923566
A3	331	525136	6923524	B4	416	525956	6922481	B6	499	525513	6923567
B1	332	526139	6923399	B4	417	525957	6922515	B6	500	525527	6923577

Projection UTM (MGA94 Zone 56) Datum - GDA94

Note: Derived Co-ordinate points are provided to aid in the location of the Referral Agency Response boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated clearing contractor(s).

Note: This plan must be read in conjunction with Referral Agency Response 2006/010237

RARP 2006/010237

Sheet 5 of 7 Sheets

ADDITIONAL SHEET
REFERRAL AGENCY RESPONSE (Vegetation) PLAN

Derived Co-ordinate Points

Parcel	Point	Easting	Northing	Parcel	Point	Easting	Northing	Parcel	Point	Easting	Northing
B6	501	525532	6923580	B6	584	525496	6923246	B6	667	525559	6922975
B6	502	525537	6923585	B6	585	525489	6923243	B6	668	525568	6922972
B6	503	525542	6923590	B6	586	525470	6923239	B6	669	525574	6922972
B6	504	525548	6923593	B6	587	525466	6923236	B6	670	525580	6922972
B6	505	525554	6923595	B6	588	525459	6923233	B6	671	525587	6922970
B6	506	525557	6923595	B6	589	525453	6923232	B6	672	525593	6922967
B6	507	525559	6923602	B6	590	525431	6923230	B6	673	525598	6922962
B6	508	525562	6923608	B6	591	525425	6923230	B6	674	525602	6922957
B6	509	525567	6923613	B6	592	525419	6923231	B6	675	525605	6922951
B6	510	525584	6923626	B6	593	525412	6923233	B6	676	525607	6922945
B6	511	525590	6923629	B6	594	525407	6923236	B6	677	525608	6922938
B6	512	525597	6923630	B6	595	525397	6923243	B6	678	525608	6922924
B6	513	525601	6923633	B6	596	525384	6923236	B6	679	525607	6922917
B6	514	525607	6923636	B6	597	525378	6923235	B6	680	525605	6922912
B6	515	525614	6923638	B6	598	525344	6923229	B6	681	525607	6922907
B6	516	525633	6923638	B6	599	525338	6923229	B6	682	525608	6922901
B6	517	525640	6923637	B6	600	525321	6923229	B6	683	525608	6922893
B6	518	525647	6923635	B6	601	525313	6923230	B6	684	525607	6922887
B6	519	525653	6923632	B6	602	525319	6923218	B6	685	525605	6922880
B6	520	525658	6923628	B6	603	525322	6923212	B6	686	525602	6922874
B6	521	525663	6923623	B6	604	525323	6923205	B6	687	525598	6922869
B6	522	525667	6923617	B6	605	525322	6923198	B6	688	525593	6922865
B6	523	525670	6923612	B6	606	525321	6923192	B6	689	525587	6922861
B6	524	525672	6923605	B6	607	525318	6923186	B6	690	525581	6922860
B6	525	525673	6923598	B6	608	525303	6923160	B6	691	525578	6922855
B6	526	525672	6923592	B6	609	525287	6923144	B6	692	525574	6922850
B6	527	525669	6923580	B6	610	525279	6923135	B6	693	525560	6922839
B6	528	525675	6923580	B6	611	525265	6923117	B6	694	525556	6922836
B6	529	525682	6923578	B6	612	525251	6923094	B6	695	525544	6922830
B6	530	525688	6923575	B6	613	525240	6923070	B6	696	525552	6922829
B6	531	525693	6923570	B6	614	525238	6923066	B6	697	525558	6922826
B6	532	525697	6923565	B6	615	525242	6923063	B6	698	525564	6922822
B6	533	525700	6923559	B6	616	525260	6923045	B6	699	525583	6922803
B6	534	525702	6923553	B6	617	525269	6923042	B6	700	525591	6922799
B6	535	525703	6923547	B6	618	525274	6923038	B6	701	525597	6922796
B6	536	525704	6923525	B6	619	525279	6923034	B6	702	525613	6922780
B6	537	525703	6923519	B6	620	525283	6923028	B6	703	525617	6922775
B6	538	525701	6923512	B6	621	525292	6923007	B6	704	525620	6922769
B6	539	525698	6923506	B6	622	525293	6923001	B6	705	525622	6922763
B6	540	525691	6923496	B6	623	525293	6922994	B6	706	525623	6922756
B6	541	525686	6923486	B6	624	525291	6922987	B6	707	525623	6922751
B6	542	525682	6923480	B6	625	525288	6922981	B6	708	525623	6922736
B6	543	525678	6923477	B6	626	525284	6922976	B6	709	525622	6922729
B6	544	525672	6923471	B6	627	525283	6922959	B6	710	525620	6922723
B6	545	525666	6923468	B6	628	525285	6922954	B6	711	525617	6922717
B6	546	525655	6923463	B6	629	525287	6922948	B6	712	525614	6922712
B6	547	525649	6923456	B6	630	525293	6922947	B6	713	525611	6922706
B6	548	525644	6923451	B6	631	525299	6922945	B6	714	525607	6922701
B6	549	525639	6923447	B6	632	525305	6922942	B6	715	525586	6922680
B6	550	525634	6923443	B6	633	525309	6922939	B6	716	525580	6922676
B6	551	525629	6923440	B6	634	525313	6922934	B6	717	525586	6922672
B6	552	525623	6923438	B6	635	525316	6922932	B6	718	525595	6922663
B6	553	525615	6923435	B6	636	525319	6922933	B6	719	525600	6922657
B6	554	525622	6923421	B6	637	525324	6922937	B6	720	525603	6922652
B6	555	525624	6923415	B6	638	525330	6922940	B6	721	525605	6922645
B6	556	525627	6923399	B6	639	525337	6922942	B6	722	525608	6922617
B6	557	525631	6923391	B6	640	525343	6922943	B6	723	525608	6922611
B6	558	525633	6923384	B6	641	525391	6922943	B6	724	525607	6922605
B6	559	525633	6923379	B6	642	525398	6922942	B6	725	525620	6922597
B6	560	525638	6923357	B6	643	525404	6922940	B6	726	525625	6922593
B6	561	525638	6923350	B6	644	525409	6922938	B6	727	525630	6922587
B6	562	525638	6923335	B6	645	525422	6922930	B6	728	525633	6922582
B6	563	525638	6923328	B6	646	525429	6922927	B6	729	525635	6922575
B6	564	525636	6923322	B6	647	525434	6922923	B6	730	525635	6922568
B6	565	525633	6923316	B6	648	525442	6922916	B6	731	525635	6922549
B6	566	525628	6923310	B6	649	525448	6922911	B6	732	525634	6922542
B6	567	525623	6923306	B6	650	525454	6922921	B6	733	525632	6922536
B6	568	525614	6923296	B6	651	525458	6922926	B6	734	525628	6922530
B6	569	525609	6923291	B6	652	525462	6922931	B6	735	525624	6922525
B6	570	525604	6923287	B6	653	525468	6922934	B6	736	525608	6922513
B6	571	525597	6923285	B6	654	525472	6922938	B6	737	525602	6922511
B6	572	525592	6923284	B6	655	525476	6922941	B6	738	525598	6922507
B6	573	525574	6923282	B6	656	525482	6922944	B6	739	525574	6922495
B6	574	525567	6923279	B6	657	525489	6922945	B6	740	525571	6922494
B6	575	525560	6923277	B6	658	525496	6922945	B6	741	525568	6922489
B6	576	525553	6923276	B6	659	525499	6922951	B6	742	525564	6922483
B6	577	525547	6923273	B6	660	525510	6922966	B6	743	525543	6922461
B6	578	525540	6923270	B6	661	525515	6922971	B6	744	525538	6922457
B6	579	525537	6923266	B6	662	525521	6922974	B6	745	525532	6922454
B6	580	525532	6923261	B6	663	525527	6922977	B6	746	525525	6922452
B6	581	525526	6923257	B6	664	525534	6922978	B6	747	525525	6922448
B6	582	525520	6923255	B6	665	525546	6922978	B6	748	525525	6922436
B6	583	525504	6923251	B6	666	525553	6922977	B6	749	525524	6922429

Projection UTM (MGA94 Zone 56) Datum - GDA94

Note: Derived Co-ordinate points are provided to aid in the location of the Referral Agency Response boundaries.
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Note: This plan must be read in conjunction with Referral Agency Response 2006/010237

RARP 2006/010237

Sheet 6 of 7 Sheets

ADDITIONAL SHEET
REFERRAL AGENCY RESPONSE (Vegetation) PLAN

Derived Co-ordinate Points

Parcel	Point	Easting	Northing	Parcel	Point	Easting	Northing
B6	750	525520	6922418	B7	802	524896	6923324
B6	751	525518	6922413	B7	803	524900	6923329
B6	752	525506	6922399	B7	804	524915	6923345
B6	753	525524	6922397	B7	805	524919	6923350
B6	754	525528	6922396	B7	806	524924	6923355
B6	755	525531	6922394	B7	807	524930	6923358
B6	756	525535	6922392	B7	808	524936	6923361
B6	757	525537	6922389	B7	809	524943	6923362
B6	758	525539	6922385	B7	810	524950	6923361
B6	759	525540	6922381	B7	811	524955	6923366
B7	762	524720	6923118	B7	812	524961	6923369
B7	763	524717	6923129	B7	813	524967	6923372
B7	764	524716	6923136	B7	814	524990	6923376
B7	765	524716	6923158	B7	815	524996	6923379
B7	766	524717	6923165	B7	816	525000	6923381
B7	767	524719	6923172	B7	817	525005	6923386
B7	768	524722	6923178	B7	818	525011	6923389
B7	769	524727	6923183	B7	819	525017	6923392
B7	770	524734	6923190	B7	820	525023	6923393
B7	771	524739	6923195	B7	821	525054	6923395
B7	772	524746	6923198	B7	822	525061	6923395
B7	773	524753	6923206	B7	823	525067	6923394
B7	774	524757	6923211	B7	824	525073	6923391
B7	775	524763	6923214	B7	825	525075	6923391
B7	776	524770	6923217	B7	826	525077	6923394
B7	777	524776	6923218	B7	827	525083	6923410
B7	778	524794	6923219	B7	828	525092	6923454
B7	779	524800	6923223	B7	829	525098	6923499
B7	780	524807	6923225	B7	830	525101	6923529
B7	781	524814	6923225	B7	831	525103	6923535
B7	782	524824	6923224	B7	832	525106	6923541
B7	783	524824	6923233	B7	833	525110	6923547
B7	784	524825	6923240	B7	834	525115	6923551
B7	785	524828	6923246	B7	835	525120	6923555
B7	786	524831	6923252	B7	836	525127	6923557
B7	787	524832	6923258	B7	837	525133	6923558
B7	788	524833	6923265	B7	838	525140	6923558
B7	789	524836	6923271	B9	839	524473	6923871
B7	790	524840	6923276	B9	840	524473	6923867
B7	791	524845	6923281	B9	841	524463	6923811
B7	792	524851	6923284	B9	842	524462	6923807
B7	793	524858	6923288	B9	843	524460	6923797
B7	794	524864	6923290	B9	844	524460	6923791
B7	795	524871	6923290	B9	845	524443	6923695
B7	796	524892	6923290	B9	846	524441	6923690
B7	797	524892	6923291	B9	847	524437	6923683
B7	798	524890	6923298	B9	848	524433	6923680
B7	799	524890	6923305	B9	849	524429	6923677
B7	800	524890	6923311	B9	850	524424	6923676
B7	801	524892	6923318	B9	851	524419	6923676

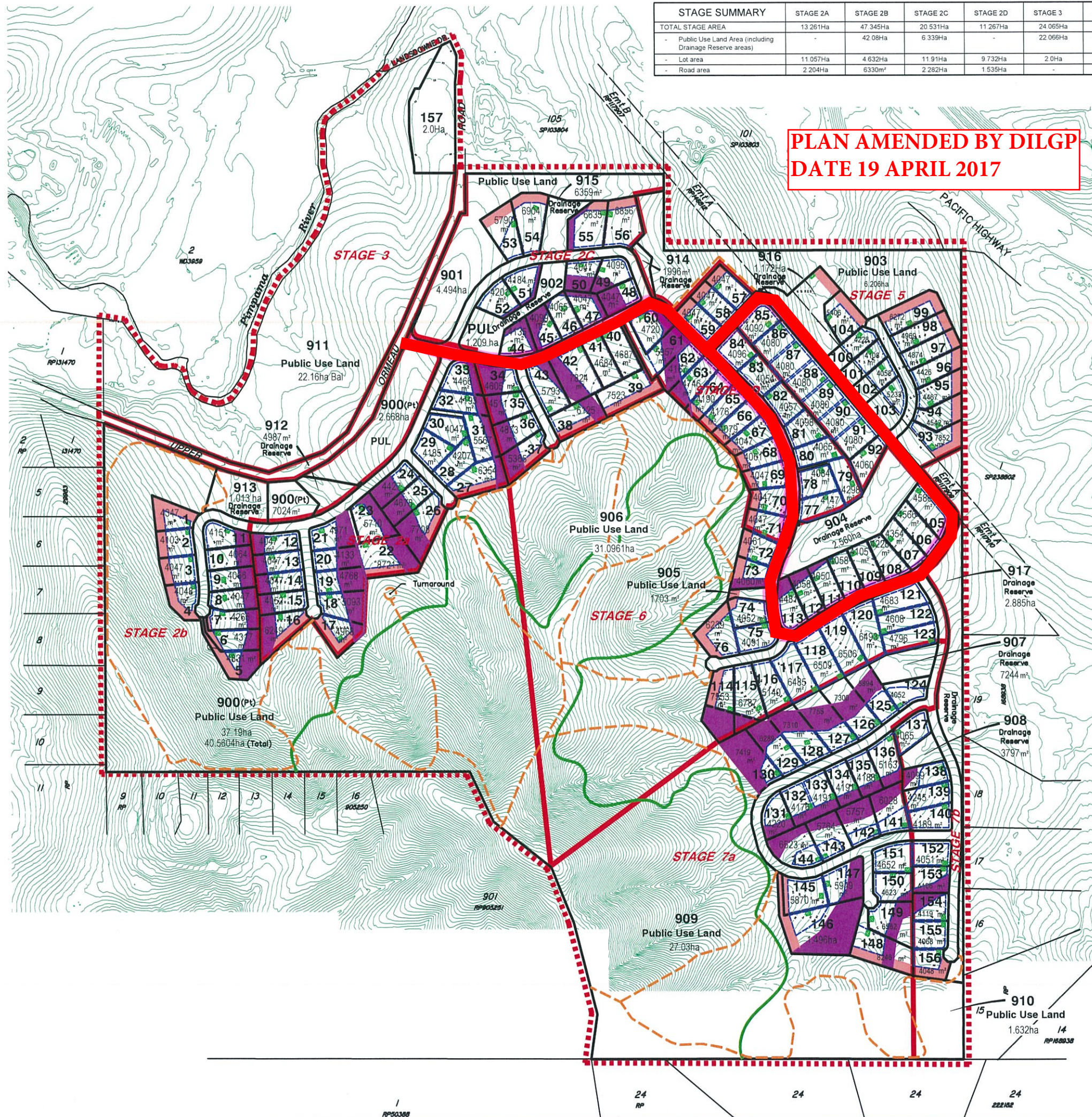
Projection UTM (MGA94 Zone 56) Datum - GDA94

Note: Derived Co-ordinate points are provided to aid in the location of the Referral Agency Response boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated clearing contractor(s).

Note: This plan must be read in conjunction with Referral Agency Response 2006/010237

RARP 2006/010237

Sheet 7 of 7 Sheets



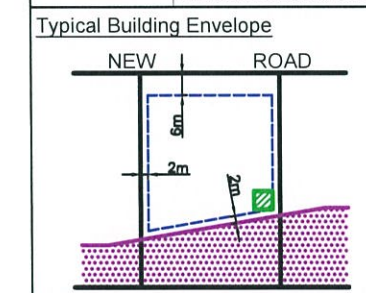
STAGE SUMMARY	STAGE 2A	STAGE 2B	STAGE 2C	STAGE 2D	STAGE 3	STAGE 5	STAGE 6	STAGE 7A	STAGE 7B
TOTAL STAGE AREA	13 261Ha	47 345Ha	20 531Ha	11 267Ha	24 065Ha	18 457Ha	48 047Ha	44 687Ha	9 814Ha
- Public Use Land Area (including Drainage Reserve areas)	-	42 08Ha	6 339Ha	-	22 066Ha	7 577Ha	33 826Ha	27 754Ha	4 897Ha
- Lot area	11 057Ha	4 632Ha	11 91Ha	9 732Ha	2 0Ha	9 307Ha	12 055Ha	14 706Ha	3 699Ha
- Road area	2 204Ha	6330m²	2 282Ha	1 535Ha	-	1 573Ha	2 166Ha	2 227Ha	1 219Ha

NOTE:
Equal Area transfer between Lot 912
(Drainage Reserve) and Lot 900(Pt)
(Public Use Land)

PLAN AMENDED BY DILGP
DATE 19 APRIL 2017

DEVELOPMENT SUMMARY	
Total Site Area 235.813Ha	
(Lot 2 on RP29994 - 159 044Ha)	
(Lot 2 on RP107328 - 52 609Ha)	
(Lot 1 on SP243312 - 24 16)	
Public Use Land / Drainage Area	144 6363Ha
Area of New Road	13 8356Ha
Total No. of Lots	157 Lots
Smallest Lot Area (excluding Lot 157)	4047m²
Largest Lot Area (excluding Lot 157)	1 496Ha
Average Lot Area (excluding Lot 157)	4942m²

LEGEND	
	Covenant Areas
	Building Envelopes
	Indicative Effluent Disposal Areas
	Indicative Fire Breaks / Trails
	20m setback to edge of building envelope for bushfire hazard area



- NOTE:
1. SITE COVER TO NOT EXCEED 40% OF THE LOT SIZE OR 2,000m², WHICHEVER IS THE LESSER.
 2. FINAL EFFLUENT DISPOSAL AREAS MUST BE LOCATED WITHIN APPROVED BUILDING ENVELOPE AREAS, OUTSIDE OF APPROVED COVENANT AREAS AND IN ACCORDANCE WITH ALL REQUIRED SETBACKS AS PER THE QUEENSLAND PLUMBING AND WASTEWATER CODE AND AS/NZS 1547.

Client:

MONTEGO HILLS

for
Designed for Living
villawood
properties

Site Address:
MONTEGO HILLS
Upper Ormeau Road,
Kingsholme

RPD:
Lot:
Plan:
Parish:
County:
Local Authority:
Level Datum:
Meridian:

2/RP29994, 2/RP107328,
1/SP243312
Pimpama
Ward
Gold Coast City
Council
AHD der
RP107328

Associated Consultants:

MORTON
urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination

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Issue	Date	Description	Drawn	Checked
U	22-02-12	Building Envelopes Amended	NSB	AWG
T	09-02-12	Lots 114 - 116 Amended	NSB	AWG
S	18-01-12	Amended Fire Trails	NSB	AWG
R	17-11-10	Revised Note 2 & Added RMT to Stage 5	NSB	AWG
Q	13-10-10	Amended Issue	NSB	AWG
P	16-08-10	Effluent Areas Revised and Stage Summary Details Updated	NSB	AWG
O	21-07-10	Revised Stages 4, 5 & 6	NSB	AWG
N	14-07-10	Stage 2C revised to Stage 3	NSB	AWG
M	23-03-10	Additional Drainage Reserve	NSB	AWG
L	02-03-10	Changes to Drainage Reserve	NSB	AWG
K	18-12-10	Stage Summary Table	NSB	AWG
J	14-08-10	Additional note, remove stage 1c	NSB	AWG
I	20-07-10	Revised Effluent Disposal areas from Borne Consulting	NSB	AWG
H	16-07-10	Removing road lots in 39, 40, 61, 62	NSB	AWG
Issue	Date	Description	Drawn	Checked

Scale at A1: 1:4000
Date: 23-02-17
Design: AWG
Drawn: SJH
Checked: BFG
Drawing Title:

**PROPOSED STAGED
RECONFIGURATION
OF A LOT PLAN**
- Bushfire Management Provisions

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

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perspectives

planning | environment | landscape | engineering | survey
T: 3807 3333 | F: 3287 5451 | www.gasman.com.au
10/17/2010 10:00:00 AM | 10/17/2010 10:00:00 AM | 10/17/2010 10:00:00 AM

Drawing No: 5543 P.ROL.120
Rev. No: 142

13 October 2006



Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Attention: Jonathan Lee

Dear Jonathan

Proposed Material Change of Use Application (Preliminary approval overriding the planning scheme) and Reconfiguration of a lot (157 lots), 97 – 105 Upper Ormeau Road, Kingsholme. FDR704 110kV

We refer to correspondence from Buckley Vann dated 12 September 2006 regarding the above proposal.

Pursuant to the following item of Schedule 2 of the Integrated Planning Regulation 1998, ENERGEX Limited is an advice agency for the above development application.

- ☒ Item 20, Table 2 of Schedule 2 of the Integrated Planning Regulation 1998.
- ☒ Item 8, Table 3 of Schedule 2 of the Integrated Planning Regulation 1998.
- ☐ Item 9, Table 3 of Schedule 2 of the Integrated Planning Regulation 1998.
- ☐ Item 10, Table 3 of Schedule 2 of the Integrated Planning Regulation 1998.

ENERGEX Limited acting as an advice agency under the Integrated Planning Act 1997 provides its response to the above material change of use and reconfiguration as attached.

Should you require any further information on the above matter, please telephone our Mr Liam Wiley on (07) 3407 4815.

Yours faithfully


for Town Planning Manager

cc: Buckley Vann
Department of Local Government, Planning, Sport and Recreation

Reference: 710/41/28 P67 L1033



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(07) 3407 4815
Facsimile
(07) 3407 4144
Email
liamwiley@energex.com.au

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Brisbane Qld 4000
GPO Box 1461
Brisbane Qld 4001
Telephone (07) 3407 4000
Facsimile (07) 3407 4609
www.energex.com.au

ENERGEX Limited
ABN 40 078 849 055

RESPONSE TO DEVELOPMENT APPLICATION

ENERGEX Limited acting as an advice agency under the Integrated Planning Act 1997, response to the proposed development is:

- ☐ This application be refused for the following reasons: or
- ☒ This application be approved in principle subject to the following conditions detailed below:

Please note, a future 110kV double circuit line is proposed for this easement, which is currently scheduled for 2016. The construction of roads on the easement must not limit the construction of this future line.

When considering the construction of a subdivision, either on ENERGEX easements or in the vicinity of ENERGEX assets, please be aware of the following general conditions:

- No civil works are to occur within 5 metres of any part of a tower base, pole or stay. Trenches must have a minimum horizontal separation from the trench to any tower base or pole, at least equal to the trench depth. Natural ground level on the easement should not be disturbed without ENERGEX approval.
- ENERGEX trenching requirements for the installation of pipe include full depth shoring of trench sides for a minimum of 5 metres either side of a structure. The trench is not to be left open overnight and backfill is to be compacted in 150mm layers in the immediate vicinity of the structure.
- Final ground levels should slope gently to the edge of the easement or the proposed kerb or surrounding area such that pooling of water on the easement is avoided and conductor ground clearances are not decreased.
- 10 metres clear access must be provided around all towers and pole structures.
- Vehicle impact barriers may be required to prevent vehicle damage to structures. Barriers should be erected with a 1m clear space on one side of the structure and a minimum of 5m on the other side.
- No streetlight or any part thereof (ie outreaches, etc) shall be placed on the easement or cross the easement boundary.
- Underground services should be kept to the outer edge of the easement and any crossing of the easement should be clearly marked. Please submit the relevant design drawings to the Principal Mains Design Engineer for review. The identification, assessment and mitigation of any possible hazards in the service due to electromagnetically induced voltages, is the responsibility of the developer.
- Any cut in the vicinity of a structure or between a structure and the road kerb will need to be stabilised by a retaining wall. The retaining wall design and location is to be submitted to ENERGEX for approval.
- The developer must advise ENERGEX of any cathodic protection systems proposed for use with the installation of pipelines.

Reference: 710/41/28 P67 L1033

- No valve pits to be within 20 metres of a structure.
- Depending upon the scope of the civil works being performed an ENERGEX patrolman may be required on site to supervise the above activities. A minimum of two weeks notice will be required. Any cost associated with the above activities or to rectify any damage caused to ENERGEX equipment during construction activities will be debited to the property developer / owner.
- Any further proposal for works or development on the easement including those involving changes in ground level and retaining wall designs around towers and poles must have prior approval from ENERGEX. Please submit the relevant civil designs to the Principal Mains Design Engineer for approval.
- Stockpiling of spoil on the easement is prohibited.
- Access to the easement and access along the easement must be available to ENERGEX personnel and heavy equipment at all times. ENERGEX will require the developer / owner to supply and install gates where fencing prohibits access to and along the easement area. To enable travel along the easement at anytime the gates must be series locked with an ENERGEX padlock. Both the padlock and a design drawing of an acceptable gate will be provided by ENERGEX.
- Any costs incurred by ENERGEX as a result of the works on the easement are to be met by the property developer / owner.
- At all times the following minimum clearance must be maintained from the top of any machinery moving in the vicinity of energised conductors:
 - 132kV and 110kV conductors – 4.5m minimum clearance
 - Should it be necessary to transport equipment or extend any equipment, such that these clearances cannot be confidently maintained, you are required to contact our office to ascertain whether a Safety Officer is required on-site. All operators of machinery are to be made aware of the presence of high voltage conductors.
- Any proposal for landscaping on the easement must have prior approval from ENERGEX. Please submit the relevant landscaping design to the Principal Mains Design Engineer for approval. When considering landscape designs the planting of trees must be kept to the edges of the easement and not under any overhead conductors. When mature, plants or trees must not grow in excess of 4 metres in height. If pertinent the ENERGEX Guide to "Powerline Friendly Plants" will be enclosed, please refer to this Guide for recommended species.
- Any further proposal for works or development on the easement including those involving changes in ground level and retaining wall designs around towers and poles must have prior approval from ENERGEX. Please submit the relevant civil designs to the Principal Mains Design Engineer for approval.

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