



AGENDA

PLANNING AND ENVIRONMENT COMMITTEE MEETING

THURSDAY 7 OCTOBER 2021

9AM

City of Gold Coast Council Chambers
135 Bundall Road Surfers Paradise

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1 ATTENDANCE/APOLOGIES

Cr C Caldwell	Chairperson
Cr D Gates	
Cr M Hammel	
Cr W Owen-Jones	
Cr PJ Young	
Cr H Vorster	
Cr PC Young	
Cr G O'Neill	

Ms A Swain	Director Economy, Planning & Environment
Mr M Moran	Manager City Development
Mr R Clarke	Manager City Planning
Mrs Z Meha	Manager Business Support

2 LEAVE OF ABSENCE

3★ CONFIRMATION OF MINUTES

That the Minutes of the 808 Planning and Environment Committee Meeting held on 9 September 2021 be confirmed.



MINUTES

PLANNING AND ENVIRONMENT COMMITTEE MEETING

THURSDAY 9 SEPTEMBER 2021

9AM - MEETING COMMENCED AT 9.09AM

City of Gold Coast Council Chambers
135 Bundall Road Surfers Paradise

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- Officer's recommendation changed at Committee

1 ATTENDANCE/APOLOGIES

Cr C Caldwell	Chairperson
Cr D Gates	
Cr M Hammel	
Cr W Owen-Jones	
Cr PJ Young	
Cr H Vorster	
Cr PC Young	
Cr G O'Neill	

Cr B Patterson	(Visitor – Left the meeting at 12.59pm)
Cr G Tozer	(Visitor – Left the meeting at 10.05am)

Mr M Moran	Acting Director Economy, Planning & Environment
Mr R Sharpe	Acting Manager City Development
Mr R Clarke	Manager City Planning
Mrs Z Meha	Manager Business Support

Mr S Hartley	Executive Coordinator Engineering & Environmental Assessment
Mr A Morris	Senior Planner
Mr L Jukes	Senior Planner
Mr G Collar	Acting Executive Coordinator Major Assessment

2 LEAVE OF ABSENCE

3 CONFIRMATION OF MINUTES

COMMITTEE RECOMMENDATION PE21.0909.001

Moved: Cr PJ Young

Seconded: Cr D Gates

That the Minutes of the 807 Planning and Environment Committee Meeting held on 25 August 2021 be confirmed.

CARRIED

4 CONFLICT OF INTEREST DECLARATIONS

4.1 COI - Declarable Prior To Meeting - Cr PJ Young

Councillor Name	Cr PJ Young		
Matter Description	REPORT ON APPLICATION FOR A COMBINED DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR EXTRACTIVE INDUSTRY (QUARRY), ENVIRONMENTALLY RELEVANT ACTIVITY 16-2(B) AND 16-3(B) AND OPERATIONAL WORKS FOR TREE WORKS AT 33 AND 99 MAUDSLAND ROAD, LOT 905 AND LOT 906 WIMBLEDON WAY, 4 AND 6 YALLARO ROAD, 1 ROCHE COURT AND LOT 901 EMERSON WAY, OXFENFORD		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 9 September 2021		
Item Number	6.3	Item Reference	MCU COM/2019/81

Pursuant to section 150EQ(3)(b) and 150EQ(3)(c) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
Nu-Crush are the owners of the Oxenford quarry and have submitted a DA to Council to expand and extend the duration of the operations considerably. The property that I own (under mortgage) and where I live is at its closest point within 700 metres of the existing and proposed expanded quarry. My house is approximately 1.1km from the quarry and is impacted by the effects of blasting undertaken at the quarry (both air shock and ground vibration). My wife and I are co-mortgagees on the property. Neither my property nor the quarry are in Division 5.	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	
The nature of the relationship of the related party to the councillor	
The nature of the related party's interests in the matter	
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	Nucrush Oxenford Quarry

The nature of the relationship of the other person to the councillor or related party	
The nature of the other person's interests in the matter	
The value of the gift or loan, and the date the gift was given or loan was made	
<input type="checkbox"/> I am voluntarily deciding not to participate in making a decision about the matter.	
<input checked="" type="checkbox"/> I am seeking permission to participate in making a decision about the matter.	
The reasons why my participation would improve decision making in the public interest are as follows:	
<p>I have lived at the property for 27 years and experienced the impact of blasting operations during that time. I have acquired material sourced from the quarry. I believe that I can best represent the interests of the local community by participating in debate and discussion as an informed and balanced ratepayer and elected representative.</p>	

PROCEDURAL MOTION

Moved: Cr C Caldwell

Seconded: Cr H Vorster

Pursuant to section 150ES(3)(a) of the Local Government Act 2009, Council resolves that:

A	<p>Cr PJ Young may participate in the decision despite the Councillor's conflict of interest because the public interest is served by remaining in the room and that he has declared on public record that he maintains an open and persuadable mind on the matter and that any benefit or detriment Cr P J Young may receive is no greater than the benefit or detriment that the local community may also receive.</p> <p>The following conditions apply to Cr PJ Young's participation in the decision:</p> <p style="padding-left: 40px;">a) That he be excluded from participating in the vote.</p>
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CARRIED

A division was called

For:	4	Cr C Caldwell, Cr H Vorster, Cr PC Young and Cr G O'Neill
Against:	1	Cr M Hammel
Absent:	0	
Did not vote:	3	Cr PJ Young, Cr D Gates, and Cr W Owen-Jones

Cr PJ Young did not vote.

4.2 COI - Prescribed Prior to Meeting - Cr D Gates

Councillor Name	Cr D Gates		
Matter Description	PEDESTRIAN MOVEMENT STRATEGY SKYRIDGE ESTATE (FORMERLY PACIFIC VIEW ESTATE) - 167-169 HINKLER DRIVE, WORONGARY		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 9 September 2021		
Item Number	6.2	Item Reference	ROL/2020/44

Pursuant to section 150EL(3)(a) and 150EL(3)(b) of the *Local Government Act 2009*, I hereby provide notice that I have a prescribed conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the prescribed conflict of interest	
Receipt of donations from Arcadis & Mitchell Bray (Arcadis employee)	
If the prescribed conflict of interest arises for a gift, loan or contract	
The value of the gift, loan or contract	Mitchell Bray 24/9/14, \$1950 (employee Arcadis) Arcadis 26/10/15, \$1850 Arcadis 15/10/16, \$2500 (fully refunded)
If the prescribed conflict of interest arises for an application which a submission has been made	
The matters the subject of the application and submission	
If there is another entity, other than the councillor, that has an interest in the matter	
The name of the other entity	
The nature of the councillor's relationship with the other entity	
Description of interest in the matter	
Councillor's interest	Receipt of donations
Other entity's interest	No interest in the pedestrian movement strategy but consultants to the overall project upon which the pedestrian movement strategy will impact
X I will leave the meeting and will not participate in a decision relating to the matter.	

4.3 COI - Prescribed Prior to Meeting - Cr D Gates

Councillor Name	Cr D Gates		
Matter Description	REPORT ON APPLICATION FOR A COMBINED DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR EXTRACTIVE INDUSTRY (QUARRY), ENVIRONMENTALLY RELEVANT ACTIVITY 16-2(B) AND 16-3(B) AND OPERATIONAL WORKS FOR TREE WORKS AT 33 AND 99 MAUDSLAND ROAD, LOT 905 AND LOT 906 WIMBLEDON WAY, 4 AND 6 YALLAROI ROAD, 1 ROCHE COURT AND LOT 901 EMERSON WAY, OXENFORD		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 9 September 2021		
Item Number	6.3	Item Reference	COM/2019/81

Pursuant to section 150EL(3)(a) and 150EL(3)(b) of the *Local Government Act 2009*, I hereby provide notice that I have a prescribed conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the prescribed conflict of interest	
Receipt of donations from Planit Consulting	
If the prescribed conflict of interest arises for a gift, loan or contract	
The value of the gift, loan or contract	12/11/14 \$1560 07/09/15 \$1850 13/10/16 \$3700 (refunded in full)
If the prescribed conflict of interest arises for an application which a submission has been made	
The matters the subject of the application and submission	
If there is another entity, other than the councillor, that has an interest in the matter	
The name of the other entity	
The nature of the councillor's relationship with the other entity	
Description of interest in the matter	
Councillor's interest	Receipt of donations
Other entity's interest	Planit Consultant to the project
<input checked="" type="checkbox"/> I will leave the meeting and will not participate in a decision relating to the matter.	

4.4 COI - Declarable Prior To Meeting - Cr D Gates

Councillor Name	Cr D Gates		
Matter Description	PRODUCTIVE GOLD COAST PROGRESS UPDATE 2		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 9 September 2021		
Item Number	6.6	Item Reference	PD98/1132/04/73

Pursuant to section 150EQ(3)(b) and 150EQ(3)(c) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
Receipt of donations	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	
The nature of the relationship of the related party to the councillor	
The nature of the related party's interests in the matter	
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	Place Design
The nature of the relationship of the other person to the councillor or related party	Donor
The nature of the other person's interests in the matter	Consultant to Council
The value of the gift or loan, and the date the gift was given or loan was made	15/08/11 \$1410 23/10/14 \$1850 10/11/16 \$1850 (refunded in full)
<input type="checkbox"/> I am voluntarily deciding not to participate in making a decision about the matter.	
<input checked="" type="checkbox"/> I am seeking permission to participate in making a decision about the matter.	
The reasons why my participation would improve decision making in the public interest are as follows:	

Due to the amounts of each donation and the time that has lapsed.

PROCEDURAL MOTION

Moved: Cr PC Young

Seconded: Cr G O'Neill

Pursuant to section 150ES(3)(a) of the *Local Government Act 2009*, Council resolves that:

A	Cr D Gates may participate in the decision despite the Councillor's conflict of interest because the benefit of Councillor Cr Gates participation in the decision making in relation to this matter outweighs any perceived bias arising from the conflict of interest.
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CARRIED

A division was called

For: 7 Cr C Caldwell, Cr M Hammel, Cr W Owen-Jones, Cr PJ Young, Cr H Vorster, Cr PC Young and Cr G O'Neill

Against: 0

Absent: 0

Did not vote: 1 Cr D Gates

Cr D Gates did not vote.

4.5 COI - Declarable During Meeting - Cr G Tozer

Councillor Name	Cr G Tozer		
Matter Description	PEDESTRIAN MOVEMENT STRATEGY SKYRIDGE ESTATE (FORMERLY PACIFIC VIEW ESTATE) - 167-169 HINKLER DRIVE, WORONGARY		
Meeting Name	Planning and Environment Committee		
Meeting Date	Thursday 9 September 2021		
Item Number	6.2	Item Reference	ROL/2020/44

Pursuant to section 150EQ(2) of the *Local Government Act 2009*, I hereby provide notice that I have a declarable conflict of interest in this matter, the nature and particulars of which are as follows:

Nature of the declarable conflict of interest	
Ross Atkins, a person whose interests include a part-share in the development application now known as Skyridge in Worongary bought 10 tickets on the 4 April 2016 for his family and friends to a music event I hosted, valued at \$5000.	
If the declarable conflict of interest arises because of the councillor's relationship with a related party	
The name of the related party	
The nature of the relationship of the related party to the councillor	
The nature of the related party's interests in the matter	
If the councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person	
The name of the other person	Ross Atkins
The nature of the relationship of the other person to the councillor or related party	Ross Atkins bought event tickets from Cr Tozer for his family and friends valued at \$5000, on 4 April 2016
The nature of the other person's interests in the matter	Ross Atkins is a minority part-owner of the development interests
The value of the gift or loan, and the date the gift was given or loan was made	\$5000, 4 April 2016
<input type="checkbox"/> I am voluntarily deciding not to participate in making a decision about the matter.	
<input checked="" type="checkbox"/> I am seeking permission to participate in making a decision about the matter.	

The reasons why my participation would improve decision making in the public interest are as follows:

Cr G Tozer's knowledge of the local area and community expectations as a local Councillor, surpasses any perception of the conflict based on the amount of time passed since the event (5 years).

PROCEDURAL MOTION

Moved: Cr C Caldwell

Seconded: Cr PC Young

Pursuant to section 150ES(3)(a) of the *Local Government Act 2009*, Council resolves that:

B	Cr G Tozer must not participate in the decision because of the Councillor's conflict of interest.
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CARRIED

A division was called

For:	6	Cr C Caldwell, Cr D Gates, Cr M Hammel, Cr W Owen-Jones, Cr PJ Young and Cr PC Young
Against:	1	Cr H Vorster
Absent:	0	
Did not vote:	2	Cr G O'Neill, Cr G Tozer

Cr G O'Neill did not vote.

Cr G Tozer did not vote.

5 COMMITTEE ACTION LIST AND FORWARD PLANNING SCHEDULE

Nil.

6 REPORTS AND PRESENTATIONS

6.1 INTRODUCTORY PAPER – LOCAL PLANNING INVESTIGATION FOR HIGHLAND PARK / NERANG AND GAVEN NORTH (GLADE DRIVE) A69606300 PD113/1275/14/08

COMMITTEE RECOMMENDATION PE21.0909.002

Moved: Cr PJ Young

Seconded: Cr D Gates

- 1 That the content of this report, providing introduction to the Highland Park / Nerang and Gaven North Investigation Areas projects is noted.**
- 2 That the City inform property owners within the Highland Park / Nerang and Gaven North Investigation Areas that work has commenced.**
- 3 That the City's website includes a dedicated page to provide information and updates on the investigation area program.**
- 4 That a future agenda report be brought to Council in February 2022 with the findings of the initial studies and timeframes and budget for work for the Highland Park / Nerang and Gaven North Investigation Areas projects.**

CARRIED

Cr D Gates left the room at 10:08am.

6.2 PEDESTRIAN MOVEMENT STRATEGY SKYRIDGE ESTATE (FORMERLY PACIFIC VIEW ESTATE) - 167-169 HINKLER DRIVE, WORONGARY A69736323 ROL/2020/44

COMMITTEE RECOMMENDATION PE21.0909.003

Moved: Cr H Vorster

Seconded: Cr PJ Young

That Council endorse the Pedestrian Movement Strategy, by Bitzios Consulting, dated 13 August 2021, as a non-statutory guiding document to inform the assessment of future development applications within the SkyRidge Master Planned Community.

CARRIED

Cr Gates was not present for discussion and voting.

The meeting adjourned at 10.22am

The meeting reconvened at 10.35am

6.3 REPORT ON APPLICATION FOR A COMBINED DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) FOR EXTRACTIVE INDUSTRY (QUARRY), ENVIRONMENTALLY RELEVANT ACTIVITY 16-2(B) AND 16-3(B) AND OPERATIONAL WORKS FOR TREE WORKS AT 33 AND 99 MAUDSLAND ROAD, LOT 905 AND LOT 906 WIMBLEDON WAY, 4 AND 6 YALLAROI ROAD, 1 ROCHE COURT AND LOT 901 EMERSON WAY, OXENFORD

COM/2019/81

AMENDMENT

Moved: Cr W Owen-Jones

Seconded: Cr H Vorster

It is recommended that Council resolves as follows:

A That Council refuses the issue of a:

- Development Permit for a Material Change of Use for an Extractive Industry (Quarry), seeking to enlarge and realign the existing quarry footprint and extend the duration of an existing Extractive Industry (Quarry); and
- Environmentally Relevant Activity 16-2(b) and Environmentally Relevant Activity 16-3(b) for extractive and screening activities; and
- Development Permit for Operational Works for Tree Works

The refusal is issued for the following reasons:-

- 1 Due to the intensive nature of the development and its proximity to surrounding sensitive land uses, the proposal is unable to demonstrate the immediate and long-term environmental and social impacts can be managed to an acceptable level.

The above results in non-compliance with the following assessment benchmarks:

- a Specific outcome 3.5.5.1(1) of the Natural resources element
- b Overall outcome (3)(a)(i) of the Extractive industry zone

- 2 The extractive industry use will include significant industrial and extractive processing activities which will generate noise, air pollution, dust, vibration/blasting above accepted standards. The proposed expansion of the extraction footprint has not been adequately separated, designed and managed to mitigate health and amenity impacts on the surrounding sensitive uses.

The above results in non-compliance with the following assessment benchmarks:

- a Specific outcome 3.5.5.1(8) of the Natural resources element
- b Specific outcome 3.8.6.1(1) of the Environmental health and amenity element
- c Overall outcome (3)(a)(ii) of the Extractive industry zone

- d Overall outcome (2)(a) of the Extractive industry development code
 - e Overall outcome (2)(a) of the General development provisions code
 - f Performance outcome PO2 of the General development provisions code
- 3 The Haulage route associated with transport of materials between the site and the Pacific Motorway comprises sensitive land uses located along and adjacent to the route. Continued operation of the quarry for an undetermined period will cause adverse health and amenity impacts to residents living along the haulage route, significantly compromising their residential amenity.

The above results in non-compliance with the following assessment benchmarks:

- a Specific outcome 3.5.5.1(8) of the Natural resources element
 - b Specific outcome 3.8.6.1(2) of the Environmental health and amenity element
 - c Overall outcome (2)(b) of the Extractive industry development code
 - d Overall outcome (2)(a) of the General development provisions code
 - e Performance outcome PO2 of the General development provisions code
- 4 The development does not maintain or minimise disturbance to Medium priority, General priority vegetation or State significant species and koala habitat areas. The development proposal has not been designed in a way which is responsive to the values of the matters of environmental significance occurring within the site.

The above results in non-compliance with the following assessment benchmarks:

- a Strategic outcome 3.7(5) of the Living with nature theme
 - b Specific outcome 3.7.4.1(1), (3), (5) and (6) of the Nature conservation element
 - c Overall outcome (2)(d) of the Environmental significance overlay code
- 5 The development does not protect or enhance waterways and riparian areas which traverse the proposed operational area. The proposal includes removal of mapped waterways, which does not achieve the intent of the assessment benchmarks seeking waterways to be protected and buffered.

The above results in non-compliance with the following assessment benchmarks:

- a Strategic outcome 3.7(2) of the Living with nature theme
 - b Specific outcome 3.7.3.1(5) of the Green space network element
 - c Specific outcome 3.7.4.11(1) and (5) of the Nature conservation element
 - d Overall outcome (2)(e) of the Environmental significance overlay code
- 6 The developments impact on the ecological processes of aquatic environments is uncertain. Refusal of the application is warranted to ensure groundwater systems and the health of the Coomera River is protected to sustain their viability, water quality and biodiversity values.

The above results in non-compliance with the following assessment benchmarks:

- a Specific outcome 3.7.5.1 (1), (6) and (7) of the Coastal, wetland and waterway areas element.
- 7 It has not been demonstrated that the development appropriately mitigates hydraulic impacts. It is uncertain if the development is located, designed, and managed to mitigate the risk to life and property.

The above results in non-compliance with the following assessment benchmarks:

- a Specific outcomes 3.8.7.1(1) and (2)
 - b The Purpose and overall outcomes of the Flood overlay code;
- 8 The visual impacts of the development proposal are unsubstantiated. Considering the uncertainty, the development proposal has not demonstrated compliance with requirements for visual amenity, scenic amenity and local character.

The above results in non-compliance with the following assessment benchmarks:

- a Specific outcome 3.5.5.1(8) of the Natural resources element
 - b Overall outcome (3)(b) of the Extractive industry zone code
 - c Overall outcome (2)(d) of the Extractive industry development code
 - d Overall outcome (2)(a) of the General development provisions code
 - e Performance outcome PO2 of the General development provisions code
- 9 The Operational Works for Vegetation works component is incidental to the Material Change of Use and therefore is not supported in isolation.
- 10 The application resulted in a substantial amount of submissions in objection, reinforcing that this development is not in the public interest.
- 11 The consideration of other relevant matters does not warrant the approval of this application.
- 12 The proposed development is not a sound planning outcome, and would not advance the purpose of the *Planning Act 2016*, because:-
- a Approval would result in a loss of community confidence in the integrity of the scheme, which in turn would render the community's involvement in the making of the scheme as insignificant, in particular the provisions in the scheme which seek to protect and enhance the amenity of planned and existing sensitive land uses.
 - b Approval would fail to apply the precautionary principle. Namely the lack of scientific certainty is not a reason for delaying taking a measure to prevent

degradation of the environment if there are threats of serious or irreversible environmental damage.

- c Circumstances have overtaken the intent of the planning scheme in relation to the proximity of the Extractive industry zone to Low density residential sensitive receptors. The Public Interest is not served by the extension of the life of quarry substantially past the time frame anticipated in the 1992 consent orders.
 - d Approval would be inconsistent with the provision of an integrated, coordinated and accountable system of land use planning; and
 - e Approval would not maintain the social wellbeing of people and communities in the locality. The development would result in adverse environmental and amenity impacts.
 - f There is no overriding or pressing need for hard rock resources on the Gold Coast which would warrant approval of the application, despite the identified non compliances.
- B Any request made by the proponent seeking Council to consider a request for an extension to the cessation date for the existing quarry, in accordance with condition 11 of the Rezoning Approval dated 4 February 1992 and clause 11 of Second Schedule of the Rezoning agreement dated 17 March 1992, be brought back to a future Council meeting for its determination.

LOST

A division was called

For:	3	Cr M Hammel, Cr W Owen-Jones and Cr H Vorster
Against:	3	Cr C Caldwell, Cr PC Young and Cr G O'Neill
Absent:	1	Cr D Gates
Did not vote:	1	Cr PJ Young
Casting Vote	1	Cr C Caldwell

The MOTION was LOST.

COMMITTEE RECOMMENDATION PE21.0909.004

Moved: Cr C Caldwell

Seconded: Cr PC Young

That Council refuses the issue of a:

- **Development Permit for Material change of use for Extractive industry (Quarry), seeking to enlarge and realign the existing quarry footprint and extend the duration of an existing Extractive Industry (Quarry);**
- **Environmentally Relevant Activity 16-2(b) and Environmentally Relevant Activity 16-3(b) for extractive and screening activities; and**

In particular;

- **Stages 6 to 9 are refused.**

The refusal is issued for the following reasons:

- 1 The visual impacts from proposed stages 6 to 9 are unsubstantiated. Without certainty on the final development outcome and visual impact of the relocated**

processing, plant and equipment area, officers are unable to determine if the visual impacts of this area will be appropriate. Specifically, in the current form, this development application does not provide certainty as to whether this extractive industry development will be screened to ensure the least visual impact minimising views of infrastructure and will not otherwise be visually obtrusive when viewed from major roads and surrounding residential areas.

The above results in unacceptable impacts and non-compliance with the following City Plan Version 7 assessment benchmarks provisions:

- a Specific outcomes 3.5.5.1 (8) of the Natural resource element;
 - b Specific outcome 3.7.2.1(3) of the Natural landscape areas;
 - c Overall outcome OO(3)(b)(i) of the Extractive industry zone code;
 - d Overall outcome OO(2)(d) of the Extractive industry development code;
 - e Performance outcome PO3 of the Extractive industry development code; and
 - f Performance outcome PO2 of the General development provisions code.
- 2 There were no other relevant matters provided that would otherwise warrant or support the approval of stages 6 to 9 of the Development Application.
- 3 Approval of the development would not advance the purpose of the Planning Act 2016, because:
- a Approval of stages 6 to 9 would be to fail to apply the precautionary principle. Namely that the lack of full scientific certainty is not a reason for delaying taking a measure to prevent degradation of the environment if there are threats of serious or irreversible environmental damage.

AND

That Council approves (with conditions) the issue of:

- Development Permit for Material change of use for Extractive industry (Quarry), seeking to enlarge and realign the existing quarry footprint and extend the duration of an existing Extractive Industry (Quarry);
- Environmentally Relevant Activity 16-2(b) and Environmentally Relevant Activity 16-3(b) for extractive and screening activities; and
- Development Permit for Operational Works for Tree works.

In particular;

- Proposed Stages 1 to 5 are approved;

In accordance with the below conditions:

PART A - Development Permit for Material change of use for Extractive industry (Quarry), seeking to enlarge and realign the existing quarry footprint and extend the duration of an existing Extractive Industry (Quarry) for stages 1 to 5 and Environmentally Relevant Activity 16-2(b) and Environmentally Relevant Activity 16-3(b) for extractive and screening activities.	
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General	
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- | | |
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| 1 | Timing
a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. |
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2

Amended drawings

Prepare and submit amendments to the drawings for confirmation they constitute the approved drawings for the purposes of this development approval. All amended drawings must be submitted (and confirmed by Council) prior to commencement of any works on site.

Drawing Title	Author	Date	Drawing No.	Ver
Site Plan - Oxenford Quarry	Groundwork Plus	9 August 2021	362.DRG.232	4
Site Entrance	Groundwork Plus	14 October 2020	362.DRG.278	-
Quarry Development Plan Stage 1 Car Parking Arrangement	Groundwork Plus	3 December 2020	362.DRG.269	1
Quarry Development Plan Stage 2 Car Parking Arrangement	Groundwork Plus	3 December 2020	362.DRG.270	1
Quarry Development Plan Stage 3 Car Parking Arrangement	Groundwork Plus	3 December 2020	362.DRG.271	1
Quarry Development Plan Stage 4 Car Parking Arrangement	Groundwork Plus	3 December 2020	362.DRG.272	1
Quarry Development Plan Stage 5 Car Parking Arrangement	Groundwork Plus	3 December 2020	362.DRG.273	1
Visualisation Long Term - Layout Plan	Groundwork Plus	3 December 2020	362.DRG.310	4

The following amendments must be included:

a Provide an amended set of drawings showing the areas zoned as Emerging community, Open space and Extractive industry indicative buffer within Lot 901 RP883083, Lot 905 SP108985, Lot 906 SP108985, Lot 464 RP228385, 467RP845775, Lot 468 RP845775, Lot 7 RP153300, and Lot 8 RP153301, as public open space for conservation purposes.

Additionally, the drawing set is to include the following details;

i Identify the area (Ha), purpose (Conservation) and timing for dedication (prior to commencement of the use); and

ii Identify existing and proposed buffers and trails as well as any easements required for bushfire management purposes.

b Identify an environmental covenant area over land within the Extractive industry zone land (exclusive of the Extractive industry buffer area) within Lot 906 on SP108985.

c Amend drawings '362.DRG.270' to '362.DRG.273' to include the northern quarry benches, identified on the plans as Bench RL45m and Bench RL 30m within the 'Rehab Vegetation Area', following completion of Stage 1.

d Inclusion of a notation on each drawing showing the car parking arrangement. The annotation is to read 'off street car parking facilities will be designed and constructed to comply with the requirements of section 2.4 of AS2890.1'.

e Inclusion of a notation on each drawing which reads 'structural barriers

	<p>compliant with AS1170.1 will be designed and constructed wherever the drop from the edge of the nominated car parking area to a lower level exceeds 0.6m’.</p> <p>f Provide an amended ‘Visualisation Long Term - Layout Plan’, drawing number 362.DRG.310, to be consistent with the final stage of development, being stage 5.</p>															
3	<p>Amended Plans – Bushfire Assessment</p> <p>Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:</p> <table><tr><th colspan="5">Bushfire Management</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Updated Bushfire Hazard Assessment and Mitigation Plan on Proposed Quarry Expansion Nucrush Quarry No. 33 Maudsland Road Oxenford</td><td>Bushland Protection Systems Pty Ltd</td><td>27 May 2021</td><td>-</td><td>-</td></tr></table> <p>The following amendments must be included:</p> <p>a A connected fire trail network, built to specific standards of construction (SC6.3 City Plan policy – Bushfire management plans – section 4 – Fire trail construction guideline), be provided within land to be dedicated to Open Space.</p> <p>b The fire trail network to be accessed from the following public road gated access points; Pottinger Crescent, Emerson Way, White City Drive, Wimbledon Way, Yallaroi Road, Cobb & Co Drive & the southern end of Davis Cup Court. These fire trails will be constructed upon existing and proposed vehicle trail footprints shown in the Updated Bushfire Hazard Assessment and Mitigation Plan.</p> <p>c Realignment of the fire trail that remains on the spur line where possible at the Davis Cup Court Cul-de-sac access point connection.</p> <p>d Any fire trails that remain within private lands are to have an easement in favour of Council.</p> <p>e Reassessment of all bushfire mitigation measures due to all changes required within this decision notice.</p>	Bushfire Management					Plan Title	Author	Date	Plan Reference No.	Ver	Updated Bushfire Hazard Assessment and Mitigation Plan on Proposed Quarry Expansion Nucrush Quarry No. 33 Maudsland Road Oxenford	Bushland Protection Systems Pty Ltd	27 May 2021	-	-
Bushfire Management																
Plan Title	Author	Date	Plan Reference No.	Ver												
Updated Bushfire Hazard Assessment and Mitigation Plan on Proposed Quarry Expansion Nucrush Quarry No. 33 Maudsland Road Oxenford	Bushland Protection Systems Pty Ltd	27 May 2021	-	-												
4	<p>Amended Plans – Hydraulics and Water Quality</p> <p>Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:</p> <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Nucrush Oxenford Quarry Stormwater Management Plan</td><td>BMT</td><td>25 May 2021</td><td>R.B22820.001.10</td><td>10</td></tr></table>	Plan Title	Author	Date	Plan Reference No.	Ver	Nucrush Oxenford Quarry Stormwater Management Plan	BMT	25 May 2021	R.B22820.001.10	10					
Plan Title	Author	Date	Plan Reference No.	Ver												
Nucrush Oxenford Quarry Stormwater Management Plan	BMT	25 May 2021	R.B22820.001.10	10												

	<p>The following amendment must be included:</p> <ul style="list-style-type: none">a Any water to be released to an external waterbody must ensure the water quality objectives meet Environmental Protection (Water) Policy.b Amend the report to reflect the approved staging being Stages 1 to 5. Remove any and all reference to stages 6 to 9.															
5	<p>Amended Plans – Environmental Assessment / Open Space Planning</p> <p>Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:</p> <table><tr><th colspan="5">Environmental Assessment & Open Space Planning</th></tr><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Rehabilitation management plan</td><td>BAAM</td><td>17/12/2020</td><td>0456-001 RMP</td><td>4</td></tr></table> <p>The following amendments must be included:</p> <p><u>Environmental Planning:</u></p> <ul style="list-style-type: none">a Update all rehabilitation drawings within the submitted Rehabilitation management plan report to reflect proposed rehabilitation contemplated in the submitted Ecological assessment report prepared by BAAM dated 3 December 2020 in drawing titled Site Works Plan (RMP) dated 2 December 2020, reference #0456-001.b Include end of life ecological rehabilitation of benches up to and including Bench RL 10m.c Amend the report to reflect to approved staging being Stages 1 to 5. Remove any and all reference to stages 6 to 9. <p><u>Open Space Planning:</u></p> <ul style="list-style-type: none">d The areas zoned as Emerging community, Open Space and Extractive industry Indicative Buffer within the following lots must be dedicated as public open space for conservation purposes including: Lot 901 RP883083, Lot 905 SP108985, Lot 906 SP108985, Lot 464 RP228385, Lot 467 RP845775, Lot 468 RP845775, Lot 7 RP153300, and Lot 8 RP153301.e Identify the area (Ha), purpose (Conservation) and timing for dedication.f Include areas to be dedicated as public open space to undergo rehabilitation.g Identify existing and proposed buffers and trails as well as any easements required for bushfire management purposes.	Environmental Assessment & Open Space Planning					Plan Title	Author	Date	Plan Reference No.	Ver	Rehabilitation management plan	BAAM	17/12/2020	0456-001 RMP	4
Environmental Assessment & Open Space Planning																
Plan Title	Author	Date	Plan Reference No.	Ver												
Rehabilitation management plan	BAAM	17/12/2020	0456-001 RMP	4												
Property																
6	<p>Covenant</p> <ul style="list-style-type: none">a Register an instrument of covenant with respect to protection of environmental values outside of the approved quarry footprint and including all areas identified as occurring within the Extractive industry zone within Lot 906 on SP108985.<ul style="list-style-type: none">i The purpose of the covenant is to preserve and maintain native vegetation and habitat for native fauna under section 97A of the Land Title Act 1994.															

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

Amenity

- 9** Hours of operation
Undertake activities associated with the operation in accordance with the following table:

Activity	Day/s	Hours
Processing and extraction	Monday to Friday	7:00am to 6:00pm
Blasting	Monday to Friday	9:00am to 4:00pm
Sales & maintenance	Monday to Friday Saturday	7:00am to 6:00pm 8:00am to 12:00pm
No activities permitted	Sundays and public holidays	Nil.

- 10** Transport of soil/fill/excavated material
During the transportation of soil and other fill/excavated material:
- a** All trucks hauling soil, or fill/excavated material must have their loads secure and covered; and
 - b** Prior to heavy vehicles exiting the site, measures must be taken to remove soil from the wheels and wheel arches of the vehicles to prevent soil, clay or mud being deposited on public roads.

Environmental and Landscaping

- 11** Landscaping works on private land - Retention, improvement and maintenance of 40 metre visual vegetation buffer to road frontages (*Specific condition*)
- a** Obtain operational works – landscape works approval for the 40 metre wide vegetation buffer area adjacent to the sites road frontage to Tamborine–Oxenford Road and Maudsland Road, shown as the purple hatched area on the drawings listed below, prior to the commencement of Stage 1, at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Visualisation Stage 1 to Stage 5 – Layout Plan	Groundwork Plus	13 November 2020	3.62.DRG.301 to 362.DRG.305	8

and include in particular:

- i** Demonstrate that the 40 metre wide vegetation buffer area will be able to effectively visually screen the Quarry operations from the Tamborine–Oxenford Road and Maudsland Road frontages.

	<ul style="list-style-type: none"> ii Identify all areas of existing vegetation to be retained within the identified buffer area for the full road frontage of the site. Existing native vegetation cover must not be removed, impacted, or reduced. iii Propose infill planting or assisted natural regeneration of native species as appropriate consistent with the local area that is capable of contributing to the effectiveness of the visual buffer. iv Clearly identify degraded areas where weed species need to be progressively removed and replaced with native species consistent with the local area that are capable of contributing to the effectiveness of the visual buffer. Provide rehabilitation management and maintenance management details for these areas demonstrating the staged approach that will not result in all weed coverage being removed at once resulting in erosion concerns and large gaps in vegetation cover. v Include cross sections through the buffer area at 20 metre intervals demonstrating the existing terrain and effectiveness of the existing and proposed vegetation. <ul style="list-style-type: none"> b Retain and maintain the 40 metre wide vegetation buffer above, at no cost to Council, at all times, for the life of the development. c The identified buffer must not be reduced in width at any time. d If removal or damage to the vegetation within the buffer area occurs, the rectification works for the vegetative buffer area must be immediately undertaken through the planting of advanced native species, to the satisfaction of the Council.
12	<p>Landscaping works within public open spaces</p> <ul style="list-style-type: none"> a Obtain an operational works approval to landscape all public open space, prior to commencement of any works at no cost to Council: and include in particular: <ul style="list-style-type: none"> i All vegetation species associated with the rehabilitation of the site to be in accordance with the approved rehabilitation plan. ii Vehicle exclusion bollards to be located on the boundary line between the road reserve and public open space (conservation). iii Access infrastructure ie: gates, bollards and fencing to be in accordance with SC6.11.10 – Land development guidelines Standard drawings iv Retention of existing vegetation. v Provide annual maintenance costings for all landscape items on public land relevant to the development for the duration of the ‘establishment’ and ‘on maintenance’ periods. vi All batters treated in accordance with the Change to ground level and creation of new waterways code of the City Plan. b Construct and maintain the public open space identified above until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 7 – Procedures.
13	Boundary markers

	<ul style="list-style-type: none"> a Install galvanised steel boundary marker posts at any boundary change of direction, along the boundary between proposed public open space and private land to ensure sufficient line of sight of common boundaries is observed at all times, prior to the commencement of the use. b The boundary markers must be designed and constructed in accordance with City Plan Policy SC6.11 – Land development guidelines – Natural Areas Fencing Drawing No. 13-05-617; Bollards – Metal “Pedestrian Bollard Type 4”. c No marker points are required along boundaries where fences or bollards exist or are to be installed.
Transport	
14	<p>Off street vehicle and car parking facilities</p> <ul style="list-style-type: none"> a Design and construct off street vehicle facilities at no cost to Council prior to the commencement of the use, for each development stage identified below generally in accordance with the Transport code of the City Plan and include in particular: <ul style="list-style-type: none"> i A total of 88 (83 staff and 5 freely accessible visitor) car parking spaces and 25 truck parking bays at each stage of the proposed development. ii Structural barriers in accordance with section 2.4.5.3 of AS2890.1:2004 (which references AS1170.1) to prevent vehicles from running over the edge and into the benches and pit area below. iii All spaces are drained. b Undertake and maintain the off street vehicle and parking facilities at no cost to Council at all times. c The off-street parking facilities must only be used for vehicle parking.
15	<p>Loading and unloading (excluding waste collection vehicles)</p> <p>Loading and unloading of service vehicles must be undertaken generally in accordance with the Transport code of the City Plan and include in particular:</p> <ul style="list-style-type: none"> i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. ii Any vehicles waiting to be loaded or unloaded, must stand entirely within the site. iii All vehicles must enter and exit the site in a forward gear.
16	<p>Security gate requirements</p> <p>All security gates must remain open to allow vehicular access for employees and visitors during the hours of operation of the development.</p>
17	<p>Haulage route</p> <p>The primary haulage route between the subject site and the Pacific Motorway is via Maudsland Road and Tambourine–Oxenford Road to the Exit 57 Interchange. In particular;</p> <ul style="list-style-type: none"> a Any heavy vehicles (Heavy Rigid and larger) undertaking haulage activities to and from the site must use the approved haulage route to access the Pacific Motorway.
Stormwater Drainage	
18	<p>Overland flow paths and hydraulic alterations</p> <ul style="list-style-type: none"> a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain

	<p>uninhibited and unchanged.</p> <p>b The development must not:</p> <ul style="list-style-type: none">i Increase peak flow rates downstream from the site.ii Increase flood levels external to the site.iii Increase duration of inundation external to the site that could cause loss or damage.																
19	<p>Stormwater management (<i>specific condition</i>)</p> <p>a Undertake works in accordance with the report titled “Nucrush Oxenford Quarry Stormwater Management Plan” prepared by BMT dated 25 May 2021 and generally in accordance with the Healthy waters code of the City Plan; and in particular:</p> <ul style="list-style-type: none">i Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport and stormwater discharge;ii Sediment control structures e.g.: sediment fence, must be placed at the base of all materials on site to mitigate sediment run-off;iii A perimeter bund and / or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted polluted/contaminated stormwater; andiv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table2 of the <i>Environmental Protection (Water) Policy 2009</i> for Coomera River environmental values and water quality objectives (July 2010) prior to discharging from the site.																
Construction Management																	
20	<p>Certification of works - Geotechnical Engineering</p> <p>Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:</p> <table><tr><th colspan="5">Geotechnical Engineering</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Landslide risk certification</td><td>Prior to commencement of any quarry within the approved quarry extension development footprint</td><td>-</td><td>Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering</td><td>Geotechnical Engineering</td></tr></table> <p>The certification is to confirm:</p> <p>The proposed development is appropriate for the sloping nature of the site, and the risk of landslide adversely affecting the subject site, adjoining properties and the proposed development is ‘Low’ or better.</p> <table><tr><th>Geotechnical Engineering</th></tr></table>	Geotechnical Engineering					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Landslide risk certification	Prior to commencement of any quarry within the approved quarry extension development footprint	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering	Geotechnical Engineering
Geotechnical Engineering																	
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section													
Landslide risk certification	Prior to commencement of any quarry within the approved quarry extension development footprint	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering													
Geotechnical Engineering																	

	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requestin g Council Section
	Batters design	Prior to commencement of any quarry within the approved quarry extension development footprint	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnica l Engineering
	The certification is to confirm: All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.				
	Geotechnical Engineering				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requestin g Council Section
	Batters construction	Immediately following completion of all quarry operations and associated rehabilitation works within the approved quarry extension development footprint		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Developmen t compliance
	The certification is to confirm: All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.				
21	Certification of works - Hydraulics and Water Quality Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:				
	Hydraulics and Water Quality				
	Certified document	Certification date	Plan/ Drawing	Expert discipline	Requestin g Council Section
	Flood storage	Immediately after completion of each stage earthworks	-	Registered Professional Engineer Queensland (RPEQ)	Hydraulics and Water Quality
	The certification is to confirm: At the completion of each stage, no loss of flood plain storage has occurred as a result of the earthworks.				

	<p>The certification must be accompanied by calculations and as constructed data that:</p> <ul style="list-style-type: none">i Includes existing and proposed triangulated surface meshes which can be produced by computer terrain modelling software packages such as Civil-Cad, 12D or KEAYS.ii Has been compared with the pre-development surface levels to ensure that no loss of floodplain storage has occurred.															
22	<p>Certification of works – Environmental Assessment</p> <p>Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p> <ul style="list-style-type: none">• Rehabilitation works have occurred in accordance with the approved Rehabilitation management plan <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Rehabilitation management plan</td><td>12 months following commencement of use</td><td>Rehabilitation management plan</td><td>Ecologist / bushland regenerator</td><td>Environmental assessment – 5582 8866</td></tr></table> <p>The certification is to confirm:</p> <ul style="list-style-type: none">i Weed management has been successfully implemented in accordance with the approved Rehabilitation management planii Reconstruction plantings have successfully been implemented in accordance with the approved Rehabilitation management plan.	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Rehabilitation management plan	12 months following commencement of use	Rehabilitation management plan	Ecologist / bushland regenerator	Environmental assessment – 5582 8866
Environmental Assessment																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Rehabilitation management plan	12 months following commencement of use	Rehabilitation management plan	Ecologist / bushland regenerator	Environmental assessment – 5582 8866												
23	<p>Erosion and sediment control</p> <ul style="list-style-type: none">a Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:b Erosion, sediment and dust control measures must be designed, implemented and maintained in accordance with the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).c Sediment control structures (e.g. sediment fence) must be placed at the base of all loose materials on-site to mitigate any sediment runoff.d A perimeter bund and / or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.e To minimise unvegetated areas:<ul style="list-style-type: none">i Tree clearing works must be staged;ii Cleared areas must be turfed or seeded immediately on completion; andiii No area should remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area.f The following inspection program must be carried out before the site is fully rehabilitated:<ul style="list-style-type: none">i Regular inspections to ensure that adequate erosion control measures															

	<p>are in place and in good condition both during and after tree clearing; and</p> <p>ii Inspections after each storm event to assess the adequacy of the erosion control measures.</p> <p>The applicant must rectify immediately any damaged or non-performing erosion control devices.</p>															
24	<p>Availability of approved plans, drawings and reports</p> <p>Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.</p>															
25	<p>Notice of works timetable</p> <p>Provide a Notice of works timetable for Commencement of work/Commencement of use/Retrospective development approval to Council’s Development Compliance section prior to commencement of any works.</p> <p>A copy of Council’s Notice of works timetable is available on Council website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf</p>															
Part B – Development Permit for operational works for vegetation clearing																
1	<p>Amended Plans</p> <p>Prepare and submit amendments to the plans listed below for confirmation they constitute the approved plans for the purposes of this development approval. All amended plans must be submitted (and confirmed by Council) prior to commencement of any works on site:</p> <table><tr><th>Plan Title</th><th>Author</th><th>Date</th><th>Plan Reference No.</th><th>Ver</th></tr><tr><td>Vegetation and fauna management plan</td><td>BAAM</td><td>17/12/2020</td><td>0456-001 VFMP</td><td>3</td></tr></table> <p>The following amendment must be included:</p> <p>a Provide tree clearing plans in accordance with the approved staging plans, as required to be amended pursuant to Part A of this application.</p> <p>b Amend the report to reflect to approved staging being Stages 1 to 5. Remove any and all reference to stages 6 to 9.</p>	Plan Title	Author	Date	Plan Reference No.	Ver	Vegetation and fauna management plan	BAAM	17/12/2020	0456-001 VFMP	3					
Plan Title	Author	Date	Plan Reference No.	Ver												
Vegetation and fauna management plan	BAAM	17/12/2020	0456-001 VFMP	3												
2	<p>Certification of works</p> <p>Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:</p> <ul style="list-style-type: none">Rehabilitation works have occurred in accordance with the approved Rehabilitation management plan <table><tr><th colspan="5">Environmental Assessment</th></tr><tr><th>Certified document</th><th>Certification date</th><th>Plan/ Drawing</th><th>Expert discipline</th><th>Requesting Council Section</th></tr><tr><td>Vegetation management plan</td><td>Following completion of each phase of clearing</td><td>Vegetation management plan</td><td>Ecologist / environmental consultant</td><td>Environmental assessment – 5582 8866</td></tr></table>	Environmental Assessment					Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section	Vegetation management plan	Following completion of each phase of clearing	Vegetation management plan	Ecologist / environmental consultant	Environmental assessment – 5582 8866
Environmental Assessment																
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section												
Vegetation management plan	Following completion of each phase of clearing	Vegetation management plan	Ecologist / environmental consultant	Environmental assessment – 5582 8866												

	<p>The certification is to confirm: Provide a brief report/summary of works and final health of trees to be retained.</p> <p>The certification is to also provide:</p> <ul style="list-style-type: none">i Ensure vegetation identified to be retained has been retained without damage.ii Any recommended actions to remediate damage to any retained vegetation.iii The extent of works fencing was maintained at all times. No works occurred within this area.								
3	<p>Supervision of works</p> <p>During construction of any works the following professionals must be appointed to supervise the below described actions:</p> <ul style="list-style-type: none">• Vegetation clearing works <table><tr><th colspan="2">Environmental Assessment</th></tr><tr><th>Expertise required of the suitably qualified professional</th><th>Actions to be overseen by the professional</th></tr><tr><td>DES approved spotter catcher</td><td>Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.</td></tr><tr><td>Minimum AQF Level 3 Arborist</td><td>Implementation of all tree works Ensure protection of vegetation within the adjacent retained green zone areas.</td></tr></table>	Environmental Assessment		Expertise required of the suitably qualified professional	Actions to be overseen by the professional	DES approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.	Minimum AQF Level 3 Arborist	Implementation of all tree works Ensure protection of vegetation within the adjacent retained green zone areas.
Environmental Assessment									
Expertise required of the suitably qualified professional	Actions to be overseen by the professional								
DES approved spotter catcher	Ensure wildlife is suitably cared for during clearing work and at any time where damage to the vegetation is possible.								
Minimum AQF Level 3 Arborist	Implementation of all tree works Ensure protection of vegetation within the adjacent retained green zone areas.								
4	<p>Hold point inspection</p> <p>Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.11 – Land development guidelines / Landscape work code of the City Plan for the following:</p> <table><tr><th>Purpose</th><th>Hold Point</th><th>Council contact</th></tr><tr><td>Confirm the post clearing fauna summary</td><td>Within 5 business days of each phase of tree works being finalised</td><td>Environmental assessment 5582 8866</td></tr></table> <p>Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.</p>	Purpose	Hold Point	Council contact	Confirm the post clearing fauna summary	Within 5 business days of each phase of tree works being finalised	Environmental assessment 5582 8866		
Purpose	Hold Point	Council contact							
Confirm the post clearing fauna summary	Within 5 business days of each phase of tree works being finalised	Environmental assessment 5582 8866							
5	<p>Pre-clearance report</p> <p>Submit a pre-clearance (fauna assessment) report for review 1 week prior to the pre-start meeting for each phase of clearing, generally in accordance with the Environmental significance overlay code and City Plan Policy SC6.8 – Environmental management plans and include:</p> <ul style="list-style-type: none">a Detailed pre-clearance survey by a DES approved Spotter Catcher undertaken no more than 2 weeks prior to commencement of works. <p>Fauna management controls.</p>								

6	<p>Tree pruning and work</p> <ul style="list-style-type: none"> a Topping, lopping, spur or spike climbing of any tree must not occur. b Pruning may only occur in a manner consistent with the <i>Australian Standard AS4373 -2007 – Pruning of Amenity Trees</i>. <p>Undertake all other work on the trunk, foliage or root systems of the trees marked on the drawings listed below in a manner consistent with <i>Australian Standard AS4373 - 2007 - Pruning of Amenity Trees</i>.</p>
7	<p>Root pruning and barriers</p> <ul style="list-style-type: none"> a Ensure root pruning utilises a high pressure, needle point water jet prior to insertion of proprietary root barriers. <p>Ensure root barriers are installed to a minimum depth of 900mm along the side closest to the structure specified in the approved scope of works condition to prohibit or deter growth of roots towards the structure.</p>
8	<p>No damage to retained vegetation</p> <p>Ensure all other existing vegetation is retained and not disturbed or damaged during implementation of the approved works.</p>
9	<p>Erosion and sediment control</p> <ul style="list-style-type: none"> a Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular: b Erosion, sediment and dust control measures must be designed, implemented and maintained in accordance with the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). c Sediment control structures (e.g. sediment fence) must be placed at the base of all loose materials on-site to mitigate any sediment runoff. d A perimeter bund and / or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater. e To minimise unvegetated areas: <ul style="list-style-type: none"> i Tree clearing works must be staged; ii Cleared areas must be turfed or seeded immediately on completion; and iii No area should remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area. f The following inspection program must be carried out before the site is fully rehabilitated: <ul style="list-style-type: none"> i Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after tree clearing; and ii Inspections after each storm event to assess the adequacy of the erosion control measures. <p>The applicant must rectify immediately any damaged or non-performing erosion control devices.</p>
10	<p>Pre-start inspection</p> <p>Arrange a pre-start inspection prior to the commencement of works for each phase of tree clearing to complete the requirements identified in SC.6.11 City</p>

	Plan Policy – Land development guidelines for the following:					
	Purpose	Council contact				
	Undertake a pre-clearing meeting onsite to discuss matters related to fauna management, tree protection fencing, and any other instructions or matters related to ensuring tree works are conducted accordingly.	Environmental Planning 5582 8866				
	Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.					
11	Availability of approved plans, drawings and reports Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.					
Advice Notes						
A	Development infrastructure Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.					
B	Further development permits / compliance permits Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: <table><tr><td>Environmental Assessment</td></tr><tr><td>- Environmental management plan – covenant management plan</td></tr></table> <table><tr><td>Open Space Assessment</td></tr><tr><td>- Operational works - landscape works.</td></tr></table> A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).		Environmental Assessment	- Environmental management plan – covenant management plan	Open Space Assessment	- Operational works - landscape works.
Environmental Assessment						
- Environmental management plan – covenant management plan						
Open Space Assessment						
- Operational works - landscape works.						
C	Compliance with conditions Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.					
D	Indigenous cultural heritage legislation and duty of care requirement The <i>Aboriginal Cultural Heritage Act 2003</i> ('ACHA') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:					

	<p>a Is not negated by the issuing of this development approval;</p> <p>b Applies on all land and water, including freehold land;</p> <p>c Lies with the person or entity conducting an activity; and</p> <p>d If breached, is subject to criminal offence penalties.</p> <p>Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care.</p> <p>Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA.</p> <p>The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.</p>
E	<p>Infrastructure charges</p> <p>Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.</p>
F	<p>Properly made submissions</p> <p>There were properly made submissions about the application. The name and address of the principal submitter for each properly made submission is attached to the decision notice.</p>
G	<p>Applicant responsibilities</p> <p>The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws.</p> <p>Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without limiting this obligation, the applicant is responsible for:</p> <p>a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration.</p> <p>b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the <i>Environment Protection Act 1994</i> of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity').</p> <p>c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval).</p> <p>d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the <i>Survey and Mapping Infrastructure Act 2003</i>.</p> <p>e 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</p>

	<p>and applicable codes.</p> <p>f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds \$150,000 (excluding GST). Acceptable proof of payment is a Q.Leave – Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (<i>Portable Long Service Leave</i>) Act 1991.</p> <p>g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans.</p> <p>h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.</p>
H	<p>Access from/works in State-controlled road</p> <p>All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.</p>
I	<p>Weeds, pest animals and ants</p> <p>Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health.</p> <p>All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.</p>
J	<p>Fire ant control</p> <p>Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the <i>Biosecurity Act 2014</i> individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.</p>
K	<p>Incorporation of Equitable Access at the Detailed Design Stage</p> <p>All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the <i>Commonwealth Disability Discrimination Act (1992)</i> and the Disability (Access to Premises – Buildings) Standards 2010.</p>
L	<p>Bushfire management</p> <p>A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times.</p>

M	Vegetation protection A property notification will be applied to the lots stating the property includes protection and management of vegetation and/or associated habitat.
N	Listing of Koala under EPBC Act Koala populations in South East Queensland are listed under the <i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i> as a matter of national significance. All necessary approvals must be obtained prior to any works commencing on the site.
O	Environmental Covenant A property notification will be applied to the lots relating to the establishment and management of a covenant area for the site and must be complied with at all times.
P	Species Management Program Where an animal breeding place has been identified and activities will tamper with the breeding place in order to complete the scope of works, a Species Management Program (SMP) is required. Further advice is found on: https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program/
Q	Stormwater A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
R	Flood inundation Owners and intending purchasers are advised the property is subject to inundation during extreme flood events. Refer to Council of the City of Gold Coast's Decision Notice COM/2019/81. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
Property Notifications	
A	Bushfire management A property notification will be applied to the lot / subsequent lots stating a bushfire management plan exists for the site and must be complied with at all times.
B	Vegetation protection There are development approval conditions applicable in relation to the protection and management of vegetation and/or associated habitat on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice COM/2019/81. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
C	Stormwater There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of

	Gold Coast's Decision Notice COM/2019/81. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline
D	Flood inundation Owners and intending purchasers are advised the property is subject to inundation during extreme flood events. Refer to Council of the City of Gold Coast's Decision Notice COM/2019/81. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

CARRIED

A division was called

For:	3	Cr C Caldwell, Cr PC Young and Cr G O'Neill
Against:	3	Cr M Hammel, Cr W Owen-Jones and Cr H Vorster
Absent:	1	Cr D Gates
Did not vote:	1	Cr PJ Young
Casting vote	1	Cr C Caldwell

Cr D Gates was not present for discussion and voting.

Attachments (Tabled)

1 OXFORD QUARRY - PRESENTATION

**6.4 PROGRESS UPDATE ON INTEGRATING THE STATE INTEREST FOR
COASTAL HAZARDS INTO CITY PLAN
A69598621
PD113/1303/05(P1)**

COMMITTEE RECOMMENDATION PE21.0909.005

Moved: Cr PJ Young

Seconded: Cr D Gates

That Council notes the report.

CARRIED

**6.5 CITY PLAN MAJOR UPDATE - DESIGNING FOR FLOOD, NEW
SCHEDULE OF WORKS
A69709978
PD113/1303/01(P1)**

COMMITTEE RECOMMENDATION PE21.0909.006

Moved: Cr PJ Young

Seconded: Cr D Gates

That as detailed in this report, Council note the updated work program to deliver the City Plan Designing for flood update.

CARRIED

**6.6 PRODUCTIVE GOLD COAST PROGRESS UPDATE 2
A69694668
PD98/1132/04/73**

COMMITTEE RECOMMENDATION PE21.0909.007

Moved: Cr PJ Young

Seconded: Cr D Gates

- 1 That the progress of the Productive Gold Coast project is noted and that a workshop with Councillors be undertaken to review findings from the draft Policy Focus Areas Report and to inform the preparation of the Options Paper Report.**
- 2 That the City Plan Program be amended in accordance with the timing recommendations outlined in this report.**

CARRIED

Cr Gates voted in the positive.

6.7 PARKWOOD INVESTIGATION AREA PROJECT UPDATE
A69721767
PD113/1275/14/07

COMMITTEE RECOMMENDATION PE21.0909.008

Moved: Cr PJ Young

Seconded: Cr D Gates

- 1 That the progress of Parkwood Investigation Area project be noted including the identified budget and resource planning requirements.**
- 2 That upon completion of the scenario feasibility assessment and resolution of outstanding items (including technical reports), Officers report to Council (Q2 of FY2021-22) the draft Preferred concept plan and supporting material for tailored community engagement.**
- 3 That a City Plan amendment be prepared to remove the 2,500m² and 3,500m² minimum lot size overlay from the remaining properties within the Parkwood Investigation Area.**
- 4 That a plan be prepared for Koala fauna crossing infrastructure of Napper Road to inform a budget request for subsequent engineering design and construction.**

CARRIED

Cr D Gates returned to the room at 1:01pm

6.8 OXFORD INVESTIGATION AREA PROJECT UPDATE
A69724976
PD113/1275/14/06

Changed Recommendation

COMMITTEE RECOMMENDATION PE21.0909.009

Moved: Cr W Owen-Jones

Seconded: Cr D Gates

- 1 That the progress of the Oxford Investigation Area project be noted including the identified budget and resource planning requirements.**
- 2 That Officers report to Council in December 2021 outlining a draft Sequencing strategy for the Oxford investigation area; a draft Preferred concept plan for the first proposed precinct (Riversdale A Precinct); and the scope of community engagement (to commence in February 2022) to test the support for further investigation of development opportunities which includes separate engagements with the:**
 - a Investigation Area community**
 - b Riversdale A Precinct community**
 - c Frame area community**

CARRIED

**6.9 PROPOSAL TO ENDORSE 4 CONSERVATION MANAGEMENT PLANS
A69346761
CE116/60/57**

COMMITTEE RECOMMENDATION PE21.0909.010

Moved: Cr PJ Young

Seconded: Cr D Gates

- 1 That Council endorse the following heritage place maintenance and management plans included within Attachment 1, 2, 3 & 4:**
 - a The Former Nerang Police Lock-Up Conservation Management Plan 2019.**
 - b The Norfolk Pines Burleigh Foreshore Conservation Management Plan 2020.**
 - c The Pimpama and Ormeau War Memorial Conservation Management Plan 2019.**
 - d The Upper Coomera War Memorial Conservation Management Plan 2019.**
- 2 That in adopting the Conservation Management Plans included within Attachments 1, 2, 3 & 4, any funding required to support their implementation be subject to future budget deliberations by Council.**

CARRIED

7 CLOSED SESSION REPORTS AND PRESENTATIONS

- 7.1 COM 2020 202 COMMITTEE REPORT 46, 64, 74 AND 86 GALLEON WAY, CURRUMBIN WATERS LOT 1 ON RP177599, LOT 2 ON RP177599, LOT 3 ON RP177599 AND LOT 4 ON RP177597
A69545123
COM2020/202**

COMMITTEE RECOMMENDATION PE21.0909.011

Moved: Cr PJ Young

Seconded: Cr D Gates

- 1 That the report/attachments be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (4) of the *Local Government Act 2009*.**
- 2 That Council notifies its position in relation to the development application the subject of Appeal No. 1929 of 2021 that it should be refused.**
- 3 That Council notes it is required to provide a particularised list of all the matters relied upon to support the refusal of the development application by 16 September 2021 in accordance with the Court Order of His Honour Judge Everson made on 25 August 2021;**
- 4 That the Manager City Development under delegated authority decides the particularised list of all matters to be relied upon to be provided in accordance with the Court order.**

CARRIED

8 GENERAL BUSINESS

There being no further business the meeting closed at 1.12pm.

4 CONFLICT OF INTEREST DECLARATIONS

5 COMMITTEE ACTION LIST AND FORWARD PLANNING SCHEDULE

Nil.

6 REPORTS AND PRESENTATIONS

6.1★ PROPOSED UPDATE TO THE GOLD COAST NATURE PLAY PASSPORT

Objective ID: A69329982
File Number: CE196/1387
Author: Elizabeth Spooner, Into Nature Program Leader, City Planning
Authoriser: Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment
Attachments: 1 Nature Play QLD Online Passport Experience Report [↓](#)
2 Draft 2021 Gold Coast Nature Play Passport [↓](#)

1 BASIS FOR CONFIDENTIALITY

Not Applicable.

2 EXECUTIVE SUMMARY

Not Applicable.

3 PURPOSE OF REPORT

The purpose of this report is to seek endorsement of the proposed new version of the Gold Coast Nature Play Passport, as well as noting other complementary Into Nature initiatives.

It is therefore proposed that Nature Play QLD continue to be engaged by the City to produce the 2021 Gold Coast Nature Play Passport, including assisting with storage and distribution, with the City leveraging the existing reach of the Nature Play concept to maximise exposure and minimise cost.

4 PREVIOUS RESOLUTION

Ex Minute Number G18.0323.011

That Committee Recommendation LC18.0315.006 be adopted as printed which reads as follows:

- 1 That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.
- 2 That Council endorse the draft Gold Coast Passport for release following the Gold Coast Commonwealth Games 2018, subject to the following amendments:
 - a Inclusion of an additional Gold Coast mission location, Gainsborough Environmental Reserve.
 - b Updated map to display the entire city.
 - c Printed on paper that is 100% recycled, using environmentally friendly vegetable inks.

5 DISCUSSION

5.1 Background

The Our Natural City (ONC) Strategy recognises that the natural environment underpins our wellbeing, cultural identity, economy, tourism and overall prosperity. The ONC Strategy focuses on the strategic outcomes of connecting people with nature, protecting places for nature and partnering with the community to secure and enhance our natural assets.

One of the key strategic outcomes of the ONC Strategy (People in nature) is to provide residents and visitors with opportunities to connect with the city's natural assets. These connections will increase access, interaction, enjoyment and appreciation of:

- the diverse natural areas that can be accessed and enjoyed by visitors and residents;
- the intrinsic value of nature and our city's unique biodiversity;
- how nature underpins our lifestyle, health, cultural identity and economic prosperity; and
- how important nature is in providing essential services such as fresh drinking water, clean air, healthy food and resilience against natural hazards.

Delivered through the Into Nature program, the Gold Coast Nature Play Passport has been an important conservation education tool, that is used to document and celebrate the nature play missions and outdoor learning activities that children achieve.

The Nature Play passport is a small, hard copy booklet, that contains fun nature play missions, stickers and conservation information.

The passports are licenced products of Nature Play QLD - a program of Outdoors Queensland - with the primary goal of the organisation, encouraging the community to engage in outdoor nature activities (aligning with the *People in nature* outcome of ONC Strategy).

Previous editions of the Nature Play passports have been successfully utilised by the City including the Embracing 2018 Passport and the 2019 Gold Coast Nature Play Passport.

5.1.1 Embracing 2018 Passport

As part of the 2018 Commonwealth Games, the Queensland State Government in partnership with Nature Play Queensland, developed and released the Embracing 2018 Passport.

The Minister for Education and Minister for Tourism, Major Events and the Commonwealth Games, The Honourable Kate Jones, released the Embracing 2018 Passport at the Gold Coast Regional Botanic Gardens, on the 5 August 2017.

The uptake on this edition of the passport was successful and supplies were exhausted.

5.1.2 Gold Coast Nature Play Passport (2019 edition)

To build on the legacy of the 2018 Commonwealth Games and the *Embracing 2018 Passport*, the City engaged Nature Play Queensland to develop a specific local Gold Coast edition (G18.0323.011).

The *Gold Coast Nature Play Passport* was one of the first localised passports in Australia. Subsequently, other councils have developed local passports including Brisbane, Ipswich, Rockhampton, and Logan. The Brisbane and Ipswich passports are currently being reprinted.

In addition to being promoted and distributed by Nature Play Queensland, the 2019 edition was successfully used in several City nature education programs, including NaturallyGC. The *Gold Coast Nature Play Passport* was also distributed and used by libraries, schools, and Friends of the Gardens.

All copies of the 2019 Gold Coast Nature Play edition (over 30,000) have been distributed, with most passports distributed in response to requests from local parents and teachers.

5.2 Continual improvement of Nature Play Passports

To ensure continual improvement of the passport experience, Nature Play QLD engaged Griffith University to undertake research to evaluate the engagement preferences and motivations of children in the passport program (Attachment 1).

Key findings of the research included that:

- the doing-active concepts of the passport experiences were an important contribution to positive experiences;
- undertaking missions with friends and siblings was important to create a fun experience;
- the game aspect was important to the construction of fun;
- schools and parks were the dominant places associated with positive experiences, with family and schools strongly linked to playing with friends; and
- the viewing of animals and plants were important to the experience of children.

The research recommended several design changes to improve the passport missions as follows:

- planning future missions for children should have a journey aspect included because movement through natural elements can substitute for potentially negative experiences of not finding or seeing things;
- including peers is a vital element for positive experiences in the missions; and
- children particularly like discovering different plants, flowers and leaves, etc. Missions that allow children to experience different natural bush areas would increase enjoyment.

These recommendations have been considered in the proposed new 2021 edition of the passport.

5.3 Proposed Gold Coast Nature Play Passport (2021 edition)

As well as the research undertaken by Griffith University, the proposed new edition builds on learnings gained from user feedback (children, parents, care givers and educators).

Feedback from families was that there were challenges in travelling and accessing the specific passport location, and therefore not being able to complete the passport. The proposed new structure allows children to undertake most of the missions locally (at their school, in a garden; in their local park) ensuring that all families can participate, with the missions completed more easily.

The proposed changes to the mission structure also make the passport more school friendly as educators can utilise them within school grounds, providing the opportunity for children to use the passport with their peers and friends.

Additionally, following initial discussion with the City, Nature Play QLD have collaborated with Yugambeh Region Aboriginal Corporation Alliance to seek input and knowledge to enhance the cultural elements of the passport. This is the first time that Nature Play QLD has collaborated with an Aboriginal and Torres Strait Islander community-controlled organisation as part of the development of a passport.

The proposed 2021 Nature Play Passport remains unique to the Gold Coast, with the draft passport missions showcasing local flora and fauna and the diversity of the city's natural environment, including landmarks such as coastal environments, Burleigh Head National Park, and the Botanic Gardens. It also includes a suggested list of places to visit which covers a diverse range of nature play opportunities across the city.

The passport, with a focus on the stories and language of the Yugambeh language region provides a reference to local indigenous culturally significant places.

A new selection of stickers for completing missions has also been included as well as promotion of the NaturallyGC Junior Wild Defenders program, with this complementary online activity encouraging young people to take action to conserve nature.

Like previous editions, the proposed 2021 Nature Play Passport will deliver on several key strategic outcomes of the ONC Strategy, including actively engaging the community in nature and partnering with the community and external stakeholders.

It is also proposed that it continues to be distributed and promoted by Nature Play QLD as an integral part of their school outreach program, with Nature Play education officers based on the Gold Coast.

The passport will also continue to be promoted and used in NaturallyGC and other ONC Strategy supported initiatives, as well as being distributed through libraries and Friends of the Gardens.

As with the 2019 edition, the environmental impact of the Passport will be addressed by using plantation sourced Program for the Endorsement of Forest Certification (PEFC) paper and soy-based ink.

It is therefore proposed that Nature Play QLD continue to be engaged by the City to produce the 2021 Gold Coast Nature Play Passport, including assisting with storage and distribution, with the City leveraging the existing reach of the Nature Play concept to maximise exposure and minimise cost.

5.4 Complementary Into Nature program initiatives

In addition to the Gold Coast Nature Play Passport, other complementary initiatives are being delivered through the Into Nature program to increase access, interaction, understanding and enjoyment of the natural environment.

This includes key citizen science activities such as the Gold Coast BioBlitz; participation at community events; delivering environmental awareness campaigns; updating environmental content for the corporate website; and investigating potential technology solutions to enhance engagement of people with nature. Further information of Into Nature initiatives are detailed as follows:

Citizen Science – facilitating ongoing participation in local, national and global citizen science projects, including Aussie Backyard Bird Count, Frog ID week, Lorikeet Paralysis Syndrome Project, Gold Coast BioBlitz and the upcoming Great Southern BioBlitz.

Art in Nature collaborations – identifying and facilitating delivery of art projects that engage people in nature, including the Bleach Festival Wild City Workshop Series and the current Community Notices arts activation program at Schuster Park which is being delivered in collaboration with Arts and Culture's GenerateGC Program.

Public engagement at community events – ongoing participation in relevant community events such as Botanical Bazaar, Mudgeeraba Show, Wildlife Fest, NaturallyGC Day to promote backyard biodiversity and support other programs, including the Conservation Partnerships Program and the Priority Species Conservation Program.

Coordination of city-wide environmental awareness program – identifying and managing ongoing delivery of campaigns that raise awareness of and promote interest in nature and the Gold Coast's diverse environment, including how the community can get involved. In addition, City officers work closely with webservices and content owners to update the environment and sustainability sections of the new website, including identifying opportunities to improve user experience.

Technology and nature – identifying and facilitating the delivery of innovative technological solutions to enhance engagement of people with nature, including educational augmented reality applications and investigation into wildlife citizen science observation technology (e.g. osprey nest camera).

6 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

The Gold Coast Nature Play Passport and complementary Into Nature initiatives align with outcomes of the Corporate Plan and ONC Strategy as follows.

Corporate Plan – Gold Coast 2022

Outcome 1.2: *We live in balance with nature* - We manage quality rural and urban living while looking after the future of the city's rainforest, bushland, waterways and open space.

Key program – Develop and implement plans that encourage appropriate access and use of the city's unique natural areas while maintaining the liveability and amenity of the city.

Outcome 3.2: *We are proud of our city* - We are engaged citizens who advocate for our city.

Key program – Develop and implement a collaborative program that celebrates pride in the city and builds a strong and supportive community.

Outcome 3.6: *We are an active and healthy community* - We enjoy our city and its enviable climate.

Support C: *We actively engage residents, customers and visitors* - We deliver a positive city experience.

Our Natural City Strategy

Strategic outcome: People in nature

Key priority action 1.2: Implement an *Into Nature* program to:

- Enjoy, explore, feel and engage residents and visitors with nature
- Build awareness and understanding of the city's unique natural assets
- Promote, support and reward nature conservation partnerships with residents, community groups, schools and research institutions, business and the development industry.

Key priority action 1.3: Explore and support opportunities in the cultural space to promote our natural assets and their connections to our indigenous and non-indigenous history, cultural identity and heritage, landscape character, economic prosperity and lifestyle.

Strategic outcome: Partners with nature

Key priority action 3.2: Implement a suite of tools which are fiscally responsible to enable practical, community-focused partnerships to safeguard areas of high value for their environmental, recreational and hazard mitigation functions.

7 FUNDING AND RESOURCING REQUIREMENTS

Budget/Funding Considerations

The 2021 *Gold Coast Nature Play Passport* is proposed to be funded under the existing Into Nature budget.

The quoted cost is \$34,100 excluding GST for promotion, development, printing, storage, and distribution of 40,000 copies. This equates to approximately 86 cents per passport. The total cost is comparable to the 2019 edition (increase of \$600).

Costs for Capital Works and Service Proposals

Not applicable.

People and Culture

Not applicable.

8 RISK MANAGEMENT

Implementation of Into Nature and its supporting deliverables contribute to controlling or mitigating the following Corporate and Directorate risks.

Corporate Risk

CO000675 City's Natural Asset Network Reduction

A reduction in the extent and quality of the City's natural asset network, green space and community access opportunities, resulting in a possible decline in city liveability, image and economic potential.

Directorate Risk

CO000672 Critical Species Management

CITY WIDE CRITICAL SPECIES CONTINUE TO DECLINE RESULTING IN DOMESTIC AND INTERNATIONAL REPUTATIONAL DAMAGE IMPACTING THE ECONOMY, ENVIRONMENT AND CITY IMAGE.

9 STATUTORY MATTERS

Not applicable.

10 COUNCIL POLICIES

Not applicable.

11 DELEGATIONS

Not applicable.

12 COORDINATION & CONSULTATION

External consultation with a local Indigenous community group occurred based on recommendations from City of Gold Coast's Indigenous Cultural Heritage Officer.

Draft content of the passport was developed in consultation with the Yugambah Region Aboriginal Corporation Alliance.

Internal consultation on the draft 2021 Gold Coast Nature Play Passport has also occurred with Corporate Communication and City Officers that utilise the passport, including Natural Areas Management Unit (NaturallyGC), Conservation Partnerships Program, Priority Species Program, Gold Coast Botanic Gardens, Catchment Management, Coastal Management and Corporate Communications.

Name and/or Title of the stakeholder consulted	Directorate or organisation	Is the stakeholder satisfied with the report and recommendations (Yes/No) (comment as appropriate)
Kylie Petersen, Account Officer, Corporate Communications	OCEO	YES
Saraya Robinson, Greening Officer, Natural Area Management Unit	Lifestyle and Community	YES

13 STAKEHOLDER IMPACTS

External/community stakeholder impacts

- Families will be able to continue to participate in this popular and successful nature engagement activity.
- User experience will be improved, and schools will be able to integrate the passport into their curriculum due to revised missions and structure.
- Increased awareness of the stories and language of the Yugambeh language region and our knowledge of nature.

Internal (Organisational) stakeholder impacts

- Positive impact that existing programs will be able to continue to utilise the passport to enhance their program delivery and awareness.

14 TIMING

The 2021 Gold Coast Nature Play Passport is proposed to be printed and released to the public following Council endorsement at an optimal time (i.e. aligned with end of year school holidays).

15 CONCLUSION

The Gold Coast Nature Play Passport has been an important conservation education tool, enabling a fun and interactive experience to encourage families and visitors to explore and enjoy the unique natural environment on the Gold Coast.

To support continual improvement of the passport experience, the proposed new edition builds on learnings gained from children, parents, care givers and educators.

This has resulted in a revised mission structure where children can undertake most of the missions locally, at their school, in a garden, or in their local park, ensuring that all families can participate, with the missions completed more easily.

It is therefore proposed that Nature Play QLD continue to be engaged by the City to produce the 2021 Gold Coast Nature Play Passport.

16 RECOMMENDATION

It is recommended that Council resolves as follows:

That Council endorse the 2021 Gold Coast Nature Play Passport as identified within Attachment 2.

**Children's Perceptions
of
Nature Play QLD
Online Passport Experiences**

Dr Rob Hales



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Executive Summary

This research examined Nature Play QLD passport program between 2012 and 2019. The purpose of the research was to evaluate the engagement preferences and motivations of children in the passport program. During the program period, there were 19,978 Nature Play QLD passport online responses from children. The online responses were used in the analysis of this research. There were 32,222 parents who participated with their children in the program. Children were aged between 3 to 12 years. Nature Play passports program is part of the Nature Play QLD.

An analysis of the online entries was undertaken to determine the aspects of the experience preferences of children undertaking the 'missions' during the nature Play Passport activities. The Leximancer program was used to undertake the research through word-concept analysis. Concepts were determined from the online comments of children and these concepts were then further grouped in themes. There were several key findings from the analysis.

The children reported an overwhelmingly positive experience undertaking the activities so the analysis presented here targets how positive experience has been constructed by children. The overwhelmingly positive experience theme was enjoyment.

- The doing- active concepts of the passport experiences were an important contribution to positive experiences i.e. within the concept of the important keywords included making, doing, finding and climbing.
- Certain people were associated with fun. From the analysis, these people included (in order of greatest to lowest importance) sisters, friends, brothers, family members, mums and dads. Given that parents were the people who predominantly helped children undertake the passport experience this finding should be examined further.

- The game aspect was important to the construction of fun. This indicates games enhanced the enjoyment of Nature Play Passport experiences.
- Friends were a concept associated with fun. The positive experience of friendship was associated with games in nature. Families were the dominant social group associated with friends.
- Schools and parks were the dominant places associated with positive experiences. Family and school were strongly linked to playing with friends.

Animals and plants were important to the experience of children. These included trees, birds, flowers, plants, fish and seeds (in order of greatest to lowest concept dominance).

Experiences that were not so positive included:

- Children's experience of the passport was considered boring at times. This was mainly because of the high expectations of being fulfilled all the time during the experience.
- Missions were not considered fun if they were wet and or cold. If children did not see things, then they also indicated negative experiences.

Suggested Design Features for Missions

- Planning future missions for children should have a journey aspect included because movement through natural elements can substitute for potentially negative experiences of not finding or seeing things.
- Including peers is a vital element for positive experiences in the missions.
- Children particularly like discovering different plants, flowers and leaves etc. Missions that allow children to experience different natural bush areas would increase enjoyment.
- Water play associated with family and friends were particularly enjoyable and these missions should be encouraged.

- Some gendered differences in preferences were noted in this study. These differences may be useful in challenging stereotypes of behaviour in activities and environmental preferences.
- Negative experiences such as cold and wet weather should be avoided. Overcoming this potential situation may be through child-led decisions about undertaking mission during these times.

The research examining the link between experiences in nature and environmentalism indicate there is increased pro-environmental behaviour and health benefits result from positive experiences in nature. Thus, if an outcome of the Nature Play online passport is to increase long term health and environmentalism benefits then planning carefully for positive experiences during these times is critical. The analysis will help managers understand how to program nature Play Passport Missions.

Introduction - Nature Play Passport

The Nature Play Passport is an initiative funded by the Queensland Government's Department of Sport & Recreation since 2014. The Nature Play Passport was originally developed by Nature Play WA and has proven to be a flagship product for Queensland parents and educators in encouraging children outside to play and learn.

The program consists of a physical passport, accompanied by an online interface.

Queensland children have the opportunity to register online to give access to over 500 outdoor play missions. The passports are used to record and celebrate missions as they are achieved. Passport missions are activities that encourage and inspire outdoor play, of which most are unstructured, and child led. Once children have selected the mission from the online interface, they then go outdoors and complete the mission. Once they have completed the mission they can then go back online, tick the mission as complete and add comments about what they thought about the activity. Parents can create a login, assign missions and verify completion.

This study examines the online comment of children after they have completed the missions. The purpose of examining the comments to explore the elements of the experience that children had in the Nature Play Passport activity. The children reported an overwhelmingly positive experience undertaking the activities, so the analysis presented here targets how positive experience has been constructed by children. The passport webpage is shown below to emphasise the online element of recording outdoor nature experiences.

Figure 1: Nature Play Passport Web Portal



Background of Nature Play QLD

Nature Play QLD is a not-for-profit organisation that aims to reconnect Queensland children with an outdoor childhood. This community service emerged to address the current trend and significant shift in childhood; the shift from being largely outdoors, active, social, independent, community-orientated, mobile, with all senses engaged to now largely indoors, sedentary, technologically immersed, risk-averse and fearful. Many effects of these changes are now emerging with significant impacts on Queensland children's health and general wellbeing. Overweight and obesity rates growing, now at 23% of all Queensland children (QLD Health, 2019), along with a variety of mental health issues and many other health and social concerns (ABS, 2016). Nature Play QLD's purpose is to redress outdoor play to address these issues for children and families and to help restore a healthy balance for Queensland children. Nature Play QLD achieves this through multiple community engagement strategies. The Passport to an Amazing Childhood program is one such strategy that inspires, encourages and supports unstructured outdoor play.

Previous Research

Previous research was undertaken by Nature Play Qld using the comments of the Nature Play Passport. The previous report was entitled:

What do Queensland kids think of the Nature Play QLD Online Passport Program?

This report outlines the impact of the Nature Play QLD Passport to an Amazing Childhood online interface (April 2018-May 2019)

In this study, there were 202 children aged 3 to 12 years of which there were 211 passport missions recorded on the online interface. These individual comments made up the data assessed during the analysis. In this comments were categorised in two ways: 1) as either positive or negative and 2) examined for any inferred primary outcomes. Key findings of the previous study are found in figure 1.

Figure 2: Key findings of the previous study - *What do Queensland kids think of the Nature Play QLD Online Passport Program*

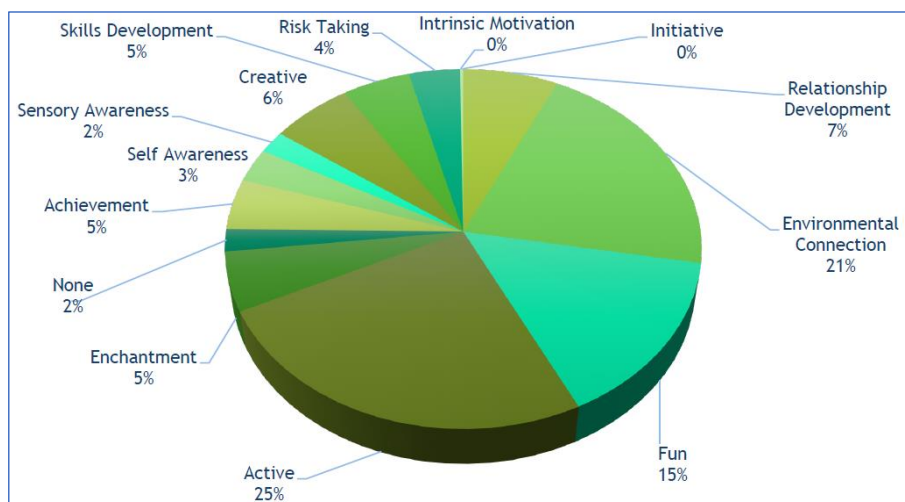


Table 1 provides descriptors of the general categories of responses in the previous study of online entries of children.

Table 1. Primary Outcome Descriptors

Achievement: Used to describe comments that suggest a sense of achievement as a result of the mission
Active: Used to describe comments that suggest the mission led to being active
Creative: Used to describe comments that suggest creativity was being used, practised or developed
Enchantment: Used to describe comments that suggest either imaginative play was being engaged in or a sense of awe and wonder was being experienced
Environmental Connection: Used to describe comments that suggest either a connection with nature was being formed or enhanced as well as describing learning or expansion of knowledge pertaining to various aspects of the natural world
Fun: Used to describe comments that suggest enjoyment with the passport mission
Initiative: Used to describe comments that suggest the child was using their own initiative, building or scaffolding their own engagement with the passport mission
Intrinsic Motivation: Used to describe comments that suggest the child was either engaged in or developing a sense of internally driven enjoyment with the mission, further suggesting the building or achievement of self-direction, self-determination and independence pertaining to overall choice in participation with the activity.
None: Used to describe comments that suggest no outcome was achieved
Positive Relationship Development: Used to describe comments that suggest establishment, building or enhancement of positive relationships
Resilience: Used to describe comments that suggest activity has supported children with developing their ability to cope with and overcome failure or adverse situations.

Risk Taking: Used to describe comments that suggest activities were engaging, provided a sense of uncertainty, unknown or fear that resulted in a positive outcome including; building competence, confidence, independence, self-regulation, self-assessment, astute awareness of own capabilities etc.
Self-Awareness Used to describe comments that suggest the activity resulted in the child learning about themselves including: what they do and don't like, what they are and aren't capable of achieving, what they do and don't enjoy doing, how they react to certain activities or elements of nature.
Sensory Awareness: Used to describe comments that suggest the activity led to establishing, building or enhancing awareness of senses
Sense of belonging and locality: Use to describe comments that suggest that an activity supported children with developing a sense of place and belonging in their local neighbourhood/ area.
Skill development: Used to describe comments that suggest the activity resulted in either learning new skills or building on existing ones.

Whilst these findings identify important features of online entries, they represent the general categories.

The present study differs from the previous study in the following ways:

1. The present study uses the full range of online entries from children
2. The present study uses children's entries over the complete time period of entries.
3. The present study uses a grounded approach
4. The present study has the purpose of examining elements that are important to children's experience.

Method

Online Comments and Participants

There were 52,602 children participating in the Nature Play QLD Passport program

The data was sourced from the Nature Play QLD passport online response from the missions of participating children. There were 19,978 entries from children. There were 32,222 parents who participated with their children in the program. Children were aged between 3 to 12 years.

Some examples of entries made by children are provided below.

- What a great mission! I had fun too, love Mum
- I loved dumping my mum in the water!
- It was so cool going down the river. We went out all day and just had a picnic on the side of the river
- I built a really cool cubby at the park, I'm going to go back tomorrow to play in it with my friend.
- I saw some really cool fish in the sea!

The passport missions were completed by children and during this time the children can rate the mission they undertook. They rated the mission on a scale of 1 to 5. 1 being poor and 5 being 'amazing'.

For the purpose of this analysis, the comments were collected from the online passport interface and collated into a spreadsheet. The data is sourced from 2012 to 2019 passport entries.

Analysis Technique

Leximancer was used to analyse the comments. The software package is a text and thematic analysis program that can provide indications of relationships between words phrases and sentences.

Leximancer is a text analytics tool that can be used to analyse the content of collections of textual documents and to display the extracted information visually. The information is displayed using a conceptual map that provides a bird's eye view of the material, representing the main concepts contained within the text as well as information about how they are related. Essentially, this map allows the user to view the conceptual structure of a body of text, as well as perform a directed search of the documents. The interactive nature of the map permits the user to explore examples of concepts, their connections to each other, as well as links to the original text. In this way, Leximancer provides a means of quantifying and displaying the conceptual structure of the text, and a means of using this information to explore interesting conceptual features.

In this way, meaning emerges from the text and the clusters of words meanings can be presented diagrammatically in a concept map. Children's online responses were analysed to determine themes, concepts and the relationships between them. These are defined below to enable ease of interpretation of the findings.

Themes is a term used to define groupings of concepts. They can be considered a cluster of conceptually related concepts.

Concepts is a term used to describe the meanings within the text and designate a term. Leximancer is capable of inferring the concept classes that are contained within the text, explicitly extracting a thesaurus of terms for each concept. This approach means that the user does not formulate their own coding scheme.

Relational analysis is the term used to define how identified concepts are related to each other within the documents. Leximancer measures the co-occurrence of concepts found within the text automatically extract this information and represents the information visually for comparison. By doing so it displays the main relationships between concepts.

For further information on these methods see
<http://doc.leximancer.com/doc/LeximancerManual.pdf>

Findings

Star Ratings

Children indicated their level of satisfaction with each mission. This was recorded by children when they entered their mission online in the nature Play database. The rating of 5 indicates they thought the activity was 'Awesome'.

The star ratings of each mission are shown below.

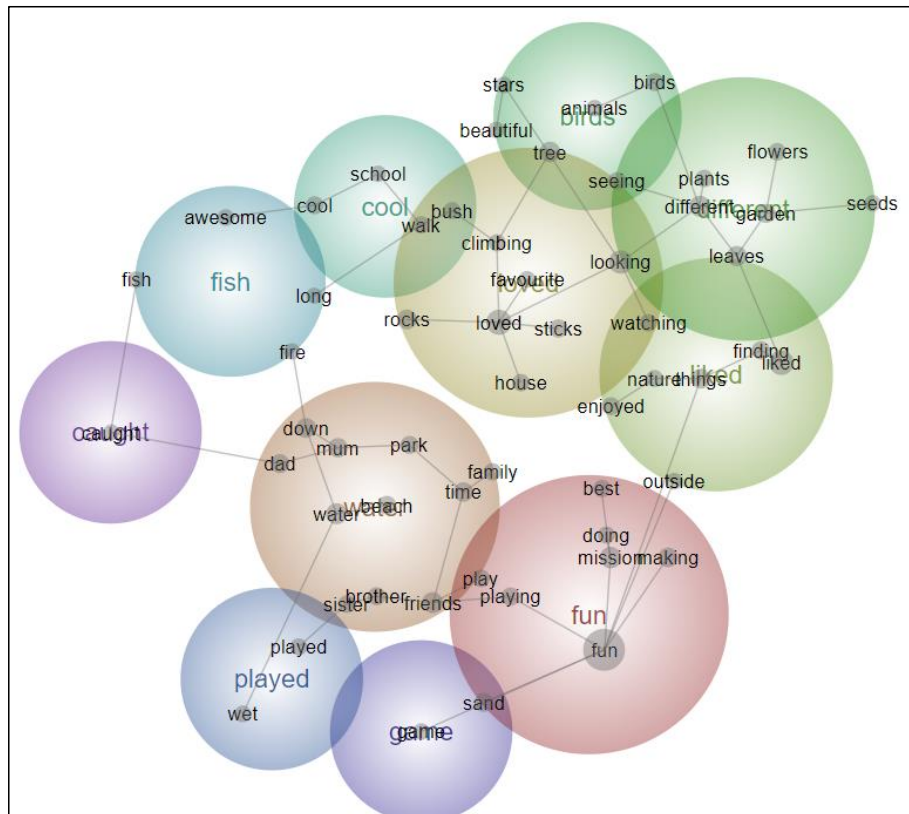
Star ratings of children's missions

Rating	Number of positive ratings	Percentage
5	8157	40.829913
4	3712	18.580438
3	2319	11.607769
2	581	2.908199
1	277	1.3865252
0	4932*	24.687156
Totals	19978	100

The overwhelming result was that children had a positive experience. Over 59% of children responded in the top 2 categories. It should be noted the rating of 0 is not valid. Almost all of the zero comments were extremely positive – The comments were similar to the comments in the #5 rating. This indicates that children (and parents) did not understand the task of rating their experience in the passport and mistook the 0 rating for the top category.

The first analysis presented here is of all responses in the passport program. The themes and concepts of the analysis are shown diagrammatically below for all online entries. This representation identifies the related concepts for each theme. Themes can be seen as circles and concepts are the words associate with the theme.

Figure 3 Concept map of all online entries using Leximancer.



Concept Analysis – All Online Entries

Figure 4 Concepts from all online entries of passports

Word-Like	Count	Relevance	
fun	3837	100%	<div></div>
liked	1104	29%	<div></div>
loved	1079	28%	<div></div>
looking	944	25%	<div></div>
water	623	16%	<div></div>
friends	575	15%	<div></div>
mission	557	15%	<div></div>
tree	556	14%	<div></div>
rocks	489	13%	<div></div>
leaves	479	12%	<div></div>
sand	474	12%	<div></div>
making	433	11%	<div></div>
mum	423	11%	<div></div>
time	413	11%	<div></div>
garden	403	11%	<div></div>
dad	378	10%	<div></div>
cool	367	10%	<div></div>
sticks	326	08%	<div></div>
beach	313	08%	<div></div>
birds	309	08%	<div></div>
brother	290	08%	<div></div>
park	289	08%	<div></div>
finding	279	07%	<div></div>
sister	279	07%	<div></div>
flowers	261	07%	<div></div>
enjoyed	259	07%	<div></div>
wet	258	07%	<div></div>
house	238	06%	<div></div>
awesome	236	06%	<div></div>
watching	234	06%	<div></div>
plants	233	06%	<div></div>
day	231	06%	<div></div>
family	227	06%	<div></div>
stars	227	06%	<div></div>
fish	224	06%	<div></div>
walk	200	05%	<div></div>
bush	199	05%	<div></div>
seeds	198	05%	<div></div>
doing	193	05%	<div></div>
outside	193	05%	<div></div>
climbing	189	05%	<div></div>
nature	175	05%	<div></div>
fire	173	05%	<div></div>
school	166	04%	<div></div>
animals	158	04%	<div></div>
game	151	04%	<div></div>
beautiful	147	04%	<div></div>
favourite	143	04%	<div></div>
caught	132	03%	<div></div>

Interpretation

Concepts are listed under the heading 'word-like'.

Fun is the most common concept as mentioned by children.

In terms of objects in nature – water, trees, rocks, leaves, sand, sticks and birds were the most common elements of nature that children mentioned (in descending order of dominance).

Friends, mothers, fathers then brothers were the most common people mentioned by children. Family was not as common as the previous individual family.

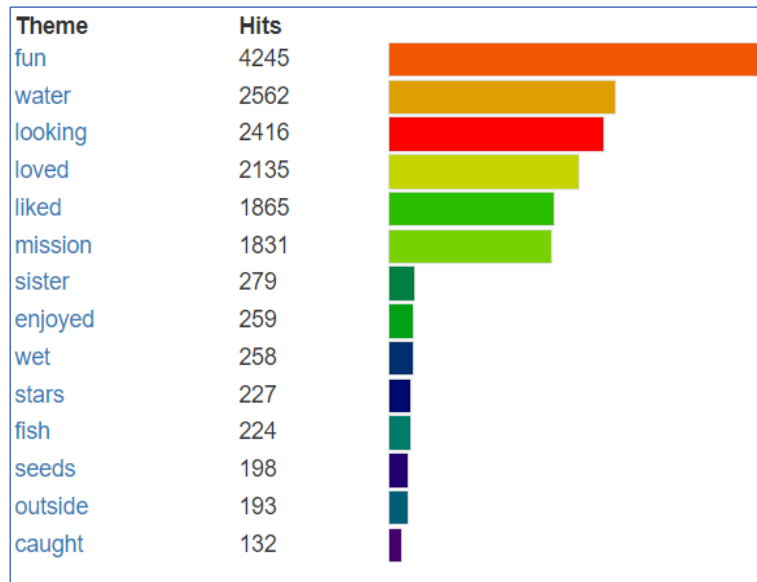
Looking, finding, walking and climbing were the main types of activities mentioned by children (in descending order of dominance).

Places mentioned by children (in descending order of dominance) were garden beach, park, house, bush, outside and school.

It is interesting to note that fire and animals were down lower in the ranking of concepts.

Thematic Analysis – All Online Entries

Figure 5 Major themes of all online entries of passports.



The theme is determined by the closeness or association of a concept in relation to other concepts. Thus, the theme is a clustering of similar concepts within associated in sentences.

Each theme in itself not that significant but using the theme as a point of reference it is possible to explore what important elements make up a theme. In other words, it can be determined - what are the most important concepts associated with the theme of having 'fun' in Nature Play Passport missions. This can be done for each theme.

The dominant themes are listed below, and the concepts associated with those themes are provided below in *Further Analysis - Selected Themes and Concepts*.

Further Analysis - Selected Themes and Concepts

Selected themes will be explored in the sections below to reveal how children construct certain concepts. This will be useful for Nature Play Qld program developers to see what elements are important for nature experiences. The first thematic analysis is on the concept of fun.

What do children associate with fun?

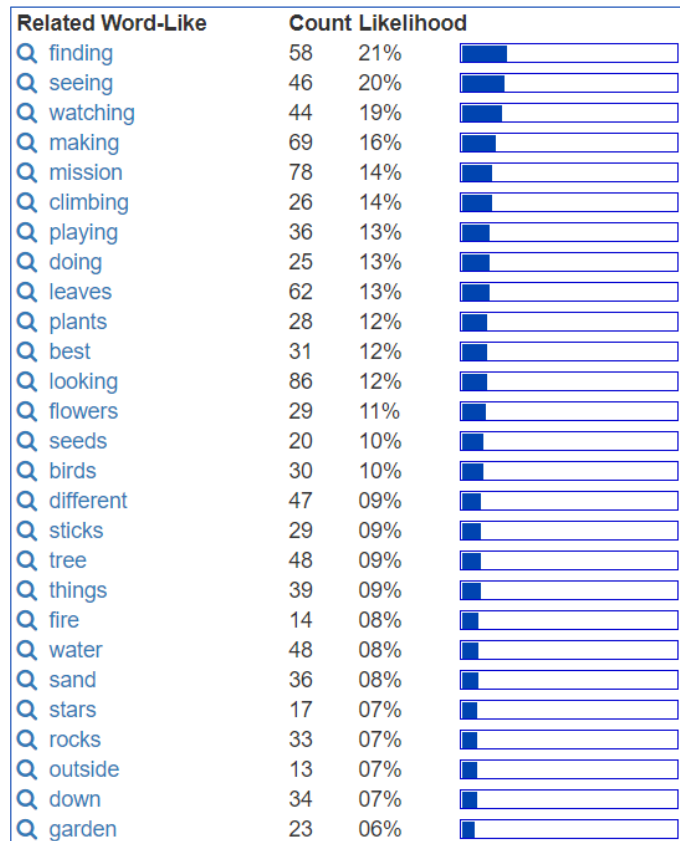
Figure 6. Concepts associated with missions that were fun.

Related Word-Like	Count	Likelihood	
Q mission	249	45%	<div><div></div></div>
Q doing	71	37%	<div><div></div></div>
Q making	151	35%	<div><div></div></div>
Q game	51	34%	<div><div></div></div>
Q sister	82	29%	<div><div></div></div>
Q friends	167	29%	<div><div></div></div>
Q finding	81	29%	<div><div></div></div>
Q brother	83	29%	<div><div></div></div>
Q nature	49	28%	<div><div></div></div>
Q family	61	27%	<div><div></div></div>
Q climbing	49	26%	<div><div></div></div>
Q sand	121	26%	<div><div></div></div>
Q wet	64	25%	<div><div></div></div>
Q mum	104	25%	<div><div></div></div>
Q leaves	117	24%	<div><div></div></div>
Q outside	47	24%	<div><div></div></div>
Q dad	90	24%	<div><div></div></div>
Q park	68	24%	<div><div></div></div>
Q time	96	23%	<div><div></div></div>
Q watching	54	23%	<div><div></div></div>
Q looking	216	23%	<div><div></div></div>
Q caught	29	22%	<div><div></div></div>
Q water	134	22%	<div><div></div></div>
Q plants	49	21%	<div><div></div></div>
Q beach	64	20%	<div><div></div></div>

Children associated fun predominantly with friends. Siblings and family were also highly associated. Mothers and fathers were less likely to be associated with fun compared to friends. However, families do comprise of mothers and fathers, so this indicates the larger number of family members is associated with fun as opposed to a father or mother being present. The doing and active part of the passport were important constructions of fun (i.e. making, doing, finding and climbing). The game aspect was important to the construction of fun

What do children like about missions?

Figure 6. Concepts associated with missions that were 'liked'.

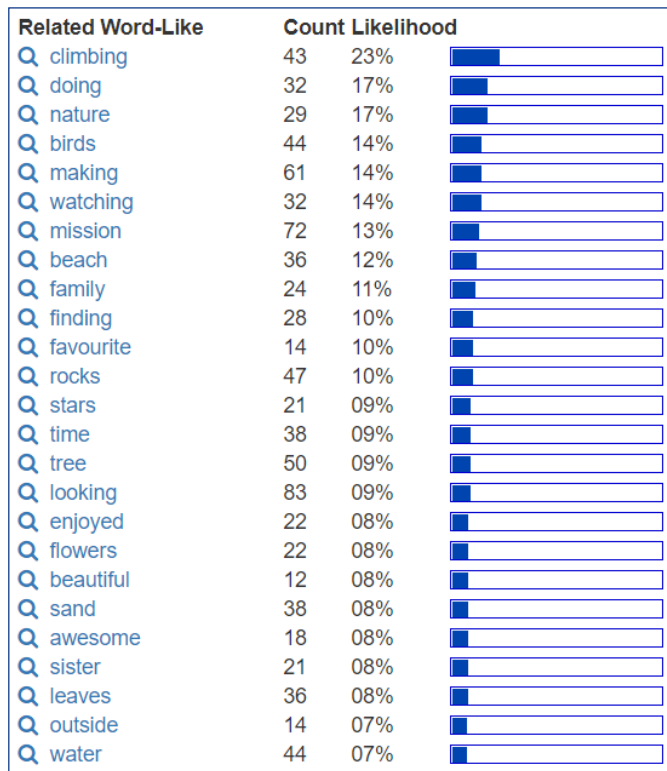


Children overwhelmingly liked the doing aspects of the missions. This was exemplified by associations of finding, seeing, watching and making which were associated with liking the missions. To a lesser extent climbing and playing were other activities liked by children. It is interesting to note that plants, birds, trees etc appeared to be liked less so that the activity of the mission.

What do children love about missions?

This theme can be viewed as - what activities did children love to do and who did they love to do the activities with?

Figure 7. Concepts associated with missions that were 'loved'.

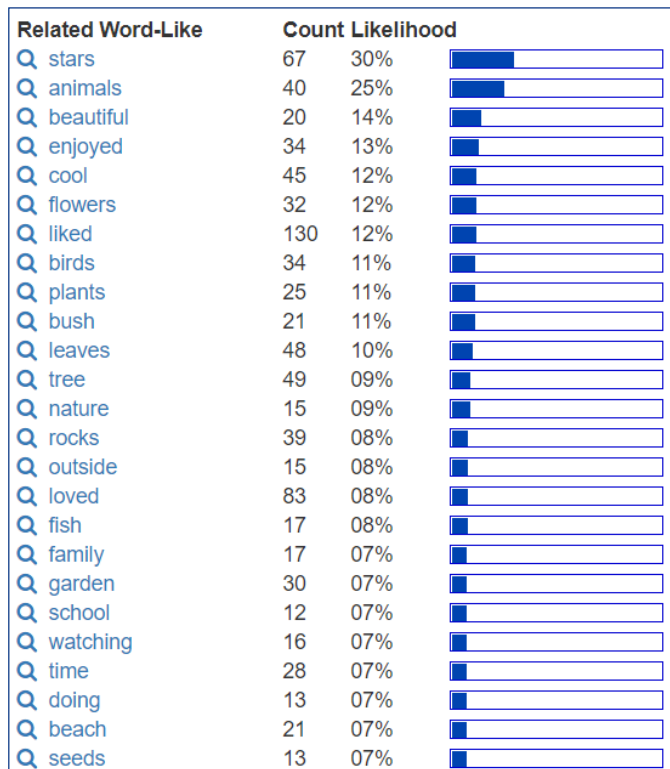


For the children who used the term 'loved' the greatest association was with climbing. Also, for children who use the term 'loved' nature and birds were also highly associated. In terms of a location which was associated with 'loved' it appears the beach is highly associated. The beach was important in 'loving'.

What were children looking at most?

Another way of thinking about looking and seeing is – what are the important things that children like to discover?

Figure 8. Concepts associated with missions that were about 'looking'.



Children most associated looking with stargazing and animals. Flowers and birds were the next aspects of nature that children were looking at. Plants birds leaves and trees were all similarly associated with looking. Children didn't look at these things as much as stars, animals, birds and flowers. The word liked has a high frequency which indicates the children liked looking at these things.

What do children associate with water?

Figure 9. Concepts associated with missions that included 'water'.

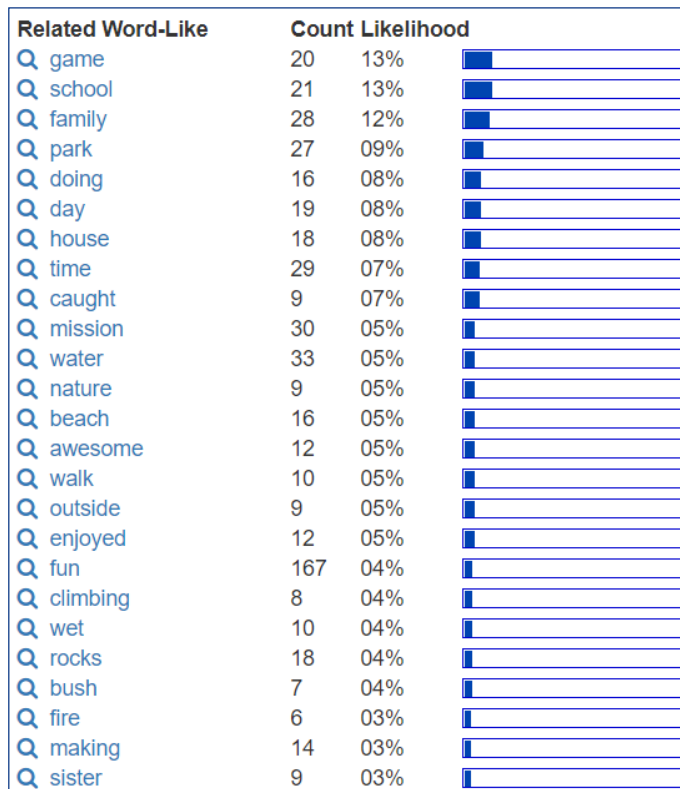
Related Word-Like	Count	Likelihood	
Q wet	31	12%	<div><div></div></div>
Q fish	21	09%	<div><div></div></div>
Q playing	24	09%	<div><div></div></div>
Q sand	39	08%	<div><div></div></div>
Q played	16	08%	<div><div></div></div>
Q beautiful	12	08%	<div><div></div></div>
Q rocks	38	08%	<div><div></div></div>
Q beach	22	07%	<div><div></div></div>
Q down	35	07%	<div><div></div></div>
Q dad	24	06%	<div><div></div></div>
Q favourite	9	06%	<div><div></div></div>
Q plants	14	06%	<div><div></div></div>
Q friends	33	06%	<div><div></div></div>
Q sister	16	06%	<div><div></div></div>
Q seeing	13	06%	<div><div></div></div>
Q brother	16	06%	<div><div></div></div>
Q sticks	17	05%	<div><div></div></div>
Q family	11	05%	<div><div></div></div>
Q park	14	05%	<div><div></div></div>
Q time	20	05%	<div><div></div></div>
Q play	10	05%	<div><div></div></div>
Q caught	6	05%	<div><div></div></div>
Q liked	48	04%	<div><div></div></div>
Q watching	10	04%	<div><div></div></div>
Q house	10	04%	<div><div></div></div>
Q cool	15	04%	<div><div></div></div>
Q loved	44	04%	<div><div></div></div>
Q mum	17	04%	<div><div></div></div>

Concepts highly associated with water were fish and playing. Sand, rocks and beach were also important elements with water. It should be noted that there were not strong associations with other concepts within the concept of water.

What do children associate with friends?

In other words, what do children think important in friendship in the Nature Play Passport experience?

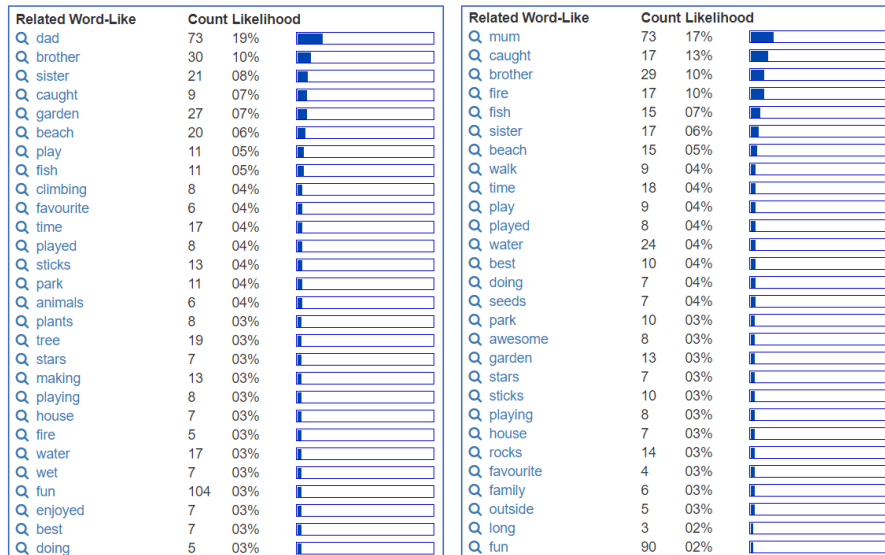
Figure 9. Concepts associated with missions that were about 'friends.'



Children associated friends with playing games. School and parks were the dominant places associated with friendships. Families were the dominant social group associated with friends. This indicated that family and school are strongly linked to friends that children played with. Parks were important locations for Nature Play Passport missions

What do children associate with Mum and Dad?

Figure 8. Concepts associated that were with mothers (left) and Fathers (right).



Concepts associated with mothers and fathers when children participated in missions have been presented together here for comparison. Similarities between mothers and fathers include the other family members included in the mission. Also catching fish was a common concept but slightly more with fathers. The beach was also another concept mentioned by children that were associated with both mothers and fathers.

Different concepts between mothers and fathers include higher association with fire for fathers and higher association with gardens for mothers.

What do children associate with brothers and sisters?

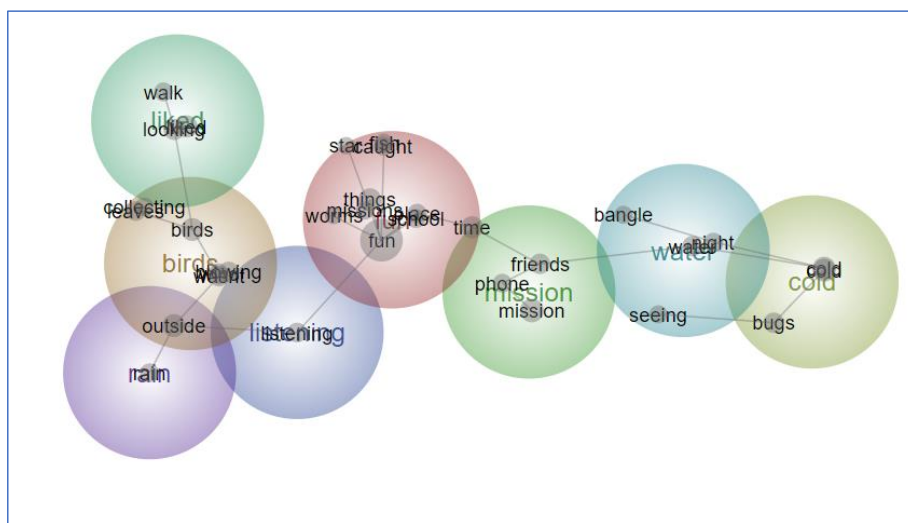
Related Word-Like	Count	Likelihood		Related Word-Like	Count	Likelihood	
Q sister	22	08%	<div></div>	Q brother	22	08%	<div></div>
Q dad	29	08%	<div></div>	Q played	10	05%	<div></div>
Q played	14	07%	<div></div>	Q wet	13	05%	<div></div>
Q mum	30	07%	<div></div>	Q mum	21	05%	<div></div>
Q playing	13	05%	<div></div>	Q dad	17	04%	<div></div>
Q wet	12	05%	<div></div>	Q playing	11	04%	<div></div>
Q game	6	04%	<div></div>	Q park	11	04%	<div></div>
Q park	11	04%	<div></div>	Q caught	5	04%	<div></div>
Q house	9	04%	<div></div>	Q game	5	03%	<div></div>
Q best	9	03%	<div></div>	Q walk	6	03%	<div></div>
Q sticks	11	03%	<div></div>	Q house	7	03%	<div></div>
Q doing	6	03%	<div></div>	Q play	6	03%	<div></div>
Q caught	4	03%	<div></div>	Q outside	5	03%	<div></div>
Q mission	16	03%	<div></div>	Q water	16	03%	<div></div>
Q rocks	14	03%	<div></div>	Q down	12	02%	<div></div>
Q down	14	03%	<div></div>	Q mission	13	02%	<div></div>
Q water	16	03%	<div></div>	Q time	9	02%	<div></div>
Q beach	8	03%	<div></div>	Q fun	82	02%	<div></div>
Q sand	12	03%	<div></div>	Q favourite	3	02%	<div></div>
Q tree	14	03%	<div></div>	Q loved	21	02%	<div></div>
Q time	10	02%	<div></div>	Q looking	14	02%	<div></div>
Q play	5	02%	<div></div>	Q best	5	02%	<div></div>
Q enjoyed	6	02%	<div></div>	Q fish	4	02%	<div></div>
Q fire	4	02%	<div></div>	Q awesome	4	02%	<div></div>
Q fun	83	02%	<div></div>	Q birds	5	02%	<div></div>
Q making	9	02%	<div></div>	Q friends	9	02%	<div></div>
Q looking	13	02%	<div></div>	Q doing	3	02%	<div></div>
Q family	4	02%	<div></div>				

Concepts associated with brothers and sisters when children participated in missions have been presented here for comparison. similarities between brothers and sisters include the opposite sibling and their mother and father playing in water and in parks seem to be highly associated with brothers and sisters.

Different concepts between brothers and sisters include sticks, rocks and beach for brothers. Sisters seem to be associated with walking.

Low Rating Experiences

The analysis was undertaken of comments of children who rated their Nature Play Passport Mission as a 1. Entries that were positive were removed before the analysis as children and potentially parents rated positive experiences with a rating of 1. The results indicate mixed experiences. Figure 3 indicates the concepts and association of concepts in the comments of a rating of 1.



The analysis of comments by children who rated a 1 in their experience is characterised by:

1. Mixed comments about fun. Many children's comments were positive and negative in this rating.
2. Many negative fun comments (i.e. not fun) were associated with boredom
3. Missions were not considered fun if they did not see things and were cold and wet experiences.

Examples statements are provided below indicating the mix of positive and negative responses in the category of a rating 1 out of 5.

- ## Water

- I didn't want to put the masking tape on my wrist so I asked my mum to make my bangle for me
- I put my face in the water but I didn't like it. I got salty water in my mouth.

Implications for Design of Missions

An analysis of the online entries was undertaken to determine the experiences and preferences of children undertaking the 'missions' during the nature Play Passport activities. The Leximancer program was used to undertake the analysis. Concepts were determined from the online comments and these concepts were then analysed to determine overarching themes.

There is no doubt from the analysis undertaken that the overwhelming majority of children enjoyed doing the missions. The analysis drilled down into the experience of children and this in-depth analysis can be useful for further improvements of the program. There were several key findings from the analysis:

The overwhelming experience theme was - Fun.

- The doing- active concepts of the passport experiences were an important contribution to positive experiences i.e. fun (Important keywords included making, doing, finding and climbing). Active aspects of the passport added to the enjoyment of the passport.
- Children mentioned there were particular people associated with fun. From the analysis, these people included (in order of greatest to lowest importance) were sisters, friends, brothers, family members, mums and dads. Parents were the least dominant people involved with fun. Given that parents were the people who helped children undertake the passport experience this finding indicates more analysis is needed into why parents are this
- The game aspect was important to the construction of fun.
- Friends were an interesting concept associated with fun. Children had an important association with friends with playing games in nature.

- School and parks were the dominant places associated with friendship and playing games in nature. Families were the dominant social group associated with friends. This indicated that family and school are strongly linked to friends that children played with.
- Living natural elements that were important to the experience of children were trees, birds, flowers, plants, fish and seeds.

Experiences that were not so positive included:

- Children's experience of the passport was considered boring at times. This was mainly because of high expectations not being fulfilled during the experience.
- Missions were not considered fun if they were wet and or cold., not seeing things.

[Suggested Design Features for Missions](#)

- Physical activity i.e. doing things, in the missions were an important aspect of enjoyment. Given that there are occasions where children did not find things on their missions the element of physical engagement is extremely important in ensuring children will have a positive experience. Planning future missions for children should have a journey aspect included as movement through natural elements can substitute for not finding or seeing things.
- Social elements of the mission were extremely important to the positive experience of the missions. While family members were important in liking the missions, children expressed more satisfaction with missions that also included friends. Including peers is a vital element for positive experiences in the missions.
- Discovery of living things and non-living things are obvious elements which were enjoyable. In particular children particularly like discovering different plants, flowers, leaves and forests. An implication of this association is that missions that allowed children to experience different natural bush areas would increase enjoyment.
- Water play associated with family and friends were particularly enjoyable and these missions should be encouraged.

- Some gendered differences in preferences were noted in this study. These differences may be useful in challenging stereotypes of behaviour in activities and environmental preferences.
- Negative experiences such as cold and wet weather should be avoided if there is a chance of the child not having a positive experience in the mission. Overcoming this potential situation may be through child-led decisions about undertaking mission during these times. The research on experiences in nature and positive environmentalism and health benefits indicate a positive relationship. Thus, if an outcome of the passports is increased long terms health and environmentalism benefits then planning carefully for positive experiences during these times is critical.

Future research

There were several aspects of the findings that warrant further examinations. These include:

1. How parents interact with children during the Nature Play Passport activities. Other people were found to be more important in children's construction of fun and enjoyment.
2. Expectation management for various age groups related to the activities of the passport is an important area of further examination.
3. Examination of the link between positive enjoyment in nature and environmental attitudes and behaviour.

The present study does shed light in what experiences lead to positive experience however the link between those exact experiences with pro-environmentalism is unknown. This is an area of further research in the environmental education research field (Rosa, 2019). It is known that negative experience such as being cold and experiencing inclement weather does lead to lower scores on environmentalism. This should be highlighted in program design for nature Play Passport. Further research will help understand how to improve on the Nature Play Passport program.

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Nature Play
PASSPORT
to an amazing childhood

First Name:

Age

Passport Number

Make nature play a part of every day!
www.natureplayqld.org.au
www.facebook.com/NaturePlayQLD
#NaturePlayQLD





Welcome to **Nature Play!**

How to use your passport

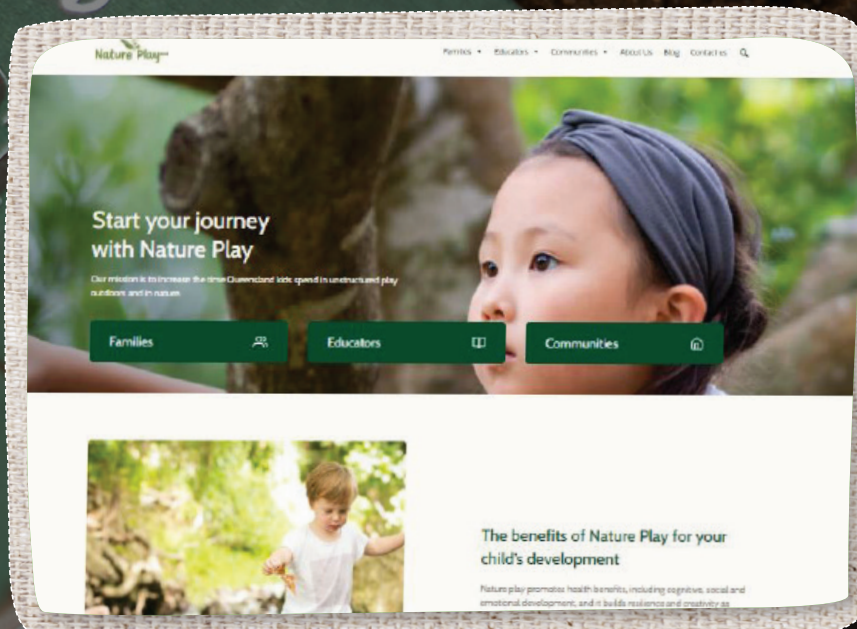
Your mission, if you choose to accept it, is to spend time outdoors, be adventurous, try new things, be brave, get messy and have fun.

Do you accept the Nature Play mission? ☒ YES

Use this Passport to document your missions achieved and to remember your brilliant adventures.

If you need some amazing ideas on where to take your passport, head to our website and search for places to go for some adventures across the Gold Coast.

www.natureplayqld.org.au/places-to-go



Jinggeri, Minyahgu, Hello!

You just learnt how to greet people in Aboriginal language from the Yugambeh people - the Traditional Custodians of the Gold Coast. Nature Play QLD has partnered with some amazing people from Yugambeh Region Aboriginal Corporation Alliance (YRACA) and the City of Gold Coast to create some fun missions to complete across the Gold Coast and learn some pretty fun things along the way.

You will come across the Aboriginal names for places, plants and animals on the Gold Coast as well as understanding the importance of these in the Aboriginal culture.



CITY OF
GOLDCOAST.



The Nature Play QLD Gold Coast Passport was developed in collaboration with the Yugambeh Region Aboriginal Corporation Alliance (YRACA). The stories shared are those told by Kombumerri man, Clinton Brewer as passed on to him by his Elders.

Nature Play QLD would also like to thank the City of Gold Coast for their role in making this passport possible.

Artwork by Christine Slabb,
Bundjalung-Yugambeh Artist &
Graphic Designer



MISSION

Nocturnal Adventures

This mission can be done at home or even a school camp.

Mission: When it is dark, head outdoors in your backyard, or look from your balcony. You may want to take a torch. Look and listen for creatures up high in the trees. Possums or “guyahny” love to come out at night to search for food. Did you know, they keep trees alive by helping to pollinate just like bees as they move from tree to tree, as they eat flowers and seeds.

Challenge: Investigate what other creatures come out at night, and how they too are Conservation Champions. Every native animal plays a part in looking after our country. You may spot a bandicoot or a bat!

When you’ve finished your nocturnal hunt, put your possum sticker here.

PLACE STICKER
HERE

MISSION

PLACE STICKER
HERE

Stories of the Gold Coast

Ask your family to head outdoors for the day and visit
Jellurgal - Burleigh Head National Park.

Mission: Take a walk around the “Dreaming Mountain”,
Jellurgal, where culturally significant sites have played
an important role in the lives of local Yugambah people.
Looking out to the creek and sea, can you spot a
dolphin? Along the track, read the story of Gowonda ,
a great hunter, who returned to the creek as a dolphin,
recognisable by his white fin and teaches the other
dolphins to drive the fish into the beach, so that his
people can catch them in nets.

Challenge: Explore the traditional stories of the suburb
you live in by heading into your local cultural centre.

**When you’ve finished your adventure, put your
magnifying glass sticker on this page.**

Track your time outside

For each outdoor play session you have,
colour in a eucalyptus leaf.

How long will it take you to fill them all?





NaturallyGC Wild Defenders

by **CITY OF GOLDCOAST™**

The NaturallyGC Junior Wild Defenders program aims to empower young people to take action to preserve nature and learn about the importance of our flora, fauna and the environment around us through interactive and engaging educational booklets.

Find out more at
cityofgoldcoast.com.au/naturallygc

The graphic has a light green background with faint botanical illustrations of leaves and stems. At the top left, the words "MISSION LOG" are written in a bold, dark green, distressed font inside a dark green rectangular border. To the right of this, there is a dotted green circle containing the text "PLACE STICKER HERE". Below the "MISSION LOG" header, the title "Ibis Inspiration" is written in a large, bold, dark green font. Underneath the title, there are three paragraphs of text in a dark green font. The first paragraph describes where the activity can be done. The second paragraph provides background information about the White Ibis. The third paragraph details the mission. The final line is a bold instruction on where to place a sticker. A faint, large watermark of a stylized bird is visible in the background.

MISSION LOG

PLACE STICKER
HERE

Ibis Inspiration

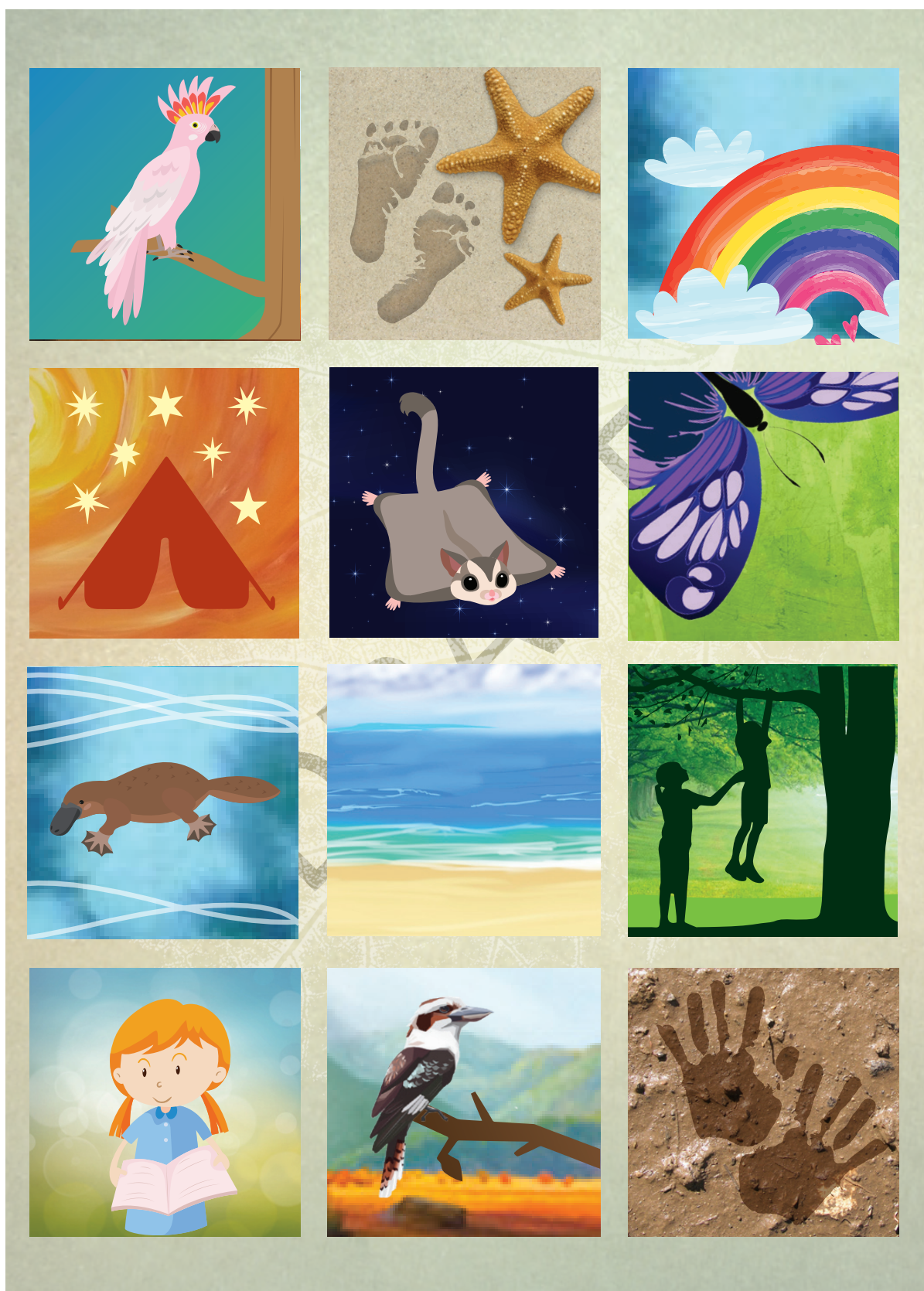
Can be done in the classroom or at home. Head out into your backyard, school yard or a local park.

The White Ibis, or “muru gurahr”, an Australian native bird loves to live in the wetlands but as the natural habitat has changed, the bird has adapted and you can now spot it across the Gold Coast. Sit quietly and watch it closely. You may notice that it aerates the soil in our parks as they use their beaks to search for insects. This helps the rain get in the ground to help our trees grow. The Ibis often collects scraps of food left by humans and is a great recycler!

Mission: Help our wildlife by collecting rubbish in your community. Head outside with family and friends and collect the rubbish that has been left behind on the council nature strip, or in your local park. Wear gloves and take a bag for your collection.

When you’ve finished collecting rubbish, place your tree sticker on this page.

blank page
back of stickers





blank page
back of stickers

MISSION

PLACE STICKER
HERE

Tree-ific!

Trees , or “jali”, give us more than just oxygen and shade, they are great resources! Paperbark trees are found commonly in the region including school grounds. The bark of these trees not only protects the tree, particularly in bush fires but was also used by Yugambah people to make shelters, to line coolamons and to wrap food up before placing in the fire to roast.

Mission: Head to your community garden across the Gold Coast and buy a native tree. Head back home or to school and use your muscles to dig a hole, plant your tree. Research to learn more about your tree.

Physical Challenge: Find a tree that is big and strong and climb it! Make sure you take care of it as you climb.

When you’ve finished planting or climbing a tree, place your tree sticker on this page.

A green rectangular stamp with a distressed, hand-painted border. Inside, the word "MISSION" is written in a bold, white, sans-serif font.

MISSION

Create your own!

Use your imagination and create your own mission.
Gather your friends and see if they can do it too!

**When you've finished your adventure,
place your Borobi sticker here.**

PLACE STICKER
HERE

MISSION

PLACE STICKER
HERE

Delights of the bush

Our First Nations people use plants and trees for food, medicines, tools and resources. The pigface plant is found across the coast, particularly in dune areas by the beach. Traditionally used by Yugambah people, it is put on the skin for sunburn or bites. The leaves can be roasted on the fire and eaten for its salt properties and the pink flowers turn into juicy fruit that tastes like salty strawberries.

Mission: Head to your community garden across the Gold Coast and take home some edible native plants for your vegetable garden. Maybe your class at school can start an edible garden.

Research: Learn more about your plant and its value to people and the environment.

When you've created your edible garden, place your rock sticker on this page.



Hinterland Hike

Ask your family to head outdoors for the day and visit Cougal Cascades for a short walk and picnic lunch to enjoy all the treasures of the rainforest. Cougal Cascades is part of the Mount Cougal section of Springbrook National Park and the Gondwana Rainforests of Australia World Heritage Area. Mount Cougal's twin peaks have a significant place in stories told by the Yugambeh people. Natural resources were plentiful here and food was abundant in all seasons.

Mission: Let's take a mindfulness moment. Find a quiet spot to sit amongst the rainforest, "babar", and take a few deep breaths. Use your senses to take in all of the surroundings; listen, see, touch, smell and notice how it makes you feel sitting in the beautiful rainforest that nature has created.

When you've finished your hike, put your plant sticker on this page.



Nature's ABC

Can be done in the classroom or at home. Head out into your backyard, school yard or a local park or a bush walk with family, friends or your class.

Mission: Find a spot outdoors, a bushwalk is the best as you can do this whilst walking or when you stop and sit. Take note of everything around you, look up high, down low, to the sides of you. Now start at the beginning of the alphabet and look for something that begins with A, then B and so forth until you go through the whole alphabet. For example Awesome rocks, Banksia, Cloud, Dragonfly.... Can you make it to Z?

Challenge: To make it even harder, rather than a group effort, each person must take on the next letter and find something on their own for that letter, and then it is passed to the next person.

When you've finished your ABC's, put your mud splat sticker on this page.

MISSION

Kaialgumm Games Trial

In the Yugambeh language, Kaialgumm means chief, in hunting.

Mission: Follow the Kaialgumm Games Trail at the Gold Coast Botanic Gardens to try your skill at some traditional Indigenous games, and find out who is the Kaialgumm in your group.

All you need to play most games is a ball or two, and equipment can be borrowed from the Friends Centre.

Challenge: While at the Gardens, you can also follow the Indigenous Plant Use Trail to explore more about Australia's Indigenous culture.

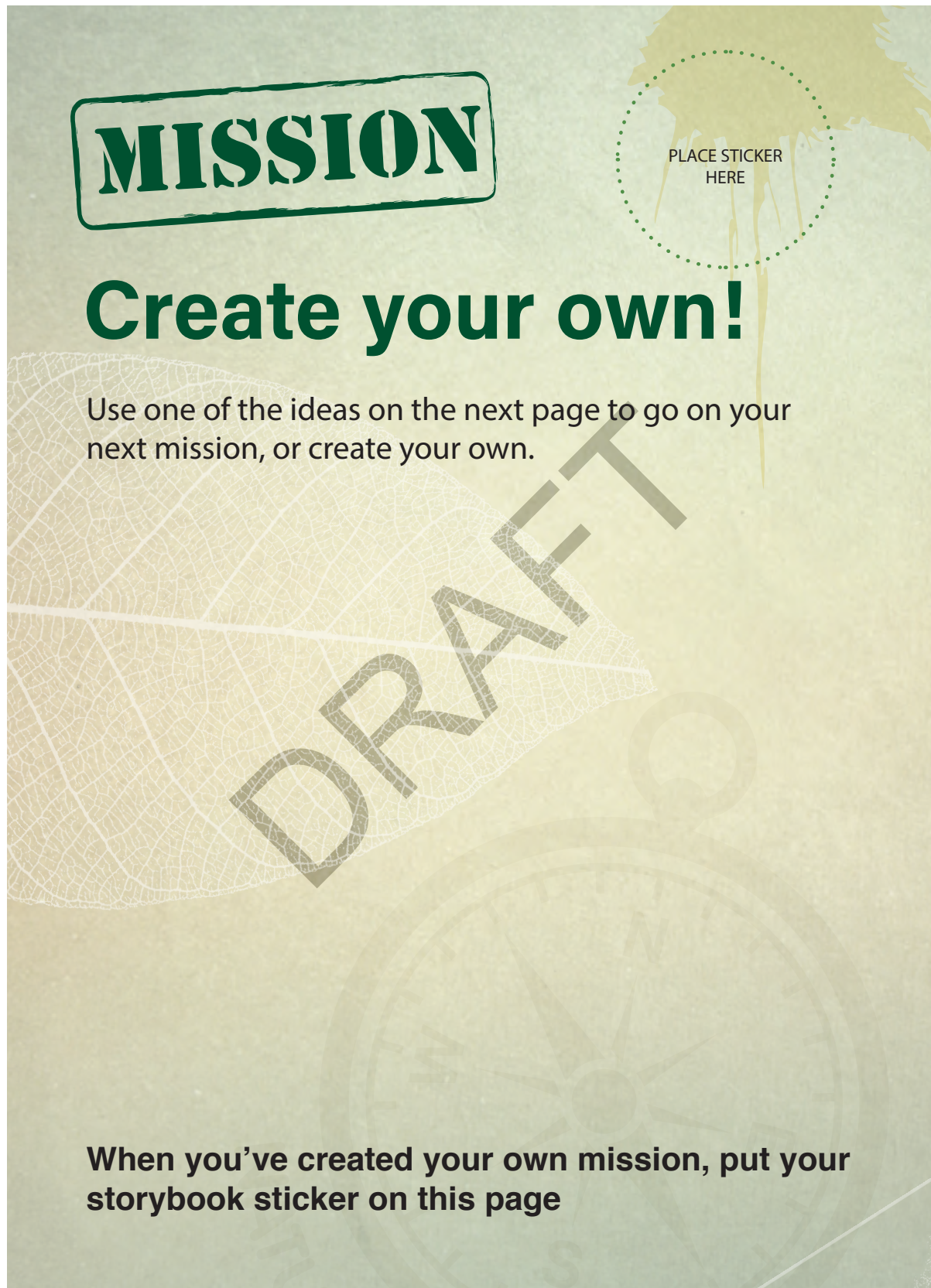
Gold Coast Botanic Gardens are at 230 Ashmore Road, Benowa

Visit cityofgoldcoast.com.au/botanicgardens

**When you've finished your games,
put your rainbow sticker on this page**

PLACE STICKER
HERE





15

PLACES TO VISIT ON THE GOLD COAST

1. Gainsborough Environmental Reserve, Pimpama
2. Damien Leeding Memorial Park, Oxenford
3. Crystal Creek Reserve, Willow Vale
4. Coombabah Lakelands Conservation Area, Coombabah
5. Arundel Wetlands, Arundel
6. Country Paradise Parklands, Nerang
7. Broadwater Parklands, Southport
8. Apple Tree Park, Springbrook
9. Syd Dunckan Park, Lower Beechmont
10. Federation Walk, Main Beach
11. Home of the Arts (HOTA) precinct - Surfers Paradise
12. Lake Orr Parklands, Varsity Lakes
13. Miami Bushland Reserve, Miami
14. Schuster Park, Tallebudgera
15. Tchoobey Reserve, Burleigh Heads

You can find a more detailed description of these places to go on our website -

This passport was proudly
created in partnership with

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GOLDCOAST.TM



www.natureplayqld.org.au/passport

6.2★ OUR NATURAL CITY STRATEGY REVIEW APPROACH

Objective ID:	A69757572
File Number:	CE196/1387
Author:	Desiree McLean, Coordinator Strategic Programs, City Planning
Authoriser:	Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment
Attachments:	1 Summary of achievements supporting outcomes of Our Natural City Strategy ↓

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 EXECUTIVE SUMMARY

Not applicable.

3 PURPOSE OF REPORT

The purpose of this report is to provide an update on the Our Natural City Strategy review approach and seek Council approval of the planned stakeholder engagement and consultation phases.

The review is supported by ARUP and NGH Pty Ltd consultancies.

4 PREVIOUS RESOLUTIONS

1 That the Our Natural City Strategy Community Engagement and Marketing Report be noted.

2 That the proposed refinements to the draft Our Natural City Strategy, in response to the community consultation, be endorsed.

3 That the final Our Natural City Strategy be adopted.

Ex Minute No. G17.0303.015

2 That the proposed Our Natural City Strategy proceeds to community consultation in May 2017.

5 DISCUSSION

5.1 Background

The Our Natural City (ONC) Strategy is one of eight corporate strategies supporting achievement of the City of Gold Coast's vision and the Corporate Plan. The ONC Strategy was endorsed on 21 June 2017 (G17.0621.006) following community consultation with extensive feedback across a range of topics which shaped the current ONC Strategy.

As the City of Gold Coast's primary Corporate environmental strategy, the ONC Strategy's vision is to achieve a prosperous and resilient natural city. It seeks to achieve balance by focussing efforts on securing the resilience of the intended natural asset network whilst supporting growth primarily in the urban areas of the city.

A connected natural asset network supports:

- terrestrial, aquatic and marine ecosystems and their ecological processes;
- the resilience of priority species and ecosystems to natural hazards; and
- nature-based recreation and tourism opportunities.

The ONC Strategy sets out three strategic outcomes as detailed below:

people in nature – our residents and visitors connect with nature and value its contribution to our city's health, economic prosperity and lifestyle;

places for nature – our natural asset network sustains healthy, diverse and resilient habitats and includes areas for people to enjoy nature; and

partners with nature – we partner across government, business, research institutions, landowners and the community to protect, restore, connect and manage our natural assets on public and private land.

The strategy is supported by a detailed implementation plan, governance and reporting arrangements with eleven performance measures annually reported against.

The vision, targets, performance measures, outcomes and key priority actions will be reviewed to strengthen how they contribute to the intended natural asset network and other identified outcomes.

5.2 Recent ONC Strategy achievements

The ONC Strategy achievements which support strategy outcomes, include but are not limited to:

people in nature

- engagement of approximately 16,000 people annually, through NaturallyGC promoted activities;
- over 100,000 hours of conservation volunteering since ONC Strategy adoption in 2017 through supported and/or promoted programs; and
- provision of opportunities for nature-based recreation experiences with bush trails increasing from 714.7km to 759.56km.

places for nature

- endorsement of \$11 million funding towards the Natural Areas Acquisition Program to secure high ecological and strategic value properties;
- annual management of around 13,000 hectares of city natural area estate; and
- ongoing delivery of an environmental offset program, resulting in restoration of approximately 80 hectares with 235,000 native plants (including 128,000 koala habitat trees).

partners with nature

- ongoing support of private land partnerships through Land for Wildlife, managing over 5,200 hectares and planting more than 62,000 trees; and
- increase in community membership from 607 to 759 in the Koala Friends Program (a partnership between the City, Currumbin Wildlife Sanctuary and Wildcare Australia).

Further achievements, categorised by strategic outcome, are listed in Attachment 1.

5.3 ONC Strategy review approach

To ensure the ONC Strategy remains contemporary and agile, a scheduled review has commenced. During this transition period, the current ONC Strategy and the ONC implementation plan will continue to be progressed.

The scheduled review of the ONC Strategy follows a staged approach to identify known trends, opportunities and out of date information (current state); validate the vision, strategic outcomes and what this might look like over the next planning horizon (future state); and

enable a pathway to get to this future state (updated strategy, performance measures, key priority actions).

The updated strategy will also be supported by a partnership engagement and investment attraction plan to enhance and guide achievement of the key priority actions.

Following Phase 1 stakeholder engagement, a draft updated strategy will be presented to Council for consideration prior to Phase 2 citywide community consultation.

Figure 1 below, outlines the ONC Strategy review approach including the stages, timeline and proposed stakeholder engagement/consultation phases.

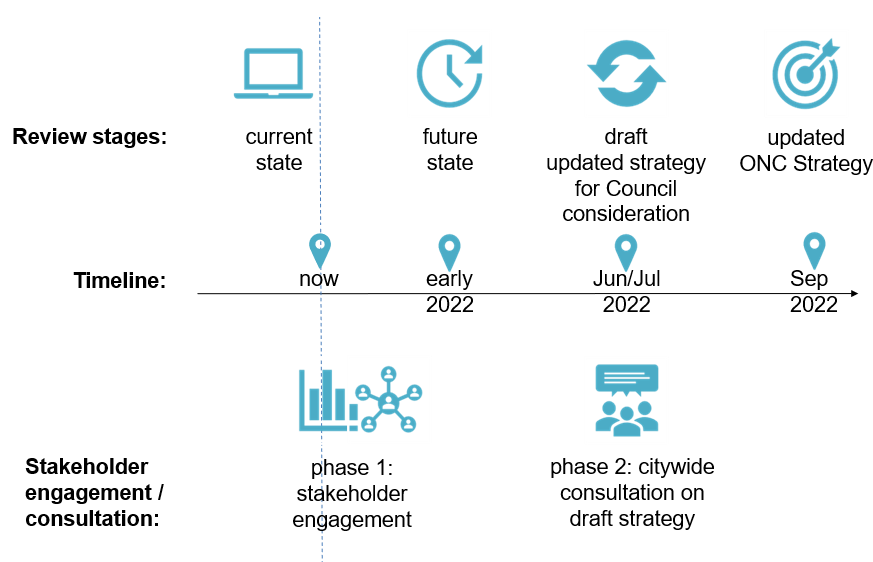


Figure 1. ONC Strategy review stages, timeline and stakeholder engagement/consultation phases

5.3.1 The current state

To establish the current state, a review of key strategies, policies, plans, guidelines and reporting documentation was conducted as well as an external environmental scan to identify emerging trends and opportunities that may influence the review and update of the ONC Strategy.

An initial review of the current ONC Strategy to identify out of date information was also undertaken as part of this current state assessment.

Trends

As part of the environmental scan it was found that the trends identified in the current ONC Strategy continue to be relevant, including:

- continued loss and fragmentation of habitat and biodiversity impacts due to urban growth;
- identifying collaboration and acquisition opportunities to help offset losses and restore strategically located natural assets;
- continued need to plan for and manage natural hazard impacts and long-term ecosystem changes;
- providing high quality urban infill outcomes and improved infrastructure design with blue and green connections;
- increasing community awareness of the importance of our natural assets in sustaining our lifestyle;
- increasing connection and access to nature through a range of experiences; and

- increasing need for partnerships across sectors (business, research institutions, government, schools, community groups, private landholders) to deliver strategic outcomes for natural assets.

Emerging opportunities

The environmental scan also identified the following opportunities for consideration during the strategy review:

- leveraging the 2032 Olympic Games to secure funding and increased awareness to promote and enhance the city's natural assets;
- better use of emerging technologies, data analytics and visualisations to support engagement, management and decision-making;
- enhancing social media opportunities for further engagement and action through citizen science and interactive technologies such as augmented reality applications;
- continuing to integrate Federal and State policy as well as responding to any South East Queensland Regional Plan updates;
- investigating Indigenous land management partnerships; and
- leveraging potential Covid-19 recovery grant opportunities for natural areas management.

Additional opportunities will be considered during the review of the strategy including the strategic direction, outcomes, measures, key priority actions, partnerships and investment.

5.3.2 Opportunities for stakeholder engagement and consultation

To inform the review, two phases of stakeholder engagement and consultation are proposed to be undertaken (Figure 1).

Phase 1 (October to December 2021): involves facilitated focussed stakeholder engagement workshops and one-on-one interviews with different partner sectors including representation from business, community groups, schools, research institutions, private landholders and government.

Councillor engagement (Nov/Dec 2021): It is proposed that facilitated sessions with Councillors will be scheduled in November/December 2021.

Phase 2 (Jun/July 2022): a draft updated strategy will be presented to Council for consideration prior to a citywide consultation activity on the ONC Strategy.

It is anticipated that following this consultation, the updated strategy will be presented to Council for adoption in September 2022.

6 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

The Corporate Plan includes twelve desired outcomes which are linked to ONC Strategy:

- 1.1 Our city provides a choice of liveable places
- 1.2 We live in balance with nature (key strategy supporting this outcome)
- 1.3 We manage our resources for a sustainable future
- 1.7 Everyone can enjoy a beach experience
- 1.8 Our city is resilient to natural hazards
- 2.2 We have a thriving cultural economy
- 2.5 We are a globally recognised tourism destination
- 2.6 We have a positive global reputation
- 3.1 Our city is safe
- 3.4 Our city embraces culture every day

- 3.5 Our city provides a wide range of job opportunities, and
- 3.6 We are an active and healthy community.

The ONC Strategy builds on, complements and supports City initiatives such as the Corporate Plan, City Plan, Water Strategy, Culture Strategy, Ocean Beaches Strategy and the Nature Based Recreation Plan.

7 FUNDING AND RESOURCING REQUIREMENTS

Budget/Funding Considerations

Funding for the review of ONC Strategy was supported as part of September 2020 budget considerations.

Costs for Capital Works and Service Proposals

Not applicable.

People and Culture

Not applicable.

8 RISK MANAGEMENT

Implementation of ONC Strategy and its supporting actions and services contribute to controlling or mitigating the following Corporate and Directorate risks.

Corporate Risks

- **CO000446 Bushfire (Council owned/managed areas)**
Bushfire (in Council owned/managed natural areas) resulting in loss of human life, damage to property and the environment.
- **CO000644 Natural Hazards**
The city is not adequately prepared and resourced to be resilient against natural hazards resulting in potential loss of life, impacts on the community, infrastructure, environment, and the local economy.
- **CO000675 City's Natural Asset Network Reduction**
A reduction in the extent and quality of the City's natural asset network, green space and community access opportunities, resulting in a possible decline in city liveability, image and economic potential.

Directorate Risks

- **CO000672 Critical Species Management**
City wide critical species continue to decline resulting in domestic and international reputational damage impacting the economy, environment and City image.
- **CO000447 Biosecurity**
Local Government biosecurity risks causing damage to the environment.
- **CO000493 Water Cycle Integration**
Failure to effectively integrate all components of the water cycle causing degradation of Gold Coast City's water environments, water-based lifestyle, reduced economic activity, reputational damage to Council and increased risk to public health.

9 STATUTORY MATTERS

Although ONC Strategy is non-statutory, it builds on, complements and supports the Corporate Plan, City Plan, Water Strategy, Ocean Beaches Strategy, Culture Strategy and other key City strategies and plans.

10 COUNCIL POLICIES

Not applicable.

11 DELEGATIONS

Not applicable.

12 COORDINATION & CONSULTATION

In addition to the table below and in accordance with the ONC Strategy governance framework, internal stakeholders consulted as part of the review of the strategy have included members of the ONC Strategy Steering Committee and ONC Strategy Delivery Group from multiple Directorates, including Economy, Planning and Environment; Office of the Chief Executive Officer (OCEO); Lifestyle & Community; Transport & Infrastructure; and Water, Waste & Energy.

Name and/or Title of the stakeholder consulted	Directorate or organisation	Is the stakeholder satisfied with the report and recommendations (Yes/No) (comment as appropriate)
Sarah Wilton, Manager, Corporate Planning & Performance	OCEO	YES
Kylie Petersen, Account Officer, Corporate Communications	OCEO	YES

13 STAKEHOLDER IMPACTS

External / community stakeholder Impacts

- External/community stakeholder impacts will be managed throughout the review through both focussed engagement and wider consultation activities.

Internal (Organisational) stakeholder impacts

- Internal stakeholders will be consulted throughout the review and any impacts will be identified and managed through the ONC Strategy governance framework.

14 TIMING

Phase 1 scheduled stakeholder engagement is anticipated to occur from October to December 2021. Phase 2 community consultation is scheduled for June/July 2022 on the draft strategy. It is anticipated the updated strategy will be presented to Council for endorsement in September 2022.

15 CONCLUSION

The City has commenced a scheduled review of the Our Natural City Strategy to ensure it remains contemporary and agile. The review follows a staged approach, proposed to be supported by stakeholder engagement and consultation activities.

Phase 1 from October to December 2021 is proposed to involve facilitated focussed stakeholder engagement workshops and one-on-one interviews with different partner sectors.

Facilitated Councillor engagement sessions are proposed to be undertaken from November to December 2021.

Following the preparation of a draft updated strategy for Council consideration, a citywide consultation activity (Phase 2) is proposed in June/July 2022.

It is anticipated that following this consultation, the updated strategy will be presented to Council for adoption in September 2022 to guide implementation over the next planning horizon.

16 RECOMMENDATION

It is recommended that Council resolves as follows:

- 1 That Council notes the update on the Our Natural City Strategy scheduled review.**
- 2 That Council endorse the proposed stakeholder engagement and consultation approach identified within section 5.3.2 of this Agenda Item.**

Attachment 1: Summary of achievements supporting Our Natural City outcomes

People in nature

- engagement of approximately 16,000 people annually, through Naturally GC promoted activities (60,000 trees planted with community, 134 tree planting and bush care days)
- over 100,000 hours of conservation volunteering since ONC Strategy adoption through supported and promoted programs
- successful Federal Government 20 Million Trees Program grant to plant 20,000 trees and assisted restoration at Schuster Park, Tallebudgera
- establishment of Catchment Management Community Partnerships Program to support:
 - citizen science projects
 - land care activities (complementary to other city programs such as Beaches to Bushland and Conservation Partnerships)
 - environmental events, and
 - waterway litter clean-ups
- provision of opportunities for nature-based recreation experiences with bush trails increasing from 714.7km in 2017 to 759.56km in 2021, including trail improvements
- opening of the Clagiraba Creek Trail, Lower Beechmont
- construction of a 120m long boardwalk within the Schuster Park Natural Area, which forms part of a longer nature trail experience in Tallebudgera
- enhancement of nature-based recreation visitor experiences through provision of interpretive and directional signage
- development of a Gold Coast Nature Passport in partnership with Nature Play Queensland - a fun, low-cost and interactive way for parents and children to explore the Gold Coast's natural environment
- annual support of the South Stradbroke Island Indigenous Artist Camps through the provision of expert flora and fauna advice
- delivery of Wild City, a collaborative art/nature community engagement workshop series held as part of Bleach Festival 2019; and
- annual volunteer celebrations held recognising significant contributions across city programs which enable the community to contribute to conservation.

Places for nature

- endorsement of \$11 million towards the Natural Areas Acquisition Program to secure high ecological and strategic value properties
- endorsement of a citywide Koala Conservation Plan which identifies informed and targeted actions to mitigate key threats to koalas across the city
- establishment of the Koala Habitat Acquisition and Enhancement Separate Charge – a levy to purchase and enhance koala habitat (budget of \$10.85 million)
- development of new theory and methods to inform allocation of restoration funds to maximise return on investment through the ArcLinkageSmart Allocation of Restoration Funds Research Project (partnership between NAMU/UQ/Griffith)
- industry recognition and awards:
 - Natural Areas Management Unit in partnership with UQ and Uniquist – finalists in Annual Excellence Awards 2018, Society for Ecological Restoration Australasia (SERA) for *Restoration program for the City of Gold Coast Conservation Estate*

- Natural Areas Management Unit in partnership with UQ and Uniquest – Research Excellence Awards 2018 –Commendation for *The Smart Allocation of Restoration Funds*
- Urban Design Unit in partnership with Arup and Dr Lyndall Plant–Minister’s Award for Urban Design (Policy) 2021 for the *Urban Tree Canopy Study*.
- endorsement of Parkwood-Coomababah as a new priority koala conservation area
- planting of more than 51,000 koala food and habitat trees in 2018-19
- establishment of a new 15-year agreement with Currumbin Wildlife Sanctuary to plant 35,000 trees at Merrimac Plantation benefiting 500 koalas annually
- management of around 13,000 hectares of city natural area estate
- development of environmental policy updates for City Plan
- commencement of the Priority Species Conservation Program; and
- completion of the Trial Targeted Environmental Covenant program.

Partners with nature

- delivery of an environmental offset program, resulting in restoration of approximately 80 hectares with 235,000 native plants (including 128,000 koala habitat trees). The external offset program has received industry acclaim and won a number of awards including:
 - 2018 planning excellence award from the Queensland Planning Institute of Australia
 - 2019 planning excellence award from the National Planning Institute of Australia; and
 - 2019 Banksia Sustainability Awards finalist in two categories.
- ongoing expansion of private land partnerships programs
- partnership with the Queensland Department of Transport and Main Roads to plan and deliver fauna movement infrastructure under major transport corridors such as the M1, Light Rail and Coomera Connector
- ongoing support and growth in partnerships in the city, increasing from 528 in 2017 to 599 in 2021 across private landowners, community organisations, government departments, businesses, research institutions and schools
- successful delivery of a series of ‘Koala Conversations’ across the city which included a panel of external and internal experts. This provided an opportunity for the community to engage with the panel about the local koala population and hear what the City and partners are doing in working towards a sustainable future for Gold Coast koalas, including how they can be involved
- obtaining State government funding and commencing the biodiversity climate adaptation project ‘Translating adaptation research to local action’ in partnership with the Local Government Association of Queensland
- initiation of koala chlamydia vaccine research project in partnership with QUT and Currumbin Wildlife Hospital
- increase in community membership from 607 in 2017-18 to 759 in 2021 in the Koala Friends Program (a partnership between the City, Currumbin Wildlife Sanctuary and WildcareAustralia);
- promotion and delivery of the of environmental campaigns, such as the 2019 World Environment Day; and

- celebration of a 20-year Land for Wildlife milestone and ongoing support of private land partnerships through Land for Wildlife, managing over 5,200 hectares and planting more than 62,000 trees

7 CLOSED SESSION REPORTS AND PRESENTATIONS

8 GENERAL BUSINESS

8.1 EXPRESS DEVELOPMENT APPLICATION UPDATE

Objective ID: A70582985
File Number: PD97/1045/04/01
Author: Scott Arnott, Planner, City Development
Authoriser: Alisha Swain, Director Economy Planning And Environment, Economy Plan & Environment
Attachments: 1 Express DA applicant guidelines - Version 3 [↓](#)

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 EXECUTIVE SUMMARY

Not applicable.

3 PURPOSE OF REPORT

The purpose of this report is to:

- Provide an update on the Council endorsed Express Development Application model; and
- Seek endorsement for a 20 per cent discount to all applicable application fees for Express Development Application's in perpetuity from the 28 of October 2021.

4 PREVIOUS RESOLUTIONS

Council at its meeting of the 15 September 2020, resolved as follows:

- 1 *Endorse the implementation of the new Express Development Application model.*
- 2 *Make any required updates to reflect the name change from Risk Smart to Express DA i.e.: Development application fees in the Register of Fees and Charges 2020-21, adopted 22 June 2020.*
- 3 *Subject to meeting the Express Development Application eligibility, low complexity Express Development Applications will be resolved under Officer delegation.*
- 4 *That Councillors are provided with a quarterly acquittal of applications that have been processed through the Express Development Application process.*

5 BACKGROUND

In April 2020 a review of the then current Risk Smart model and processes was initiated by City Development to ensure the City continued to provide a responsive and up-to-date fast track development assessment service for low complexity developments¹.

As a result of this, the Express Development Application (Express DA) Model commenced on the 27 October 2020, superseding the previous Risksmart assessment model.

6 DISCUSSION

6.1 Overall Statistics

Between the 27 October 2020 (go live date) and the 3 September 2021, the City has received 117 pre-submission requests and 63 lodged Express DA's. The 63 lodged

¹ Low complexity developments are certain types of code assessment development as outlined in within Attachment A of this report.

development applications represent nine per cent of all Code assessable (Material change of use and Reconfiguring a lot) applications lodged to the City in the same time frame.

These figures are consistent with the previous RiskSmart model average (over the last five years, from the commencement of City Plan in 2016).

One of the targets with the new Express DA model is to surpass the number of development applications (Material change of use and Reconfiguring a lot) received through the previous RiskSmart model. A target of 20 per cent was set for all Code assessable development applications to be lodged through the Express DA system within two years of commencement. Given the continual confidence from the development industry in the new model to date and through subsequent improvements to the Applicant Guidelines, City Officers are confident this target is achievable.

Reference is made to Figures 1 and 2 which illustrates the tracking of the Pre-submissions and Express DA's lodged since go live. The graphs demonstrate the Express DA model has gained momentum in the last six months compared to its early inception, further supporting development consultancy confidence in the process.

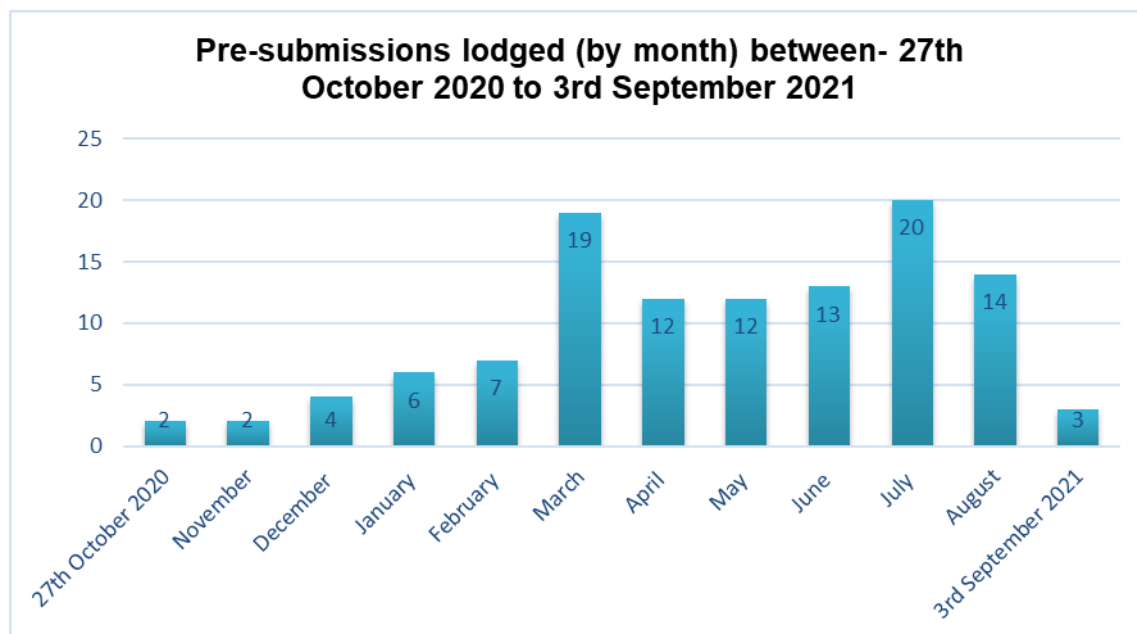


Figure 1: Pre-submissions lodged by month

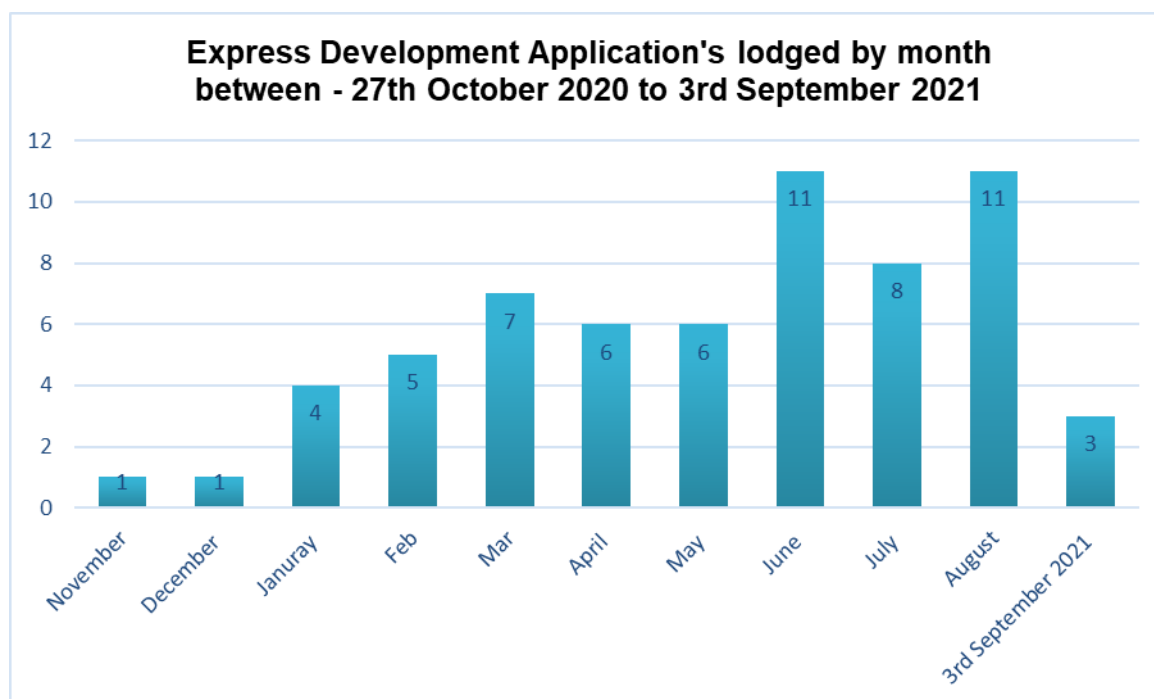


Figure 2: Express DA's lodged by month

Reference is made to Figure 3 which illustrates the assessment timeframes for flood conveyance checks, pre-submission requests and decision-making times which are all within the targeted business days in the Applicant Guidelines. The development industry has provided feedback around confidence in using the new process, which is consistent with the increase in the numbers of Express DA's over the last six months.

Average Timeframes – 27 October 2020 to 3 September 2021

Figure 3 –Average timeframes		
Appliation / Request Type	Actual Number of business days on average	Target Number of Business Days as per the Applicants Guidlines
1. Flood Conveyance Checks	2.6	3
2. Pre-Submission Request	4.8	5
3. Express DA's - Properly made date to Issue of Express DA Decision pacakge	12.38 days	10-15 B.d range

Figure 3: Average timeframes

6.2 Fees

To kick start the Express DA service and also to provide a planning and building economic recovery response to Covid-19, the City resolved to provide a 50 per cent fee reduction to all Express DA's for 12 months, commencing on the 27 October 2020 and ending on the 27 October 2021.

The City's superseded RiskSmart process allowed for a 10 per cent discount to all RiskSmart development applications. This process commenced in 2007 and concluded at the launch of the Express DA process in 2021, spanning 14 years.

City Officers also recommend that on the 28 October 2021 Express DA applications be offered a 20 per cent discount to the application fees in perpetuity, 10 per cent more than the previous Risksmart model as an extra incentive for applications to use this process.

6.3 Reporting

As per the resolution on the 15 September 2020 City Officers were required to report to Councillors every quarter to provide an update on the Express DA model.

All Express DA data, is included in the City's quarterly Development Applications Report and the State of the Organisation report, produced biannually.

City Officers also include all properly made Express DA's within City Development's weekly DART agenda (issued on a Thursday), which is sent to Councillors as well as others throughout the City of Gold Coast. City Officers will continue to include the properly made Express DA's within each weekly agenda, providing Councillors with the opportunity to review the properly made Express DA applications and monitor the volume of applications being received on a weekly basis.

7 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

Not applicable.

8 FUNDING AND RESOURCING REQUIREMENTS

At this stage, the project is funded from the Economy, Planning and Environment Directorates existing budget and no additional funding or resourcing will be required.

9 RISK MANAGEMENT

Not applicable.

10 STATUTORY MATTERS

Not applicable.

11 COUNCIL POLICIES

Not applicable.

12 DELEGATIONS

Not applicable.

13 COORDINATION & CONSULTATION

Formal correspondence and input was received from over 20 external and internal stakeholders across three directorates in the development of the proposed Express DA model.

Since the commencement of the Express DA model City Officers have received continual feedback from the development industry through general enquires and the lodgement of pre-submission requests and Express DA applications.

While no formal feedback has been sought, the general comments received from the development industry include:

- The 50 per cent discount is a highly positive initiative, providing a clear incentive for applicants to use the Express DA model;
- The key Express DA documentation and accessibility to draft reports and code assessment templates are highly valued, easily accessible and easy to use;
- Would like to see more flexibility in additional land use types and application types included within the Applicant's Guidelines²;
- Generally supportive of the pre-submission step as City Officers are clearly communicating the issues through this process and in a timely fashion; and
- Increased confidence in the model through delivering timeframes contained within the Applicant Guidelines.

14 STAKEHOLDER IMPACTS

The following branches outside of City Development will provide on-going internal referral development assessment services:

- City Assets (City Infrastructure).
- Licensing and Approvals (City Standards); and
- Customer Engagement (Water and Waste).

15 TIMING

Not applicable.

16 CONCLUSION

The Express DA model aims to provide clarity and certainty to applicants, City Officers and the community and targeted to establish the City of Gold Coast as the leading local government in the assessment of low complexity developments.

The Express Development Assessment model is quickly growing in confidence and delivering on its timeframe targets.

17 RECOMMENDATION

It is recommended that Council resolves as follows:

- 1 Note the update of the Express Development Applications model to date.**
- 2 Approve a 20 percent discount on eligible Express Development Applications, in perpetuity from the 28 October 2021.**

² City Officers have addressed these requests through subsequent amendments to the Applicant Guidelines.

EXPRESS DEVELOPMENT APPLICATION

APPLICANT GUIDELINES

Version 3

CITY OF
GOLDCOAST.

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Vision

'A collaborative, simple and clear innovative service, providing certainty for the community, whilst offering a positive customer experience'.

1. Introduction

The Express Development Application (Express DA) assessment service is the City of Gold Coast's (City) fast track assessment process for low complexity development applications.

These guidelines are intended to provide applicants with all the information they require to understand the Express DA assessment service, its processes and requirements.

Overall, these guidelines outline the following:

- the Express DA process.
- what is and isn't an Express DA.
- the type and standard of information required to accompany an Express DA.

To support this service, the City has dedicated a team of officers who are available to assist applicants throughout the Express DA assessment process.

1.1 Who are these guidelines for?

These guidelines are designed to be used by anyone who wishes to lodge an Express DA. This includes owners and planning consultants or agents acting on behalf of the owner. Throughout these guidelines they are collectively referred to as the applicant.

While not a requirement, it is recommended a planning consultant be engaged to assist with the preparation of an Express DA and provide ongoing advice and support throughout the Express DA process.

1.2 Roles and responsibilities

1.2.1 Who's who?

The City and applicants all play a role in the Express DA process and it is important to understand the roles and responsibilities of the main parties who are involved. These are outlined below.

Applicant

The applicant for an Express DA is the person who made the application. As mentioned above the applicant may be the owner of the premises, about which the application is made, or a planning consultant or agent acting on behalf of the owner.

It is the responsibility of the applicant to prepare an Express DA in accordance with the requirements outlined in this guideline.

Assessment manager

The City is responsible for assessing and deciding an Express DA and is known as the assessment manager. Assessment of and decisions made on an Express DA will be against the requirements of the City Plan.

2. The Express DA process

2.1 Overview

This part of the guideline outlines the overall process for an Express DA.

A key feature of the Express DA process is its approach to facilitating an upfront review of an application prior to formal lodgement and is an opportunity for our dedicated team of officers to work with applicants, support them with achieving the outcomes of the City Plan and ensure smooth and faster assessment of the application once lodged.

2.2 The overall process

The Express DA assessment process is a straightforward process as outlined in **Figure 1** below.

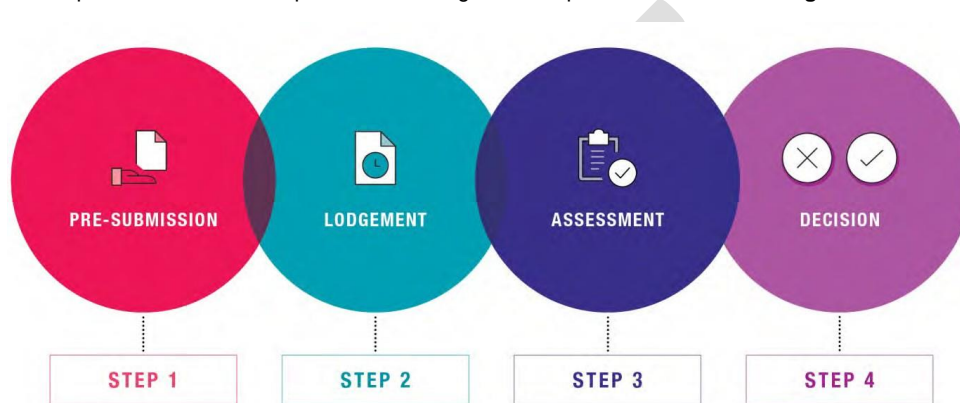


Figure 1 – The overall Express DA process.

2.3 Pre-submission

2.3.1 What is pre-submission?

Pre-submission is when an Express DA is reviewed by our dedicated Express Development Assessment team prior to lodging an application to determine if it is lodgement ready. It is intended to ensure:

- applicants are on the right track.
- any potential issues are addressed up front.
- a smooth and faster assessment of the application once lodged.
- the likelihood of an information request is reduced.
- applications are well made.

The pre-submission process is outlined in **Figure 2** below.



Figure 2 – The pre-submission process

Pre-submission is mandatory, free of charge and expected to take up to 5 business days from receipt of a pre-submission request. The pre-submission timeframes are outlined in more detail in **Attachment 1**.

2.3.2 Pre-submission request

A pre-submission request is made by the applicant to commence the Express DA process and must include the following:

- completed pre-submission request form.
- completed planning report template.
- completed code templates.
- all of the required specialist reports, statements and/or drawings outlined in **sections 4.2 and 5.2** of this guideline.

The pre-submission request form, planning report template, example reports and code templates are available on the City's website <https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/Development-application-types/Express-development-applications>

A pre-submission request is to be lodged electronically via email to ExpressDA@goldcoast.qld.gov.au and in the following format:

Pre-submission request format	
Document/s	Format
Pre-submission request form	PDF or MS Word.
Express DA code template/s	MS Word only .
Planning report template	MS Word only .
Specialist reports, statements and/or drawings	PDF or MS Word.

Upon receipt of the pre-submission request, the applicant will receive written confirmation the request has been received.

2.3.3 Review of pre-submission request

Once the pre-submission request is received, the City's dedicated Express Development Assessment team will review the request to determine if the application can proceed to a pre-submission discussion¹.

It is important to note, where it is determined the request has not met the City's requirements or requires more information, the applicant will be notified as soon as possible.

The applicant will have one opportunity to rectify the request. Should it be determined the request has not been satisfactorily rectified as advised, the applicant will be notified to lodge their application through the [standard development application](#) assessment process.

2.3.4 Pre-submission discussion

A pre-submission discussion is held between the applicant and the City's dedicated Express Development Assessment team to discuss our review of the request and advise if the application is lodgement ready.

Pre-submission discussions occur between 8.30am to 12 noon on Tuesdays and Thursdays. They are conducted by, telephone, teleconference, video or face-to-face meeting. The applicant will be advised of the appropriate discussion approach the day before the scheduled discussion times.

¹ A pre-submission discussion may not be required if the request is determined to be a high quality application. Where this occurs, a lodgement ready letter will be provided to the applicant who will be able to formally lodge their Express DA.

2.3.5 Lodgement ready

Following the pre-submission discussion, the applicant will be sent a written notice advising the application is ready to lodge (lodgement ready letter).

A lodgement ready letter will confirm the following:

- the Express DA is ready to lodge with no amendments or with amendments.
- proposed application details.
- assessment benchmarks.
- application fee.
- lodgement format.

2.3.6 Pre-submission correspondence

As referenced above, the pre-submission process includes a number of written correspondence formulating the advice or decision provided by Council. The types of all pre-submission letters, timing of when these letters are issued and 'the next steps' are outlined in the table below.

	Purpose of the letter	When is this letter issued?	Next steps
Rectification Letter	This letter advises applicants of what needs to be amended to ensure that the development can be accepted as an Express DA. This letter provides the applicant with a second pre-submission review and another chance of being accepted as an Express DA.	This letter can only be issued to applicants on their first pre-submission review.	Undertake the actions/amendments outlined within the letter and submit a new pre-submission with the updated info to the Express DA inbox.
Ineligibility letter	This letter is issued to	This letter can be	The applicant will

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	applicants if the proposed development has triggered an exclusion within Section 4 of the Express DA Applicant's Guidelines and cannot be accepted as an Express DA.	issued after either the applicant's first or second pre-submission review.	need to lodge a standard development application.
Lodgement Ready Letter (with amendments)	<p>This letter advises the applicant that the application can be accepted as an Express DA, however, the applicant will need to make minor amendments to the development before lodging the application.</p> <p>The types of amendments that will be requested are minor/limited and intended to be very specific. An example would include carparking dimensions on a site plan.</p>	This letter will be issued to applicants who have proposed development which can be accepted as an Express DA. This letter can be issued after either the first or second pre-submission review.	Undertake the actions/amendments outlined within the letter and lodge an Express DA via the City's website .
Lodgement Ready Letter	This letter advises the applicant that the application can be accepted as an Express DA.	This letter will be issued to applicants who have proposed development which can be accepted as an Express DA. This letter can be issued after either the first or second pre-submission review.	Lodge the application via the City's website .

2.4 Lodgement

An Express DA can be lodged via the [City's website](#) once the applicant has received their lodgement ready letter and must include the following:

- forms – as outlined on the City's website.
- planning report template.
- code templates.
- all of the required specialist reports, statements and/or drawings outlined in **sections 4.2** and **5.2** of this guideline.

The forms, planning report template and code templates must be completed in their entirety.

Application documentation is to be submitted as follows:

Lodgement – Application format		
Document/s	Titled	Format
Forms Lodgement ready letter	Forms	Combined as one single PDF.

Lodgement – Application format		
Document/s	Titled	Format
Code templates Planning report template	Supporting documents	Combined as one MS Word document.
Drawings	Drawings	Combined as one single PDF.
Specialist reports / statements	Specialist reports	Combined as one single PDF.

2.5 Assessment

Assessment of the Express DA commences upon receipt of the application. Assessment is undertaken by our dedicated Express Development Assessment team who will determine the application's compliance with the City Plan assessment benchmarks.

Because the Express DA process includes pre-submission, which reduces the likelihood of an information request, it is envisaged the assessment of an Express DA to be relatively quick in comparison to the City's standard development application assessment process.

Whilst the intent of the Express DA process is to avoid the issuing of an information request, the City reserves the right to issue one when required. This means the City cannot guarantee a decision being made on the application within 10 to 15 business days.

2.6 Decision

An applicant can expect a decision on an Express DA within 10 to 15 business days after the application is properly made. This decision is provided in writing and known as a decision notice and includes, but is not limited to:

- applicant details.
- application details.
- location details.
- decision date and details.
- details of the approval.
- Development conditions.
- further development permits required.
- currency period.
- statement of reasons.

3. Where to start

3.1 Overview

This part of the guideline broadly outlines where to start in regard to:

- understanding the City Plan and how it relates to the Express DA process.
- pre-checks.
- water and waste water infrastructure analysis.

3.2 City Plan property report

As a starting point, it is recommended applicants access the City's [interactive mapping tool](#) and generate a City Plan property report. This report will provide applicants with property specific information such as:

- zoning.
- area of property.
- applicable overlay maps.

This information is critical to using the City Plan and determining if a development proposal is eligible for assessment through the Express DA process.

3.3 The City Plan

The City Plan has been prepared in consultation with the community to guide the development of the Gold Coast and sets out Council's intention for the future development throughout the city, over the next 20 years.

For ease of understanding, the City Plan is used as a 'set of rules' to assess development applications against. These 'rules' are included in assessment benchmarks. Assessment benchmarks include:

- the strategic framework.
- zone codes.
- overlay codes.
- development codes.

For an Express DA the primary assessment benchmarks are the applicable zone, overlay and development codes.

[Part 1](#) of the City Plan provides an introduction to the City Plan and other key information.

3.4 Where to find assessment benchmarks

Assessment benchmarks are outlined in the tables in [Part 5 – Tables of assessment](#). There are tables for:

- material change of use.
- reconfiguring a lot.
- building work.
- operational work.
- overlays.

For an Express DA the primary tables of assessment are all of the above except for operational work.

[Part 5](#) of the City Plan provides further detail about reading and using the tables of assessment.

3.5 Pre-check

The City has established a flood conveyance check service to assist applicants when their property is identified on the [Flood overlay map](#) and may be affected by flood conveyance. Flood conveyance is a complex matter and requires a pre-check before proceeding any further.

3.5.1 Flood conveyance check

Flood conveyance relates to the flow (movement) of floodwaters downstream. Development (such as buildings and structures) and its location on a property have the potential to impact on this flow.

Where the property is identified on the [Flood overlay map](#) and is an Express DA land use activity outlined in **section 4.2**. It is at the applicants request a flood conveyance check is completed before proceeding any further. However, this review can be undertaken at the Pre-submission stage.

A flood conveyance check is a free service and can be requested via email to the following email address ExpressDA@goldcoast.qld.gov.au

The email request must be titled 'Flood conveyance check request – Proposed Express DA' in the subject line and include:

- a completed Express DA – [Flood conveyance check request form](#).
- property details – including lot and plan numbers and property address.
- [site drawing](#) or [concept drawing](#), drawn to scale, identifying the area (in m²) and location of the proposed development, including any [ancillary](#) structures.

Upon receipt of the request, an analysis will be undertaken and a response advising:

- if the proposed development will/will not impact on the flow of floodwaters.
- whether the proposed development can proceed through the Express DA process.

A response will be provided within three business days from receipt of the request, unless the request is made within the Pre-submission stage, which would result in a response provided at the same time as pre-submission response.

It is important to note, the response relates only to the flood conveyance matter and does not exclude the proposed development from other eligibility requirements outlined in **section 4.2**.

It is also important to note, this flood conveyance check service is only available for proposed Express DAs.

3.6 Water and waste water infrastructure capacity analysis

For certain Express DA application types, an initial water and waste water infrastructure capacity analysis will be undertaken by the City's dedicated Express Development Assessment team at pre-submission. This analysis will determine if a detailed water and waste water infrastructure capacity analysis, to be undertaken by the applicant, is required.

Where a detailed water and waste water infrastructure capacity analysis is required, the proposed development is not eligible for assessment under the Express DA process.

This applies to all Express DA application types, except for:

Material change of use:

- Dwelling house if involving a [partial third storey](#).
- Dwelling house if involving a [secondary dwelling](#).
- Dwelling house if involving a [secondary dwelling](#) with a GFA exceeding 80m².
- Dual occupancy.

- Dual occupancy if involving a [partial third storey](#).
- Dual occupancy if involving an [addition](#).

Reconfiguring a lot:

- Access easement.
- Boundary realignment.
- Community title subdivision (up to 3 lots).
- Freehold subdivision (up to 3 freehold lots).

DRAFT

4. What applications can be assessed through the Express DA process?

4.1 Overview

This part of the guideline outlines the types of development applications which are eligible for assessment through the Express DA process.

Development applications which can progress through the Express DA process are those which the City considers to be low complexity. Low complexity relates to a development's impacts including:

- the scale of the impact.
- the City's ability to regulate the impact and make appropriately informed decisions.
- the alignment with the aspirations expressed in the City Plan's strategic framework.

With this in mind and coupled with the City's desire to provide an express development assessment service, it has been determined all accepted to code assessment and certain code assessment land uses to be low complexity Express DAs². This is because the City Plan has taken into consideration the impacts of development when determining the appropriate level of assessment for land use activities throughout the city.

4.2 Eligibility

The types of applications eligible for assessment under the Express DA process are certain land use activities in specific zones which are either:

- Accepted to Code assessment³; or
- Code assessment.

For ease of understanding, the eligibility should be approached as going through a series of 'gates'. There are three gates which are outlined in more detail below.

- **Gate 1 – Eligible zones and land use activities** – This gate outlines the zones and land uses which are eligible for assessment under the Express DA process. These are identified in **sections 4.2.1 and 4.2.2**.
- **Gate 2 – Exclusions** – This gate outlines, upfront, the instances (exclusions) when an application is not eligible for assessment under the Express DA process, even if it is an eligible land use activity in an eligible zone. These are identified in **section 4.2.3**
- **Gate 3 – Assessment benchmarks which require specialist reports, statements and/or drawings** – This gate outlines the assessment benchmarks (i.e. code, performance outcomes, acceptable outcomes or required outcomes) where certain types of specialist reports, statements and/or drawings are required to accompany an application. These are identified in **section 4.2.4**.

Satisfying all the requirements outlined in these gates means the application is eligible for assessment under the Express DA process⁴.

² Where they are located in particular zones and meet the eligibility outlined in sections 4.2.1 to 4.2.4.

³ Part 5.3.3 (2) and (4) (b) of the City Plan outlines the determination of the requirements for accepted development and assessment benchmarks

⁴ Where constraints and/or issues are deemed too complex to progress through the Express DA process, application acceptance will be at the sole discretion of the Manager City Development or the Executive Coordinator Planning Assessment.

4.2.1 Zones (Gate 1)

The eligible zones are outlined in **Table 4.2.1 (1)** below:

Table 4.2.1 (1) – Express DA – Eligible zones	
Zone category	Zone
Residential zones	<ul style="list-style-type: none"> • Low density residential • Medium density residential • High density residential
Centre zones	<ul style="list-style-type: none"> • Centre • Neighbourhood centre
Recreation zones	<ul style="list-style-type: none"> • Sport and recreation • Open space
Industry zones	<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • High impact industry • Waterfront and marine industry
Other zones	<ul style="list-style-type: none"> • Community facilities • Emerging community • Innovation • Mixed use • Rural • Rural residential • Township
Note: An eligible zone also includes its zone precinct/s.	

4.2.2 Land use activities (Gate 1)

The eligible land use activities are outlined in **Table 4.2.2 (1)** to **Table 4.2.2 (5)** below:

Table 4.2.2 (1) – Express DA – Material change of use (MCU) – Accepted to Code assessment (In accordance with Part 5.3.3 (2) of the City Plan)	
Activity group	Use
All activities	Accepted subject to requirements
	Any land use activity

Table 4.2.2 (2) – Express DA – Material change of use (MCU) – Code assessment	
Activity group	Use
Business activities	Code assessment
	Food and drink outlet
	Hardware and trade supplies
	Health care services
	Office
	Showroom
	Shop
Community activities	Code assessment
	Educational establishment if not involving a primary or secondary school

Table 4.2.2 (2) – Express DA – Material change of use (MCU) – Code assessment

Activity group	Use
Industrial activities	Code assessment
	Low impact industry
	Medium impact industry
	Service industry
	Warehouse
Residential activities	Code assessment
	Dual occupancy
	Dual occupancy if involving an addition
	Dual occupancy if involving a partial third storey
	Dwelling house if involving a partial third storey
	Dwelling house if involving a secondary dwelling with a GFA exceeding 80m ²
	Home based business if a bed and breakfast
	Multiple dwelling if involving 3 to 10 dwellings and does not exceed: <ul style="list-style-type: none"> • 3 storeys and 15 metres or • 3 storeys and 16 metres.
	Multiple dwelling if involving an addition

Table 4.2.2 (3) – Express DA – Reconfiguring a lot (ROL) – Code assessment

Reconfiguring a lot development types
Code assessment
Access easement
Boundary realignment
Community title subdivision with common property (up to 5 lots)
Freehold subdivision (up to 5 freehold lots)
Volumetric subdivision established using the structural elements of a building of an existing or approved development (up to 5 lots)
Note: Access easement is the creation of an easement which gives access to a lot from a constructed road.
Note: Boundary realignment is the rearrangement of the boundaries of a lot and results in no additional lots.

Table 4.2.2 (4) – Express DA – Combined application – Material change of use and Reconfiguring a lot

Activity
A combined Express DA – Material change of use and Reconfiguring a lot application where the activity complies with the Express DA eligibility in sections 4.2.1 to 4.2.4.

Table 4.2.2 (5) – Express DA – Minor change

Activity
Any approved Express DA where the change complies with the Express DA eligibility in sections 4.2.1 to 4.2.4.

Table 4.2.2 (6) – Express DA – Other change

Activity
Any approved Express DA where the change complies with the Express DA eligibility in sections 4.2.1 to 4.2.4.

4.2.3 Exclusions (Gate 2)

This section outlines the instances (exclusions) when an application **is not eligible** for Express DA assessment.

To be clear, where the application is subject to any of the exclusions outlined in the tables below, the application **is not eligible** for assessment under the Express DA process even if it is located in an eligible zone and is an eligible land use

Note: The tables below uses the term 'Any Express DA MCU or ROL' this means it is any of the land use activities outlined in Tables 4.2.2 (1) to Table 4.2.2 (6) above, unless specifically stated otherwise (e.g. Any code assessment Express DA MCU).

4.2.3.1 State Government exclusions (Gate 2)

Table 4.2.3.1 (1) – Outside the urban footprint

Activity	Exclusion
Any Express DA MCU or ROL Note: This does not apply to an Express DA involving a Dwelling house (secondary dwelling).	Where the development is located outside the urban footprint.

Table 4.2.3.1 (2) – State mapped koala habitat

Activity	Exclusion
Any Express DA MCU or ROL	Where the development is either: <ul style="list-style-type: none"> located within a Koala Priority Area (KPA); or within 15 metres from a Koala Habitat Area (KHA) that is located within the subject site. <p>Note: A Koala Habitat Area includes either Core Koala Habitat Areas of Local Refined Koala Habitat Areas, as per the State Government's 'Queensland Globe' Mapping System.</p>

Table 4.2.3.1 (3) – State referral agency assessment

Activity	Exclusion
Any Express DA MCU or ROL	Where the development requires referral to a state agency for assessment and the applicant has not received pre-approval support from the State agency for the proposed development

Table 4.2.3.1 (4) – Advice referral agency assessment

Activity	Exclusion
Any Express DA MCU or ROL	Where the development requires referral to an advice agency for advice and the applicant has not received pre-approval support from the relevant advice agency for the proposed development

4.2.3.2 General exclusions (Gate 2)

Table 4.2.3.2 (1) – Adjoining a neighbouring local government area

Activity	Exclusion
Any Express DA MCU or ROL	Where the development adjoins Logan City, Scenic Rim and Tweed Shire local government area.

Table 4.2.3.2 (2) – Application type

Application type / category of assessment	Exclusion
Category of assessment	Where the development is impact assessment.
Combined application	Where the development is for one of the following combined application types: <ul style="list-style-type: none"> Material change of use and Operational works. Material change of use, Reconfiguring a lot and Operational works. Reconfiguring a lot and Operational works.
Minor change if not a previously approved Express DA	Where the development is proposing a minor change.
Operational work	Where the development is for operational work.
Other change if not a previously approved Express DA	Where the development is proposing an other change.

Table 4.2.3.2 (3) – Plan of development

Activity	Exclusion
Any Express DA MCU or ROL	Where the development is subject to an approved plan of development.

Table 4.2.3.2 (4) – Preliminary approval

Activity	Exclusion
Any Express DA MCU or ROL	Where the development is subject to a preliminary approval.

Table 4.2.3.2 (5) – Reconfiguring a lot

Activity	Exclusion
Any Express DA ROL (this includes subdivisions and boundary realignments)	Where the development does not meet the minimum lot size of the zone or the minimum lot size overlay map, whichever is applicable.

4.2.3.3 Land use related exclusions (Gate 2)

4.2.3.3.1 Dual occupancy

Table 4.2.3.3.1 (1) – Dual occupancy

Activity	Exclusion
The following accepted to code or code assessment Express DA MCU: <ul style="list-style-type: none"> Dual occupancy Dual occupancy if involving a partial third storey 	Where the development does not provide the following landscaping requirement in the front setback area: <ul style="list-style-type: none"> 2 uncovered garden beds (1 for each unit)– each with a minimum area of 6m² and a minimum width of 1.5m.

Table 4.2.3.3.1 (2) – Dual occupancy

Activity	Exclusion
Note: This does not apply to a Dual occupancy if involving an addition.	

4.2.3.3.2 Multiple dwelling

Table 4.2.3.3.2 (1) – Multiple dwelling

Activity	Exclusion
<p>The following code assessment Express DA MCU:</p> <ul style="list-style-type: none"> Multiple dwelling if involving 3 to 10 dwellings which does not exceed: <ul style="list-style-type: none"> 3 storeys and 15 metres; or 3 storeys and 16 metres. <p>Note: This does not apply to a Multiple dwelling if involving an addition.</p>	<p>Where the development does not provide one of the following landscaping requirements in the front setback area:</p> <ul style="list-style-type: none"> 1 uncovered garden bed – with a minimum area of 10m² and minimum width of 1.5m <p>OR</p> <ul style="list-style-type: none"> 2 uncovered garden beds – each with a minimum area of 6m² and a minimum width of 1.5m.

4.2.3.4 City Plan exclusions (Gate 2)

4.2.3.4.1 Overlays

Table 4.2.3.4.1 (1) – Overlay maps - General

Activity	Exclusion
Any Express DA MCU or ROL	<p>Where the development is identified on any of the following overlay maps:</p> <ul style="list-style-type: none"> Heritage overlay map Mudgeeraba village character overlay map

Table 4.2.3.4.1 (2) – Airport environs overlay map

Activity	Exclusion
Any Express DA MCU which triggers assessment against the Airport environs overlay code.	<p>Where the development is identified on the Airport environs - Obstacle Limitation Surface (OLS) and Aircraft Operational (PANS-OPS) surfaces overlay maps and do not comply with RO1 or AO1 – Heights of buildings and other structures in the Airport environs overlay code.</p> <p>Where the development is identified on the Airport environs – lighting area buffer zones overlay map and does not comply with RO5 or AO3.4 – Reflective materials, advertising devices and artificial light sources (on land within the Gold Coast Airport lighting zone in the Airport environs overlay code).</p>
Any code assessment Express DA MCU which triggers assessment against the Airport environs overlay code.	<p>Where the development is identified on the Airport environs- Australian Noise Exposure Forecast (ANEF) contour overlay map and does not comply with AO2 – Acoustic treatment to buildings to lessen the impact of aircraft noise (on land within the Airport environs – Airport Noise Exposure Forecast (ANEF) contour overlay map) in the Airport environs overlay code.</p>

Table 4.2.3.4.1 (2) – Airport environs overlay map

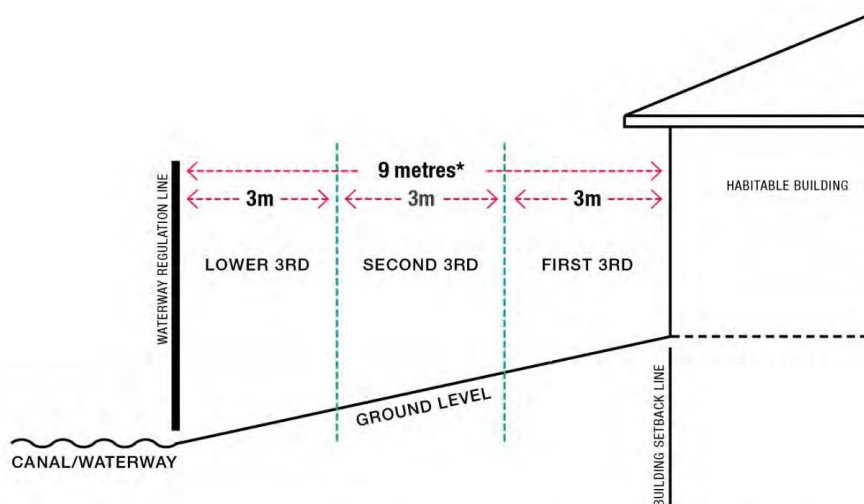
Activity	Exclusion
	Where the development is identified on the Airport environs - wildlife hazard buffer zones overlay map and does not comply with AO6.1 – Potential bird or bat strike on aircraft (on land within the Gold Coast Airport wildlife hazard buffer zones) in the Airport environs overlay code.

Table 4.2.3.4.1 (3) – Bushfire hazard overlay map

Activity	Exclusion
Any Express DA MCU or ROL which triggers assessment against the Bushfire hazard overlay code.	Where the development does not comply with RO1 or AO1 – Bushfire hazard in the Bushfire hazard overlay code.

Table 4.2.3.4.1 (4) – Coastal erosion hazard overlay map

Activity	Exclusion
Any Express DA MCU on ocean front land which triggers assessment against the Coastal erosion hazard overlay code.	Where the development does not comply with RO1 or AO1 – Setbacks in the Coastal erosion hazard overlay code.
Any Express DA MCU on a canal or waterway which triggers assessment against the Coastal erosion hazard overlay code.	Where the development includes building/s and/or structure/s in the lower 3 rd section between the waterway building setback line and waterway regulation line. Note: To understand what lower 3 rd section means – refer to Figure 3 . Note: This does not apply to any existing lawfully established building/s and/or structure/s located in the 'lower 3 rd section'. Or any Open structures which are above the designated flood level for the site.



*Note - The distance between the building setback line and waterway regulation line of 9 metres has only been used as an example. Distances will vary from site to site.

Figure 3 – Example of the 'lower 3rd' section for development on a canal or waterway

Table 4.2.3.4.1 (5) – Environmental significance overlay map

Activity	Exclusion
<p>Any Accepted to code Express DA MCU which triggers assessment against the Environmental significance overlay code.</p> <p>Please note: this does not apply to any Dwelling house (secondary dwelling) located within the following zones:</p> <ul style="list-style-type: none"> • Low density residential zone; or • Rural residential zone; or • Rural zone. 	<p>Where the development is identified on the Environmental significance – Biodiversity overlay map and the development does not comply with RO1 – Biodiversity areas of the Environmental significance overlay code.</p> <p>Where the development is identified on the Environmental significance – Vegetation management overlay map and the development does not comply with RO3 – Biodiversity areas of the Environmental significance overlay code.</p> <p>Where the development is identified on the Environmental significance – Priority species overlay map and the development does not comply with RO4 – Biodiversity areas of the Environmental significance overlay code.</p>
<p>Any Code assessable Express DA which triggers assessment against the Environmental significance overlay code.</p> <p>Please note: this does not apply to any Dwelling house (secondary dwelling) located within the following zones:</p> <ul style="list-style-type: none"> • Low density residential zone; or • Rural residential zone; or • Rural zone. 	<p>Where the development is identified on the Environmental significance – Biodiversity areas map and the development does not comply with PO2 – Biodiversity areas of the Environmental significance overlay code.</p> <p>Where the development is identified on the Environmental significance – Vegetation management overlay map or the Environmental significance – biodiversity areas overlay map and the development does not comply with PO6 – Vegetation management of the Environmental significance overlay code.</p> <p>Where the development is identified on the Environmental significance –Vegetation management overlay map and the development does not comply with PO8 – Vegetation management of the Environmental significance overlay code.</p> <p>Where the development is identified on the Environmental significance – Vegetation management overlay map or the Environmental significance – biodiversity areas overlay map and the development does not comply with PO9 – Vegetation management of the Environmental significance overlay code.</p>
<p>Any Express DA ROL which is located within the Rural residential zone.</p>	<p>Where the development is identified on the Environmental significance – wetlands and waterways overlay map and does not comply AO5.1-AO5.5 – Wetland and waterway</p>
<p>Any Express DA MCU for a Dwelling house (secondary dwelling) which triggers assessment against the Environmental significance overlay code and is located within any of the following zones:</p> <ul style="list-style-type: none"> • Rural residential zone; or • Rural zone. 	<p>Where the development is identified on the Environmental significance – wetlands and waterways overlay map and does not comply with RO2 or AO5.1-AO5.5 – Wetland and waterway.</p>
<p>Any Express DA MCU for a Dwelling house (secondary dwelling) which is located within any of the following zones:</p> <ul style="list-style-type: none"> • Low density residential zone, • Rural residential zone or • Rural zone. 	<p>Where the development is identified on the Environmental significance – Biodiversity areas overlay map and the development is not more than 30 metres from mapped vegetation located on the subject site.</p> <p>Where the development is identified on the Environmental significance – Priority species overlay map and the development is not more than 30 metres from mapped vegetation located on the subject site.</p> <p>Where the development is identified on the Environmental significance – Vegetation management overlay map and the development is not more than 30 metres from mapped vegetation located on the subject site.</p>

Table 4.2.3.4.1 (6) – Extractive resources map

Activity	Exclusion
Any Code Express DA MCU or ROL	Where the development is identified on the Extractive resources overlay map .

Table 4.2.3.4.1 (7) – Flood overlay map

Activity	Exclusion
Any Express DA MCU for a Multiple dwelling if involving 4 to 10 dwellings	Where the development is identified on the Flood overlay map .
Any Express DA ROL with 4 or 5 freehold lots	Where the development is identified on the Flood overlay map .
Any Express DA MCU or ROL which triggers assessment against the Flood overlay code.	Where the development does not comply with RO1 or AO1 – Flood storage in the Flood overlay code.
	Where the development does not comply with RO2 or AO2.1 – Building floor levels in the Flood overlay code.
The following code assessment Express DA MCU in the Low, Medium or High density residential zones: <ul style="list-style-type: none"> Dual occupancy Dual occupancy if involving an addition for a habitable room Dual occupancy if involving a partial third storey Dwelling house if involving a partial third storey Multiple dwelling if involving up to 3 dwellings Multiple dwelling if involving an addition for a habitable room 	Where the development is identified on the Flood overlay map and does not comply with the shelter in place interim framework outlined in the Interim approach for small scale developments at risk of isolation due to flood .
An Express DA ROL up to 3 freehold lots which is for a future Dwelling house or Dual occupancy in the Low, Medium or High density residential zone.	Where the development is identified on the Flood overlay map and does not comply with the shelter in place interim framework for reconfiguring a lot as outlined in the Interim approach for small scale developments at risk of isolation due to flood .

Table 4.2.3.4.1 (8) – Landslide hazard overlay map

Activity	Exclusion
Any Express DA MCU or ROL with triggers assessment against the Landslide hazard overlay code.	Where the development does not comply with RO1 or AO1 – Site slope constraints in the Landslide hazard overlay code.
	Where the development requires assessment against AO5 or PO5 – Slope constraints and stability in the Landslide hazard overlay code.

Table 4.2.3.4.1 (9) – Water resources catchment overlay map

Activity	Exclusion
Any Express DA MCU or ROL	Where the development is identified as being in the water supply buffer area on the Water resources catchment overlay map .

4.2.3.4.2 Development codes (Gate 2)

Table 4.2.3.4.2 (1) – General development provisions code	
Activity	Exclusion
Any Express DA MCU or ROL	Where the General development provisions code applies and the development does not have a lawful point of discharge and incorporate stormwater drainage works in accordance with the requirements of SC6.11 City Plan policy – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards .
Any Express DA MCU or ROL	Where the General development provisions code applies and the development does not comply with RO8 or AO12 – Infrastructure in the General development provisions code.
Any code assessment Express DA MCU or ROL Note: This does not apply to the following express DA MCU activities: <ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dual occupancy if involving a partial third storey • Dwelling house if involving a partial third storey • Dwelling house if involving a secondary dwelling 	Where the General development provisions code applies and the development does not comply with AO4.1 – Landscaping in the General development provisions code.

Table 4.2.3.4.2 (2) – Industrial design code

Activity	Exclusion
Any code assessment Express DA MCU in an industry zone	Where the Industrial design code applies and the development does not comply with AO6.2 – Amenity in the Industrial design code.

Table 4.2.3.4.2 (3) – Solid waste management code

Activity	Exclusion
<p>The following code assessment Express DA MCU:</p> <ul style="list-style-type: none"> • Educational establishment if not primary or secondary school • Food and drink outlet • Hardware and trade supplies • Health care services • Low impact industry • Medium impact industry • Multiple dwellings if involving 3 to 10 dwellings • Office • Service industry • Shop • Showroom • Warehouse 	<p>Where the Solid waste management code applies and the development does not comply with:</p> <ul style="list-style-type: none"> • AO1.1 – 1.4 and AO2 - Waste and recycling storage and bin wash-down facilities • AO3.1 and AO3.2 – Amenity • AO4 – Waste servicing <p>or requires assessment against:</p> <ul style="list-style-type: none"> • PO5 - Non-serviced areas

Table 4.2.3.4.2 (4) – Transport code

Activity	Exclusion
Any Express DA MCU	<p>Where the Transport code applies and the development does not comply with RO4 and RO5 or AO6.1 and AO6.2 – Servicing in the Transport code.</p> <p>Note this does not apply to the following Express DA MCU:</p> <ul style="list-style-type: none"> • Any business, community or industrial activity where the development is <u>limited to an individual tenancy</u> within an existing complex and the development does not alter the existing service vehicle parking space(s).
<p>The following Express DA MCU:</p> <ul style="list-style-type: none"> • Any business activity • Any community activity • Any industrial activity • Multiple dwelling if involving 4 to 10 dwellings 	Where the Transport code applies and the development does not comply with RO12 or AO25.1 – General in the Transport code.
	Where the Transport code applies and the development does not comply with RO13 – General or AO19 – Ingress and egress in the Transport code.

4.2.4 Assessment benchmarks which require specialist reports, statements and/or drawings (Gate 3)

This section outlines the specific assessment benchmarks (performance outcome, acceptable outcome or required outcomes) where certain types of specialist reports, statements and/or drawings are required to accompany an application.

To be clear, where the application is subject to any of the assessment benchmarks outlined in the tables below, and does not include the required specialist reports, statements and/or drawings, the application **is not eligible** for Express DA assessment. This is to ensure the City can assess the application within a 10 to 15 business day timeframe and minimise the likelihood of an information request.

Important note – all specialist reports and statements must:

- Be prepared by a [suitably qualified person](#).
- Demonstrate awareness of each other.
- Not contradict another report, plan or statement.

It is also important to note these requirements are required in addition to those outlined in **section 5.2**.

4.2.4.2 Overlay codes (Gate 3)

Table 4.2.4.1 (1) – Airport environs overlay code

Assessment benchmark	Report / statement / drawing required
PO2 or AO2 – Acoustic treatment to buildings to lessen the impact of aircraft noise	Noise impact assessment report . Elevation drawing , identifying: <ul style="list-style-type: none"> • Acoustic material proposed to meet AS2021:2015 Acoustics – Aircraft noise intrusion – building siting and construction.

Table 4.2.4.1 (2) – Bushfire hazard overlay code

Assessment benchmark	Report / statement / drawing required
RO1 or AO1 – Bushfire hazard	Bushfire hazard assessment report .

Table 4.2.4.1 (3) – Coastal erosion hazard overlay code

Assessment benchmark	Report / statement / drawing required
RO1 or AO1 – Setbacks	The following drawings: <ul style="list-style-type: none"> • Elevation of each side of the development. • Cross section. Identifying: <ul style="list-style-type: none"> • Foreshore seawall line • A 8.1m setback line from foreshore seawall line • The setback of the development from the 8.1m setback line • Any structures within the lower third area, demonstrating that they are open and above the Designated Flood Level of the site.

Table 4.2.4.1 (4) – Environmental significance overlay code	
Assessment benchmark	Report / statement / drawing required
AO6, AO7, PO6 or PO7 – Vegetation management	Site drawing , identifying: <ul style="list-style-type: none"> The regulated vegetation. Driveway/s and vehicular crossing/s. .
PO8 – Vegetation management	Site drawing , identifying: <ul style="list-style-type: none"> The high priority vegetation. Driveway/s and vehicular crossing/s. .
PO9 – Vegetation management	Site drawing , identifying: <ul style="list-style-type: none"> The medium and general priority vegetation. Driveway/s and vehicular crossing/s.
AO10 or PO10 – Vegetation management	Site drawing , identifying: <ul style="list-style-type: none"> The medium priority vegetation. Driveway/s and vehicular crossing/s. .
AO11 or PO11 – Vegetation management	Site drawing , identifying: <ul style="list-style-type: none"> The general priority vegetation. Driveway/s and vehicular crossing/s.
AO12 or PO12 – Vegetation management	Site drawing , identifying: <ul style="list-style-type: none"> The high priority and/or regulated vegetation. Driveway/s and vehicular crossing/s. The 30m buffer from the high priority and/or regulated vegetation.
AO17, PO17, AO18.1, AO18.2, PO18, AO19, PO19, AO20.1, AO20.2 or PO20 – Priority species	Site drawing , identifying: <ul style="list-style-type: none"> Driveway/s and vehicular crossing/s
PO22 – Fauna management	Fauna management plan .
AO23 or PO23 – Tenure, ownership and management arrangements Note: This only applies when the site is not adjacent to public	Covenant wording outlining how areas proposed for retention and areas requiring rehabilitation will be retained and protected.

Table 4.2.4.1 (4) – Environmental significance overlay code

Assessment benchmark	Report / statement / drawing required
open space or is not a buffer to a major waterway.	
PO25 – Tenure, ownership and management arrangements	Covenant management plan .
PO26 – Rehabilitation	Rehabilitation management plan .
	Site drawing , identifying: <ul style="list-style-type: none"> Area of rehabilitation.

Table 4.2.4.1 (5) – Flood overlay code

Assessment benchmark	Report / statement / drawing required
RO1 or AO1 – Flood storage	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> Area and volume of earthworks (cut/fill). <p>The following drawings:</p> <ul style="list-style-type: none"> Longitudinal section. Cross section. <p>Identifying:</p> <ul style="list-style-type: none"> The earthworks (cut/fill) Australian Height Datum (AHD) Existing ground level. Proposed ground level. Free gravity drainage. <p>The following information is required for applications that propose to alter the flood storage of the site through earthworks or the introduction of fixed solid unopen structures within the site:</p> <ul style="list-style-type: none"> Flood storage capacity calculations certified by a Registered Professional Engineer of Queensland. <p>Note: This can be in a written statement or where appropriate on the site drawing.</p>
RO2 or AO2.1 – Building floor levels	<p>Elevation of each side of the development, identifying:</p> <ul style="list-style-type: none"> Australian Height Datum (AHD) Designated flood level. Building floor level of habitable room/s. The separation distance between the designated flood level and building floor level of habitable room/s.
<p>PO11 – Access with respect to hazard</p> <p>Note: This only applies to the following express code assessment DA MCU in the Low, Medium or High density residential zones:</p> <ul style="list-style-type: none"> Dual occupancy Dual occupancy if involving an addition for a habitable room. Dual occupancy if involving a partial third storey Dwelling house if involving a partial third storey Multiple dwelling if involving up to 3 dwellings Multiple dwelling if involving an addition for a habitable room 	<p>The following drawings:</p> <ul style="list-style-type: none"> Elevation of each side of the development. Longitudinal section. Cross section. <p>Identifying:</p> <ul style="list-style-type: none"> Australian Height Datum (AHD). Probable maximum flood (PMF) level. Shelter in place location. <p>Floor drawing of each storey, identifying:</p> <ul style="list-style-type: none"> Area of each habitable space (in m²). Toilet. Shower. Unobstructed egress option/s for emergency evacuation (e.g. balcony or deck). Dedicated storage cupboard. Automatic fire detection and warning systems.

PO11 – Access with respect to hazard Note: This only applies to express DA MCU in the Business or Industrial activity group	Technical report or statement from a Registered Professional Engineer of Queensland confirming design drawings comply with the shelter in place interim framework outlined in the Interim approach for small scale developments at risk of isolation due to flood .
PO11 – Access with respect to hazard	Covenant wording outlining how any future development will

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Table 4.2.4.1 (5) – Flood overlay code

Assessment benchmark	Report / statement / drawing required
<p>Note: This only applies to the following express code assessment DA ROL in the Low, Medium or High density residential zones:</p> <ul style="list-style-type: none"> Freehold subdivision (up to 3 freehold lots) for a future Dwelling house or Dual occupancy 	incorporate a shelter area above the probable maximum flood level.

Table 4.2.4.1 (6) – Landslide hazard overlay code

Assessment benchmark	Report / statement / drawing required
RO1 or AO1 – Site slope constraints	Certification from a Registered Professional Engineer of Queensland confirming the risk of landslide is at a low level.

4.2.4.3 Development codes (Gate3)

Table 4.2.4.2 (1) – Driveways and vehicular crossings code

Assessment benchmark	Report / statement / drawing required
RO1 in Table 9.4.2-1 and AO1 – Location	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> The driveway and its dimensions. Annotated pedestrian sight triangles and their dimensions. The distance between the driveway and the tangent point of any street corner (where applicable). <p>The following drawings:</p> <ul style="list-style-type: none"> Longitudinal section. Cross section. <p>Identifying:</p> <ul style="list-style-type: none"> The grade of the driveway.
RO2 in Table 9.4.2-1 and AO2 – Design	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> The driveway and its dimensions. Annotated pedestrian sight triangles and their dimensions. The distance between the driveway and the tangent point of any street corner (where applicable). <p>The following drawings:</p> <ul style="list-style-type: none"> Longitudinal section. Cross section. <p>Identifying:</p> <ul style="list-style-type: none"> The grade of the driveway.

Table 4.2.4.2 (2) – Dual occupancy code

Assessment benchmark	Report / statement / drawing required
<p>Dual occupancy code</p> <p>Note: This does not apply to a Dual occupancy if involving an addition.</p>	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> The 2 uncovered garden beds (1 for each unit) each with a minimum area of 6m² and minimum width of 1.5m.

Table 4.2.4.2 (3) – General development provisions code

Assessment benchmark	Report / statement / drawing required
PO1 – Amenity protection Note: This only applies to the following code assessment DA MCU: <ul style="list-style-type: none"> Health care services. Educational establishment if not involving a primary or secondary school. 	Noise impact assessment report.
PO2 – Amenity protection Note: This only applies to the following code assessment DA MCU: <ul style="list-style-type: none"> Health care services. Educational establishment if not involving a primary or secondary school. 	Noise impact assessment report.
AO4.1 – Landscaping	Statement of landscape intent.
RO7, AO11 or PO11 – Infrastructure	Site drawing , identifying: <ul style="list-style-type: none"> Dimensions of all infrastructure connection points and conduits within the site. Dimensions of all utility infrastructure external to the site.
RO8 or AO12 – Infrastructure	Site drawing , identifying: <ul style="list-style-type: none"> All proposed buildings, structures, footings and landscaping with extensive root systems are a minimum of 1m clear of sewer and/or water connections or pipes up to and including its inspection opening. Water and sewer infrastructure drawing , identifying: <ul style="list-style-type: none"> The exact location of water and sewer infrastructure (e.g. pipes, maintenance holes, maintenance shafts, junctions, valves etc).
AO13 or PO13 – Site analysis	Site analysis.

Table 4.2.4.2 (4) – Healthy waters code

Assessment benchmark	Report / statement / drawing required
Healthy waters code	Site drawing , identifying: <ul style="list-style-type: none"> The lawful point of discharge. Note: This applies to all development, unless an inter-allotment drainage system exists or is proposed.
	Stormwater drainage drawing , identifying: <ul style="list-style-type: none"> The inter-allotment drainage system. The lawful point of discharge the inter-allotment drainage system connects to. All other lots serviced by the inter-allotment drainage system. Note: This only applies when an inter-allotment drainage system exists or is proposed.

Table 4.2.4.2 (5) – Industrial design code

Assessment benchmark	Report / statement / drawing required
AO6.2 – Amenity	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> Any adjoining non-industrial zoned land, sensitive land use, rail corridor or state controlled road (whichever is relevant). The landscape buffer which is a minimum of 10m wide and includes plant species and pots sizes: <ul style="list-style-type: none"> providing at least 50% screening along the boundary within one year. which will reach a maturity height greater than 10m.

Table 4.2.4.2 (6) – Multiple accommodation code

Assessment benchmark	Report / statement / drawing required
<p>Multiple accommodation code</p> <p>Note: This does not apply to a Multiple dwelling if involving an addition.</p>	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> 1 uncovered garden bed – with a minimum area of 10m² and minimum width of 1.5m OR 2 uncovered garden beds – each with a minimum area of 6m² and a minimum width of 1.5m.

Table 4.2.4.2 (7) – Reconfiguring a lot code

Assessment benchmark	Report / statement / drawing required
Reconfiguring a lot code	<p>Community management statement.</p> <p>Note: This only applies when a community title subdivision with common property is proposed.</p>
AO1 or PO1 – Reconfiguration of sloping lots	<p>Earthworks drawing, identifying:</p> <ul style="list-style-type: none"> Existing and proposed contours. Areas to be cut and filled. The location and level of any permanent survey marks or reference stations used as a datum for the works. The locations of retaining walls and their height. <p>Note: This only applies when the allotments average finished slope exceeds 10%.</p>

Table 4.2.4.2 (8) – Solid waste management code

Assessment benchmark	Report / statement / drawing required
<p>Solid waste management code</p> <p>Note: This only applies to the following Express DA MCU:</p> <ul style="list-style-type: none"> Educational establishment if not primary or secondary school Food and drink outlet Hardware and trade supplies Health care services Low impact industry Medium impact industry Multiple dwellings if involving 3 to 10 dwellings Office Service industry Shop Showroom Warehouse 	<p>The following drawings:</p> <ul style="list-style-type: none"> Site drawing. Floor drawing. Cross section. <p>Identifying:</p> <ul style="list-style-type: none"> Bin storage point including dimension. Dimensions of bin enclosure or designated bin storage area, including approximate distances. Any ramp grades between bin storage point and servicing points. Annotated proposed bin carting and waste carting routes (through the use of arrows).

Table 4.2.4.2 (8) – Solid waste management code

Assessment benchmark	Report / statement / drawing required
<p>PO5 – Non-serviced areas</p> <p>Note: This only applies to the following Express DA MCU when they are in a non-serviced area:</p> <ul style="list-style-type: none"> • Food and drink outlet • Shop • Hardware and trade supplies • Health care services • Office • Showroom 	<p>Waste management plan.</p>

Table 4.2.4.2 (9) – Transport code

Assessment benchmark	Report / statement / drawing required
RO1 and AO1 – Car parking	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> • All off-street car parking spaces <p>Note: It is a requirement all off-street car parking spaces are numbered.</p> <p>Floor drawing, identifying:</p> <ul style="list-style-type: none"> • All areas used to calculate the development's total use area. • Hatching over the area/s used to calculate the development's total use area. • The m² for each area used to calculate the development's total use area • The m² for each floor level. <p>Note: This only applies when the number of off-street car parking is calculated by the development's total use area.</p>
PO1 – Car parking	<p>Parking assessment report</p> <p>Note: Parking survey data may be required to support this report. Applicants will be advised at the pre-submission if this is required.</p>
RO4 and RO5 or AO6.1 and AO6.2 – Servicing	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> • Dimensions of all car parking, service vehicle facilities, parking aisles and circulation roadway/s. • Length and width of the driveway and/or circulation roadway/s. <p>Longitudinal section drawing, identifying:</p> <ul style="list-style-type: none"> • Grade of the driveway and/or circulation roadway/s.
<p>RO6 and AO10.1 – Active transport network</p> <p>Note: This only applies to the following Express DA MCU:</p> <ul style="list-style-type: none"> • Any business activity • Any community activity • Any industrial activity • Multiple dwelling if involving 4 to 10 dwellings 	<p>The following drawings:</p> <ul style="list-style-type: none"> • Site drawing • Floor drawing/s <p>Identifying:</p> <ul style="list-style-type: none"> • Number of bicycle parks, showers, toilets and lockers. • Dimensions of all bicycle parks. <p>Note: It is a requirement all bicycle parks, showers, toilets and lockers are labelled and numbered.</p>

Table 4.2.4.2 (9) – Transport code	
Assessment benchmark	Report / statement / drawing required
<p>PO10 – Active transport network</p> <p>Note: This only applies to the following Express DA MCU:</p> <ul style="list-style-type: none"> Any business activity Any community activity Any industrial activity Multiple dwelling if involving 4 to 10 dwellings 	<p>A written statement :</p> <ul style="list-style-type: none"> Justifying how the proposed number of end of trip facilities will accommodate the development's end of trip facilities demand. <p>OR</p> <ul style="list-style-type: none"> Outlining the details of alternative measures or practices the development will provide to facilitate active transport options. <p>The following plans:</p> <ul style="list-style-type: none"> Site drawing Floor drawing/s <p>Identifying:</p> <ul style="list-style-type: none"> Number of bicycle parks, showers, toilets and lockers. Dimensions of all bicycle parks. Proposed alternative end of trip facilities. <p>Note: It is a requirement all bicycle parks, showers, toilets, lockers and any proposed alternative end of trip facilities are labelled and numbered.</p>
RO12 and AO25.1 – General	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> The dimensions of all off-street car parking spaces.
RO13 – General	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> Typical swept path/s <p>Note: These swept path/s:</p> <ul style="list-style-type: none"> Have been generated using AUTOTURN or similar specialised software. Show clearance is maintained around the vehicle at all times in accordance with AS2890.1 and AS2890.2. Show all vehicles can enter and exit the site in a forward gear unless otherwise stated in Table 9.4.13-8 – Service vehicle requirements.
AO19 – Ingress and egress	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> Typical swept path/s <p>Note: These swept path/s:</p> <ul style="list-style-type: none"> Have been generated using AUTOTURN or similar specialised software. Show clearance is maintained around the vehicle at all times in accordance with AS2890.1 and AS2890.2. Show all vehicles can enter and exit the site in a forward gear unless otherwise stated in Table 9.4.13-8 – Service vehicle requirements.
PO19 – Ingress and egress	<p>Site drawing, identifying:</p> <ul style="list-style-type: none"> Typical swept path/s <p>Note: These swept path/s:</p> <ul style="list-style-type: none"> Have been generated using AUTOTURN or similar specialised software. Show clearance is maintained around the vehicle at all times in accordance with AS2890.1 and AS2890.2. Show all vehicles can enter and exit the site in a forward gear unless otherwise stated in Table 9.4.13-8 – Service vehicle requirements.
AO20 – Integrated transport and land use	Traffic impact assessment.

Table 4.2.4.2 (10) – Vegetation management code	
Assessment benchmark	Report / statement / drawing required
AO1 or PO1 – Vegetation management plan	<p>Vegetation management plan.</p> <p>Site drawing, identifying:</p> <ul style="list-style-type: none"> Any assessable vegetation. Species, height and girth of assessable vegetation. Tree protection zone. Structural root zone. Canopy extent of assessable vegetation. Where present on the site or adjoining site/s: <ul style="list-style-type: none"> Waterways. Ridgetops. Slopes greater than 25%. When removal of vegetation is proposed: <ul style="list-style-type: none"> Location, size and species of replacement vegetation to compensate for the loss of removed vegetation. <p>A written statement, outlining:</p> <ul style="list-style-type: none"> How retained vegetation will be protected during works in accordance with <i>AS4970-2009 – Protection of trees on development sites</i>. How vegetation is proposed to be damaged. How the damaged vegetation is to be removed or disposed of.

5. What information needs to accompany an Express DA?

5.1 Overview

This part of the guideline outlines the type and standard of information required to accompany an Express DA and is referred to as 'application material'.

The City requires applicants to submit application material which is of a high quality. An application of this quality allows for an accurate and timely assessment, and minimises the likelihood of an information request.

When an applicant submits application material in accordance with **section 5.2** and those outlined in **section 4.2.4** it is considered a well-made and high quality application.

5.2 Application material

The application material required to accompany an Express DA is outlined in:

- **Section 4.2.4** - Assessment benchmarks which require specialist reports, statements and/or drawings; and
- **Tables 5.2 (1) to 5.2 (3)** below.

Table 5.2 (1) – Templates – Express DA MCU or ROL

Application material	Requirements / standard
Planning report template	A completed planning report template. Note: The planning report template is available on the City's website and includes guidance on how to discuss compliance with relevant assessment benchmarks.
Code templates	Completed relevant code templates, identifying: <ul style="list-style-type: none"> • How the development complies with the relevant specific benchmarks for assessment and/ or overall outcomes of the code. Note: The code templates are available on the City's website .

Table 5.2 (2) – Drawings – Express DA MCU

Application material	Requirements / standard
All drawings	All drawings must: <ul style="list-style-type: none"> • Clearly illustrate the proposed development. • Be drawn to scale. • Include a north point. • Include references such as: <ul style="list-style-type: none"> ○ Drawing title. ○ Date. ○ Version. ○ Who has prepared the drawing.
Site drawing	Site drawing , identifying: <ul style="list-style-type: none"> • The proposed development, including any ancillary structures. • Existing structures to be retained as part of the development. • Any vegetation to be retained. • Communal space and private open space (when they form part of the proposed development). • Existing or proposed infrastructure within and external to the site (e.g. within the road reserve fronting the site). • Site property boundaries. • Dimensions of bin storage point.

Table 5.2 (2) – Drawings – Express DA MCU

Application material	Requirements / standard
	<ul style="list-style-type: none"> • Dimensions of bin servicing point. • Dimensions of communal space and private open space (when they form part of the proposed development). • Dimensions of setbacks to all boundaries. • Any of the specific site drawing requirements identified in section 4.2.4.
Floor drawing	<p>Floor drawing, identifying:</p> <ul style="list-style-type: none"> • Each floor level, including roof level. • Dimensions of setbacks to all boundaries. • Any of the specific floor drawing requirements identified in section 4.2.4.
Elevation drawing	<p>Elevation drawing of each side of the development, identifying:</p> <ul style="list-style-type: none"> • Building height. • Materials, finishes and colour palette for the development. • Dimensions and colour of any screen/s. • Any specific elevation drawing requirements identified in section 4.2.4. <p>Note: Elevation drawings are not required if the development is located within an existing building and no changes are proposed.</p>

Table 5.2 (3) – Drawings – Express DA ROL

Application material	Requirements / standard
All drawings	<p>All drawings must:</p> <ul style="list-style-type: none"> • Clearly illustrate the proposed development. • Be drawn to scale. • Include a north point. • Include references such as: <ul style="list-style-type: none"> ◦ Drawing title. ◦ Date. ◦ Version. ◦ Who has prepared the drawing.
Plan of subdivision	<p>Plan of subdivision, identifying:</p> <ul style="list-style-type: none"> • Proposed boundaries. • Topography. • Lot size. • Lot dimensions. • Existing or proposed infrastructure within and external to the site (e.g. within the road reserve fronting the site) • Existing structures to be retained as part of the development.
Building envelope drawing	<p>Building envelope drawing, identifying</p> <ul style="list-style-type: none"> • The location of proposed building envelopes. <p>Note: This only applies when building envelopes are proposed.</p>

6. Where can I get help?

The City's dedicated Express Development Assessment team is here to help. Contact us on:

Email: ExpressDA@goldcoast.qld.gov.au

Phone: 07 5582 8694

cityofgoldcoast.com.au

7. Where can I find templates and other supporting information?

The following templates are available on the [City's website](#):

- Planning report template
- Code templates.

Also available on the City's website are:

- Example completed planning reports and code templates.
- Forms:
 - Pre-submission request form.
 - Flood conveyance check form.
 - Express DA Application form.
- Express DA – Governance framework.

8. Definitions

This part of the guideline provides a list of definitions which can assist with understanding this guideline and the City Plan.

8.1 City Plan definitions

Table 8.1 (1) lists the City Plan definitions which are referenced in this guideline. The applicant should refer to [Schedule 1](#) of the City Plan to understand what these definitions mean.

Table 8.1 (1) – List of City Plan definitions used in this guideline		
Definitions		
<ul style="list-style-type: none"> Active transport Ancillary Assessable koala feed and shelter tree Assessable vegetation Australian height datum (AHD). Buffer Building height Bushfire hazard Community management statement 	<ul style="list-style-type: none"> Damage (vegetation) Designated flood level Driveway Flood storage Ground level Habitable room Lawful point of discharge Partial third storey Private open space Probable maximum flood (PMF) 	<ul style="list-style-type: none"> Secondary dwelling Sensitive land use Setback Structure Total use area (TUA) Waterway Wetland

8.2 Express DA guideline definitions

Table 8.2 (1) provides a list of definitions specific to this guideline.

Table 8.2 (1) – List of Express DA guideline definitions	
Definition	Meaning
Addition	Means one (1) of the following: <ul style="list-style-type: none"> Carport. Garage (where it complies with setback requirements in the relevant zone code). Gatehouse. Habitable room extension. Patio/outdoor deck or similar.
Building envelope drawing	A drawing which shows the building envelope/s of a proposed development.
Bushfire hazard assessment report	A written report about the bushfire hazard to assess the risks to property and human life.
Circulation roadway	A driveway/private roadway within an off-street car park which links the vehicular crossing.
Concept drawing	A drawing which shows a view from above and the footprint of buildings and/or structures only. Note: A concept drawing is an option to submit as part of a Flood conveyance check. Refer to section 3.5.1 for more detail.
Covenant management plan	A management plan on how to manage a statutory covenant area in perpetuity. Note: A covenant management plan is prepared in accordance with SC6.8 City Plan policy – Environmental management plans .
Cross section drawing	A drawing which shows a vertical plane cut through a building

Table 8.2 (1) – List of Express DA guideline definitions

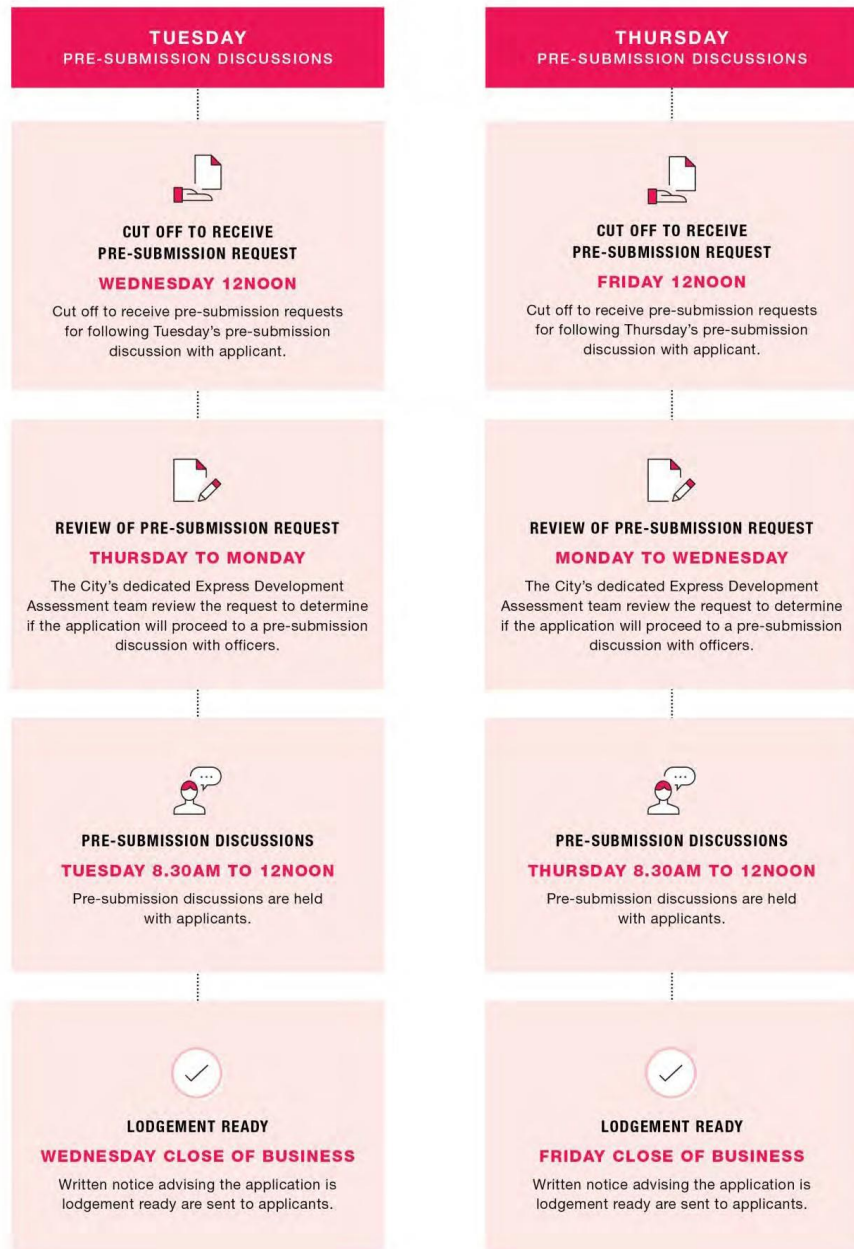
Definition	Meaning
	or structure.
Earthworks drawing	A drawing which shows the removal or importation of material which changes the ground level of the land.
Elevation drawing	A drawing which shows the front and/or side of a building or structure.
Fauna management plan	A management plan which provide fauna management strategies to minimise the risk of harm and provide for the welfare of fauna during approved vegetation clearing and construction activities. Note: A fauna management plan is prepared in accordance with SC6.8 City Plan policy – Environmental management plans .
Flood emergency management plan	A management plan detailing the emergency management arrangements during a flood event.
Floor drawing	A drawing which shows a view from above of a building or structure.
Geotechnical stability assessment report	A written report about the stability of the land to assess the risks to property and human life on the site or adjoining properties.
Inter-allotment drainage system	The stormwater system located at the rear of the property, with a slotted grate and a grass swale to guide some of the excess overland flow into the system.
Longitudinal section drawing	A drawing which shows the horizontal and vertical profile of a building or structure.
Noise impact assessment report	A written report about the acoustic qualities of a development to assess its noise impacts on users and surrounding area. Note: A noise impact assessment report includes recommendations about how noise impacts are managed and implemented.
Open structure	A structure, such as a deck or patio, which is elevated from the natural ground level and does not in anyway enclose the space/s: <ul style="list-style-type: none"> Between the ground and the base of the structure; and/or The space above the base of the structure and any roofing or the like.
Parking assessment report	A written report about a development's car parking demand and its ability to accommodate for this demand.
Parking survey data	The data from a parking survey to assess how a development will accommodate the car parking demand.
Plan of subdivision	A plan which shows the proposed subdivision of land.
Registered Professional Engineer of Queensland (RPEQ)	An engineer who holds engineering certification from the Board of Professional Engineers Queensland. This certification recognises the competence and qualifications of a skilled engineer.
Rehabilitation management plan	A management plan about the rehabilitation management strategies to conserve and enhance biodiversity. Note: A rehabilitation management plan is prepared in accordance with SC6.8 City Plan policy – Environmental management plans .
Shelter in place	The act of finding a safe location indoors, seeking immediate shelter and staying there during a flood emergency event until the threat is removed; rather than evacuating the area to an alternative safe refuge.

Site analysis	An investigation of a site which identifies all characteristics, design opportunities and constraints associated with a proposed development site and its surrounds. Note: A site analysis is to be undertaken and documented in accordance with SC6.13 City Plan policy – Site analysis .
Site drawing	A drawing which shows a view from above, the footprint of buildings, structures, driveways, car parking, landscaping and
Standard development application	A development application i.e MCU or ROL that is not an Express DA. These applications typically follow the timeframes specified within the Planning Act and associated Development Assessment Rules.

Table 8.2 (1) – List of Express DA guideline definitions

Definition	Meaning
	the like.
Statement of landscape intent	A statement of the broad landscape design intent for proposed development which assists in designing and assessing future detailed landscape works as part of a future operational work – landscape works development application.
Stormwater drainage drawing	A drawing which shows the drainage of stormwater from a site.
Suitably qualified person	As defined in the City Plan and, in addition, for the purposes of Express DA: A suitably qualified person is one (or more) of the following relevant to implementing the applicable assessment benchmarks for: (a) Bushfire hazard assessment – a relevant qualification or equivalent experience in all aspects of bushfire assessment and management, including fire prevention and fire suppression. They should also have demonstrated experience in fire management planning activities in the South East Queensland / Northern New South Wales region. Responsible for the preparation of a Bushfire hazard assessment report. (b) Geotechnical stability assessment – a relevant qualification, who is a Registered Practising Engineer of Queensland (RPEQ) with over 5 years' experience, specialising in geotechnical engineering, particularly experienced in landslide risk assessment and management. Responsible for the preparation of a Geotechnical stability assessment report. (c) Noise impact assessment – expertise in noise assessment and management, such as a member of the Australian Acoustical Society or an accredited member of the Association of Australian Acoustical Consultants. Responsible for the preparation of a Noise impact assessment report.
Swept path	The envelope swept out by the sides of the vehicle body, or any other part of the structure of the vehicle.
Traffic impact assessment	A written assessment documenting the impacts a development is likely to have on the amenity, safety and operation of the road network. Note: A traffic impact assessment includes recommendations about how impacts on the road network are managed and implemented.
Tree protection zone	A specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of trees to be retained where it is potentially subject to damage by development. Note: This definition is from <i>AS4970 – Protection of trees on development sites</i> .
Vegetation management plan	A management plan which provides vegetation management strategies before, during and after the construction of a development. Note: A vegetation management plan is prepared in accordance with SC6.8 City Plan policy – Environmental management plans .
Waste management plan	A management plan which outlines how waste will be managed for a development.
Water and sewer infrastructure drawing	A drawing which shows the exact location of water and sewer infrastructure on a site (e.g. pipes, maintenance holes, maintenance shafts, junctions, valves etc.).

Attachment 1 – Pre-submission timeframes



FOR MORE INFORMATION

P 1300 GOLDCOAST (1300 465 326)
W cityofgoldcoast.com.au

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