

LOT 2 TOLGA ROAD

Development Questions & Answers
Development Application – ROL/2025/35



Proudly developed by



DOUGLAS
DEVELOPMENT
CORPORATION

GDM
PROPERTY

**The below information has been prepared to provide initial advice about the Development Application made for lot 2 Tolga Road, Bonogin (Application No – ROL/2025/35)*

WHERE IS THE SITE LOCATED?

The site is a former cattle farm which has been cleared for more than 50 years. It is located off Tolga Road at the northern end of Emerson Drive, Bonogin.



HOW MANY LOTS ARE PROPOSED FOR THE SITE?

155 residential lots are proposed, ranging from 400m² to 4,499m². The lot sizes are reflective of current market conditions and align with those associated with a modern suburban neighbourhood.



WHAT IS THE CURRENT ZONING FOR THE SITE?

The site is zoned "Emerging community" under Gold Coast City Council's Planning Scheme. The site has been cleared and has always been earmarked by Gold Coast City Council for future development.

WHAT WAS THE ORIGINAL USE OF THE SITE?

The site was historically a cattle farm. The original family that owned the land have progressively sold down to developers for residential housing. The previous parcel was developed as The Aspect estate and this is an extension of that estate. The site is the final piece of land holding in the area by the original owners. There was an old Development Approval over the site that lapsed about 10 years ago.



WHAT WORK HAS BEEN DONE TO SECURE APPROVAL FOR THE SITE?

Over the past twelve months, the development team has engaged in continuous discussions and meetings with the Gold Coast City Council's Major Projects Division to achieve an outcome that aligns with the interests of both the developer and the Council.

WHAT HAS BEEN THE RESPONSE FROM THE COUNCIL TO DATE?

Our collaboration with Council has been a positive and beneficial experience. Council's input, particular with respect to the management of the site's environmental values, has been invaluable and has played an integral part in shaping the layout of the subdivision.

WHAT ENVIRONMENTAL INITIATIVES ARE IN PLACE FOR THE SITE?

It's proposed to dedicate 20 hectares of environmental land to the Council. This land will undergo environmental rehabilitation and installation of fire trails. We have gone to great lengths to retain some 70-year-old trees, which will be a real feature in the park.

Refer to Image 1 in Annexures for dedication area.

WHAT IS THE TIMING OF THE APPROVAL?

We are confident of an approval by April 2026 and we aim to commence construction in Q3 2026. Construction will take a little over 12 months.

WILL THERE BE EMPLOYMENT OPPORTUNITIES FOR LOCALS IN THE NEW DEVELOPMENT?

We will be looking to local service providers to help us deliver this development to the market.

WHAT TRAFFIC VOLUME WILL BE GENERATED BY THE DEVELOPMENT

Traffic engineering advice confirms that the existing road system was designed to cater for the development of the subject land with only a minor upgrade required by the developer to cater for a turning lane off Tolga Road.

THE LAND IS STEEP IN PLACES. HOW IS THIS BEING ADDRESSED?

The engineers have designed the earthworks to bench a majority of the blocks to cater for standard slab on ground homes. This includes retaining walls on most lots which will not be higher than 1.5m. This is standard practice in sloping areas.

WILL SPECIFIC HOUSE DESIGNS BE PROPOSED FOR EACH SITE?

Purchasers can build any houses they choose and we will recommend they engage any of the leading Gold Coast builders to build their dream home. There will be a Building Covenant to ensure quality homes are built in the estate and our goal is to target owner occupiers who want to be a part of this growing community.



WHAT WILL THE STORMWATER IMPACTS BE?

There is an existing Council stormwater detention basin adjacent to Emerson Drive which will be upgraded and improved to accommodate for the estate's and broader area's stormwater requirements. The improvement to the local stormwater network will be undertaken by the developer, who is committed to managing the local area's stormwater runoff. To further assist in this regard, a smaller basin will be constructed within the site to supplement the downstream stormwater network - particularly during larger rainfall events.



Existing basin which will be upgraded

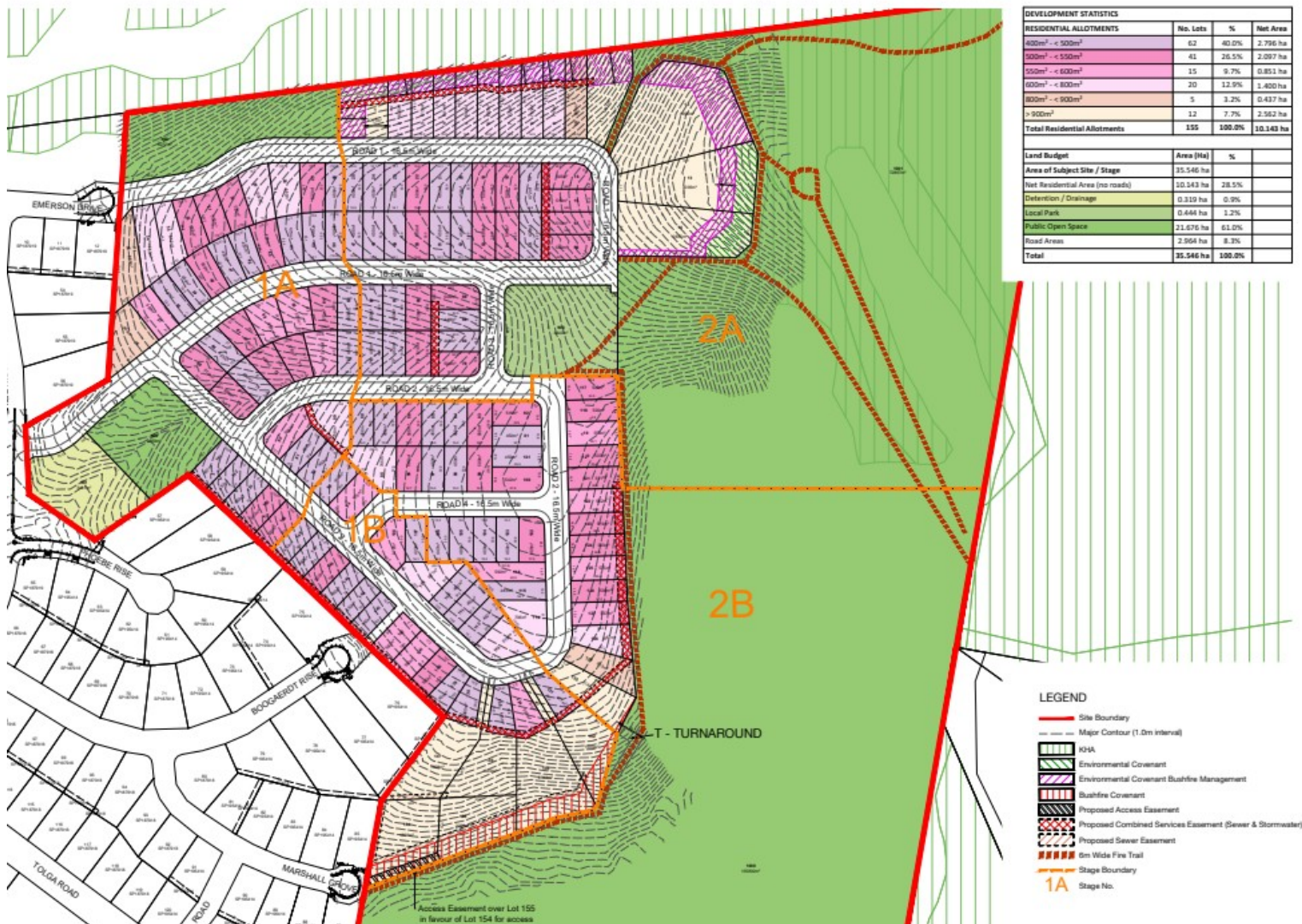
WHAT IS THE WATER AND SEWER CAPACITY OF THE DEVELOPMENT?

The existing Aspect estate was designed to be extended into the proposed development, and as such water and sewer connections are all in place and no upgrades are required.

THERE ARE SOME BATTLEAXE BLOCKS AND BLOCKS BEING ACCESSED OFF SMALL CONCRETE DRIVEWAYS. HOW WILL ACCESS AND GARBAGE COLLECTION BE UNDERTAKEN?

Waste collection and vehicle movements formed an integral aspect of the design and configuration of the layout. This is particularly relevant for the battleaxe lots and lots serviced by a shared driveway. Purpose built bin pads have been included to accompany the driveways, ensuring waste collection can occur efficiently. The shared driveways and battleaxe lots have been designed to comply with all relevant Council development guidelines, allowing for vehicles to enter and exit in a forward motion.

ANNEXURE



Site Development layout – All Areas shaded in Green will be dedicated to Council