

LOT 2 TOLGA ROAD

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



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**The below information has been prepared to provide a better understanding 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 generous compared to current market conditions and align with those associated with a modern suburban neighbourhood.

Excluding the nine largest lots, the average lot size is 538 m², underscoring the premium nature of the estate. Most lots exceed 500m², with an average frontage of over 14m, providing ample space for quality home design and landscaping. Each lot has been thoughtfully planned to comfortably accommodate a modern family home.



WHAT IS THE CURRENT ZONING FOR THE SITE?

The site is zoned "Emerging community" under Gold Coast City Council's Planning Scheme. The developable area of the site has been cleared for many years 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 over 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 requirements of the Council.

WHAT HAS BEEN THE RESPONSE FROM THE COUNCIL TO DATE?

The inputs and requirements from 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 22 hectares of environmental land to the Council. This land will undergo environmental rehabilitation and installation of fire trails. The development team has gone to great lengths to retain the 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 a decision by April 2026 by Gold Coast City Council 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?

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

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.

WHAT WILL THE PRICES OF THE LAND BE?

The first stage may be released for sale late 2026 / early 2027. The prices will depend on the market at the time. To give an indication, the nearest competitor 'SkyRidge' is currently selling similar sized allotments from \$750,000 to over \$1,000,000 depending on views, aspect and size. The estate is close to some of the Gold Coast's best schools, nature reserves, shopping and with good access to the highway.

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.

See engineering design on the following page for the Tolga Road upgrade to create a more usable intersection.

Other access options to the development were explored but not possible as these would be within environmental sensitive areas or drainage corridors that would need to be significantly upgraded with land resumed from neighbouring houses. This was considered not required as the existing road system was designed to cater for this development.

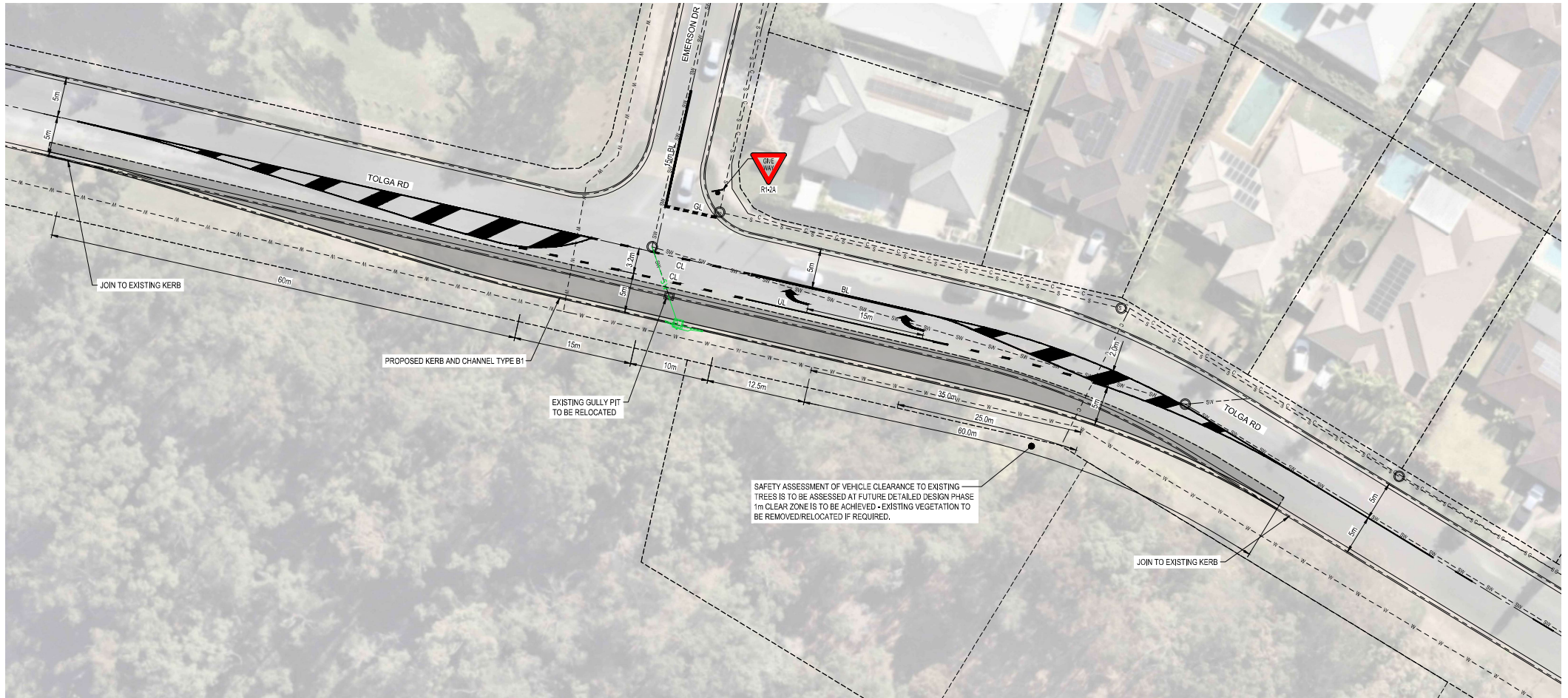


LEGEND

	EXISTING KERB & CHANNEL
	EXISTING SEWER
	EXISTING STORMWATER
	EXISTING WATER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING COMMS
	EXISTING ROAD CONTROL LINE
	PROPOSED ROAD WIDENING

LINEMARKING LEGEND

CODE	LINE TYPE	LINE LENGTH	GAP	WIDTH
BL	BARRIER LINES 			80mm
CL	CONTINUITY LINE 	1.0m	3.0m	200mm
GL	GIVE WAY LINE 	0.6m	0.6m	300mm
UL	UNBROKEN LANE LINE 			100mm
-	PAVEMENT ARROWS 	REFER M.U.T.C.D. FOR DETAILS		
-	CHEVRON MARKING 	REFER M.U.T.C.D. FOR DETAILS		



TOLGA RD & EMERSON DR INTERSECTION CONCEPT LAYOUT PLAN

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VER.	DESCRIPTION	DATE
B	LOT LAYOUT AMENDED	24/1925
A	ORIGINAL ISSUE	09/04/25



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DRAWING TITLE:

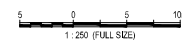
INTERSECTION CONCEPT LAYOUT PLAN SHEET 1

PROJECT:

LOT 2 TOLGA ROAD
BONOGIN QLD 4213

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1):



DEVEL. APPLIC. No.: DATE: 24/10/25

PROJECT LEADER: FRASER LUCAS DESIGNER: TN

DRAFTSPERSON: TN CHECKED: FRASER LUCAS

APPROVED FOR AND ON BEHALF OF
BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365

PROJECT No.: BE240487 DRAWING No.: C800 VERSION: B

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 premium Building Covenants to ensure quality homes are built in the estate and the goal is to target owner occupiers who want to be a part of this growing community.

Potential housing on 500m2 lots



Potential Hilltop housing



WHAT WILL THE STORMWATER IMPACTS BE?

There is an existing Council stormwater detention basin adjacent to Emerson Drive which will be improved to accommodate the estate's stormwater requirements. To further assist in this regard, a smaller basin will be constructed within the site to supplement the downstream stormwater network. All stormwater will be captured and piped underground.

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.



Existing basin which will be upgraded

WILL THE NEW DEVELOPMENT IMPACT THE WATER PRESSURE IN THE EXISTING ASPECT ESTATE?

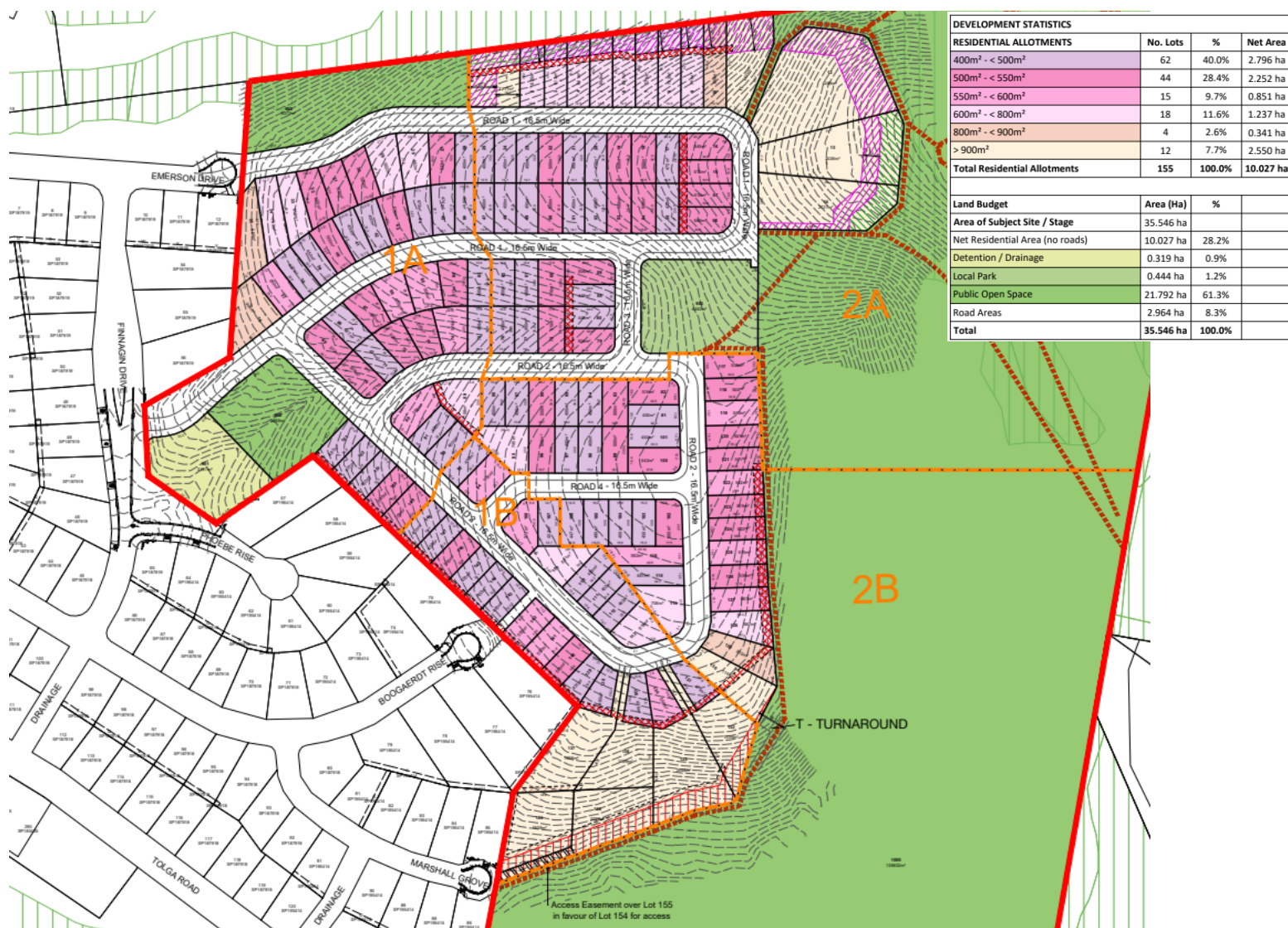
The Aspect Estate is supplied by two separate Council water mains supply zones, one being the Mudgeeraba Forest High Level Zone and the other being the Mudgeeraba Low Level Zone. One of these mains has lower pressure, and the other has higher pressure. Both are within Council's acceptable standards.

The new development will connect to the higher-pressure water main being the Mudgeeraba Forest High Level Zone. Because of this, the new homes will have strong, compliant water pressure. Importantly, the new development will not be connecting to or drawing from the lower-pressure main on Marshall Grove. This means there will be no change and no material impact to the water pressure that existing residents currently experience. The Water Supply Assessment prepared by WCS Engineering covers this in detail.

THERE ARE SOME BATTLEAXE 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 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