OUR REF: 6172

17 December 2024

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

Dear Sir / Madam,

RE: DEVELOPMENT APPLICATION REQUESTING A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR WAREHOUSE AND AN ANCILLARY OFFICE; RECONFIGURING A LOT (ACCESS EASEMENT); AND OPERATIONAL WORK (CHANGE TO GROUND LEVEL)

AT: 2 HIGHLANDS STREET AND 2 FAIRWAY STREET, STAPYLTON QLD 4207 (LOTS 204 AND 205 ON SP316171)

Gassman Development Perspectives (GDP) are pleased to lodge an application on behalf of the Applicant, FPI Queensland Pty Ltd, over the above property. The proposed development seeks to establish Warehouse with an ancillary Office. Further, the application seeks to create an access easement providing access from a constructed road, along with various earthworks to enable a flat industrial pad suitable for development.

As such, the specific permit this application is seeking is as follows:

- Material Change of Use for Warehouse and an ancillary Office (Accepted to Code);
- Reconfiguring a Lot for an Access Easement (Code Assessment); and
- Operational Work for Change to Ground Level (Code Assessment).

Please find attached to this correspondence the following:

1. State Forms and Land Owner's Consent;
2. One copy of the Planning Assessment Report prepared by this office and dated November 2024, including:
    a. Proposal Plans;
    b. Reconfiguring a Lot Plans;
    c. Code Assessment;
    d. Landscape Intent plan;
    e. Bulk Earthworks Drawings;
    f. Civil Services Report;
    g. Acoustic Impact Assessment; and
    h. Traffic Impact Assessment.

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The required fee of $9,999.00 will be paid following receipt of the electronic fee invoice. A calculation of the fees has been determined as follows:

Table 1 – Application Fee Calculation				
Aspect	**Description**	**Fee**	**Multiplier**	**Total Fee**
Material Change of Use – Warehouse	Code Assessment	$7,243.00	100%	$7,243.00
Reconfiguring a Lot (Access Easement)	Code Assessment	$1,539.00	50% (more than two development types)	$769.50
Operational Work (Major earthworks)	Code Assessment	$3,973.00	50% (more than two development types)	$1,986.50
TOTAL:				**$9,999.00**

We look forward to Council's timely and favourable consideration of this application. If you have any questions or require any further information regarding this matter, please do not hesitate to contact myself on the office detailed provided therein.

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,
GASSMAN DEVELOPMENT PERSPECTIVES

……

JACOB MORAN
TOWN PLANNER AND ENVIRONMENTAL SCIENTIST

PLANNING ASSESSMENT REPORT

REQUESTING DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR WAREHOUSE AND AN ANCILLARY OFFICE; RECONFIGURING A LOT (ACCESS EASEMENT); AND OPERATIONAL WORK (CHANGE TO GROUND LEVEL)

Vantage Industrial Estate

2 Highlands Street and 2 Fairway Street Stapylton QLD 4207

Lots 204 and 205 on SP316171

Prepared for FPI Queensland Pty Ltd

December 2024

VantageYatala

gassman development perspectives

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In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry were complete, accurate and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

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GDP DOCUMENT CONTROL

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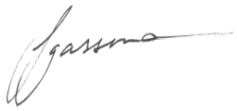
Revision / Checking History

No.	Date	Author	Reviewer
DRAFT	13 December 2024	Jacob Moran	Fraser Gassman
1.0	16 December 2024	Jacob Moran	Fraser Gassman

Approval for Issue

Rev. No.	Name	Position	Signature	Date
1.0	Fraser Gassman	Senior Town Planner		16 December 2024

Final Distribution

FPI Queensland Pty Ltd (Client)	1 electronic copy
Council of the City of Gold Coast (Assessment Manager)	1 electronic copy
GDP File	1 electronic copy

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1.0 INTRODUCTION

Gassman Development Perspectives (GDP) has been engaged by FPI Queensland Pty Ltd (Applicant) to prepare a Code Assessable Development Application requesting a development permit for the following development aspects at 2 Highlands Street and 2 Fairway Street, Stapylton (Lots 204 and 205 on SP316171):

- Material Change of Use for Warehouse and an ancillary office;
- Reconfiguring a Lot for an Access Easement; and
- Operational Work for Change to Ground Level.

The proposal seeks to establish a dual tenancy warehouse for two future users each equipped with ancillary offices on Lot 204, located within Stage 2 of the Vantage Industrial Estate. The development will also involve the establishment of an access easement over Lot 205 (in favour of Lot 204) to facilitate fire truck access from Lot 204. Operational Work for change to ground level is also proposed to enable a flat and useable industrial pad.

By way of background, an approval was originally granted by Council on 6 May 2013 for a Preliminary Approval (section 242 of *Sustainable Planning Act 2009*), for making a Material Change of Use (Impact Assessment) to override the Planning Scheme for Industry Uses. The Preliminary Approval approved variations to the *Gold Coast Planning Scheme 2003* version 1.2, that amended the Yatala Enterprise Area Place Code, approved a Land Use Classification and Staging Plan, Type of Assessment and Tables of Development of the Yatala Enterprise Area Local Area Plan.

The M38 Industrial Place Code (Place Code) is approved via this Preliminary Approval and incorporates specific tables of development, definitions, relevant codes, specific requirements and Land Use Classification / Precincts relevant to the subject site. This development is lodged in accordance with the provision of this Place Code, with the entirety of the proposed development located within Precinct B of the Place Code.

A full assessment of the relevant State, Regional and local planning instruments has been provided as part of this report. As a result of this assessment, the proposal is considered to be generally appropriate in the context of the location and the zoning of the subject site.

2.0 SUMMARY TABLES

Table 1 - Site Details	
Site Address	2 Highlands Street and 2 Fairway Street, Stapylton QLD 4207
Real Property Description	Lots 204 and 205 on SP316171
Site Area	Lot 204 – 37,660m² Lot 205 – 42,320m²
Name of Owner(s)	Australand Industrial No. 89 Pty Limited
Local Authority	Council of the City of Gold Coast

Table 2 - State Planning Summary	
Regional Plan	South East Queensland Regional Plan 2023
Regional Plan Land Use Designation	Urban Footprint

Table 3 - Local Planning Summary
Planning Scheme Zone
• N/A as varied by existing Preliminary Approval
Preliminary Approval Documents
• M38 Industrial Estate Place Code • M38 Industrial Park Land Use Classification and Staging Plan
Preliminary Approval Land Use Classification
• Precinct B – General Impact Business and Industry
Preliminary Approval Stage Number
• Stage 2
Defined Use and Approval sought
• Development Permit for: - Material Change of Use for Warehouse and an ancillary office; - Reconfiguring a Lot for an Access Easement; and - Operational Work for Change to Ground Level.
Level of Assessment
• MCU – Accepted to Code Assessment • ROL – Code Assessment • OPW – Code Assessment
Potential Applicable Council Codes
• M38 Industrial Place Code • Changes to Ground Level and Creation of New Waterbodies Code • Landscape Work • Reconfiguring a Lot • Vegetation Management

- Works for Infrastructure
- Bushfire Management Areas
- Canals and Waterways
- Car Parking, Access and Transport Integration
- Cultural Heritage (Historic)
- Cultural Heritage (Indigenous)
- Flood Affected Areas
- Natural Wetland Areas and Natural Waterways
- Nature Conservation
- Rail Corridor Environs
- Road Traffic Noise Management
- Sediment and Erosion Control
- Service Roads (Pacific Motorway)
- Steep Slopes or Unstable Soils
- Unsewered Land

3.0 SITE DESCRIPTION AND SURROUNDING LAND USES

Both lots 204 and 205 are irregularly shaped allotments located within the Stage 2 area of the Vantage industrial estate. The site is located within the Gold Coast suburb of Stapylton (4207).

3.1 SITE LOCATION

In terms of locational context, the overall subject site is located approximately:

- 0.5 kilometres from the Pacific Motorway, Yatala north interchange;
- 5.5 kilometres from the Beenleigh CBD;
- 5 kilometres from Beenleigh Transit Centre;
- 36.5 kilometres from Southport CBD; and
- 38.2 kilometres from Brisbane CBD.

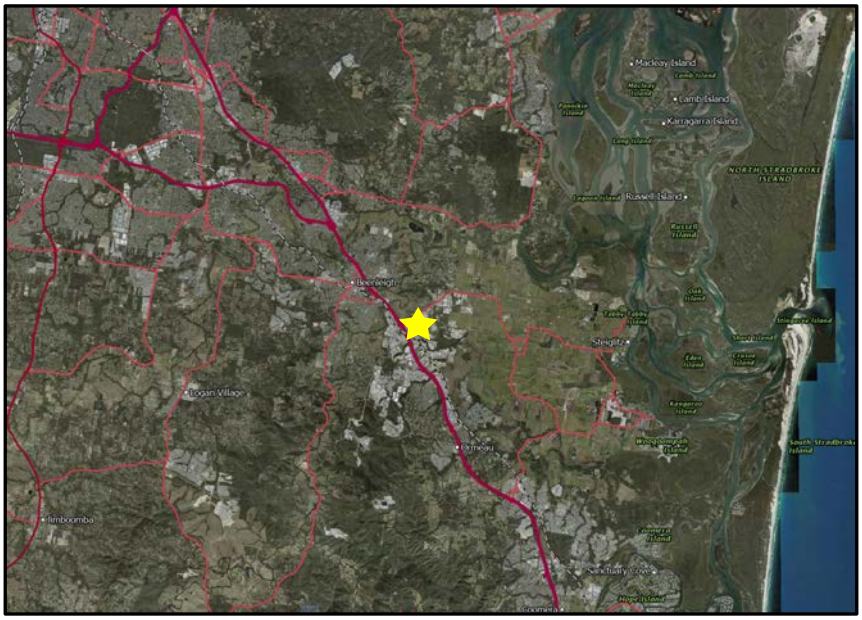

Figure 1 - Location aerial (QLD Globe, 2024)

Figure 2 - Subject Site Aerial (MetroMap, 2024)

3.2 LAND OWNERSHIP AND ENCUMBRANCES

The subject site consists of two freehold allotments owned by Australand Industrial No. 89 Pty Limited.

The subject site contains one easement intersecting Lot 204. It is an approved stormwater easement running partially along the western and northern boundaries of Lot 204 (as approved under MIN/2022/245).

3.3 EXISTING LAND USES

Lot 204 is vacant; predominantly cleared; and resembles a civil construction site as it has been provisionally prepared to accommodate this industrial subdivision through the undertaking of bulk earthworks and vegetation clearing.

Lot 205 features a constructed and functioning warehouse use.

3.4 SURROUNDING LAND USES

The subject site is located within Stage 2 of the Vantage Industrial estate and is surrounded by a mix of constructed and functioning industrial uses and civil pads prepared for industrial development.

In describing the wider surrounds of the vantage estate:

- To the immediate north-west of the site is Stapylton Jacobs Well Road and rural farm land which is predominantly flood-prone.

- Further north lies the BP Service Centre and Shell service station along Henry Hester Drive.
- Centrally located, the site adjoins a freehold lot that accommodates an existing industrial operation for a company called Amgrow that undertakes various agricultural focussed soil conditioning and fertiliser activities as well as storage and distribution of their product.
- To the immediate east of the site lies the Stapylton land-fill and recycling centre which is heavily buffered from the site with vegetation.
- Further east lies the Boral quarry which is still active.
- To the immediate west of the site, lying closest to Stapylton Jacobs Well Road is 'The Lodge' residential estate, zoned as high density residential.
- Further south west lies the Henry Hester service road / Stapylton-Jacobs Well interchange (Exit 38) for the Pacific Motorway.
- Beyond the Motorway to the immediate west lie more industrial uses such as the Caterpillar, Carlton United Brewery, etc which form part of the Yatala Enterprise Area.

3.5 FRONTAGE AND ACCESS

Lot 204 has frontage to Christensen Road to the west, Highlands Street to the south and Homestead Drive to the north. Primary access to the site will be via Highlands Street once construction of this road is complete, with secondary accesses to Christensen Road and Homestead Drive.

Lot 205 has frontage to Highlands Street to the south, Fairway Street to the east and Homestead Drive to the north. Primary access to the site will be via Fairway Street, with Homestead Drive providing secondary access. No access is available to Highlands Street.

3.6 TOPOGRAPHY AND VIEWS

The overall subject site has undergone significant earthworks to provide future industrial pads on the subject site within the initial stages of the development.

The subject site does not hold any significant views.

3.7 FLOODING AND STORMWATER

The site is not subject to any flood hazard.

3.8 WETLANDS/WATERWAYS

No significant wetlands or waterways exist over the subject land.

3.9 CONSERVATION /HERITAGE AREAS

There are no buildings or parks within the immediate proximity of the subject site that are conservation or heritage areas.

3.10 RELEVANT APPROVALS

MIN/2023/64 – Overarching Preliminary Approval

On 6 May 2013, Council approved a Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses is associated with this subject site (most recent minor change approved 23 May 2023). This Preliminary Approval includes an endorsed Place Code and Land Use Classification Plan and supports industrial land uses and industrial subdivision within the relevant industrial land use precincts. An extract of the current approved Plan of Development is outlined in **Figure 3** below:

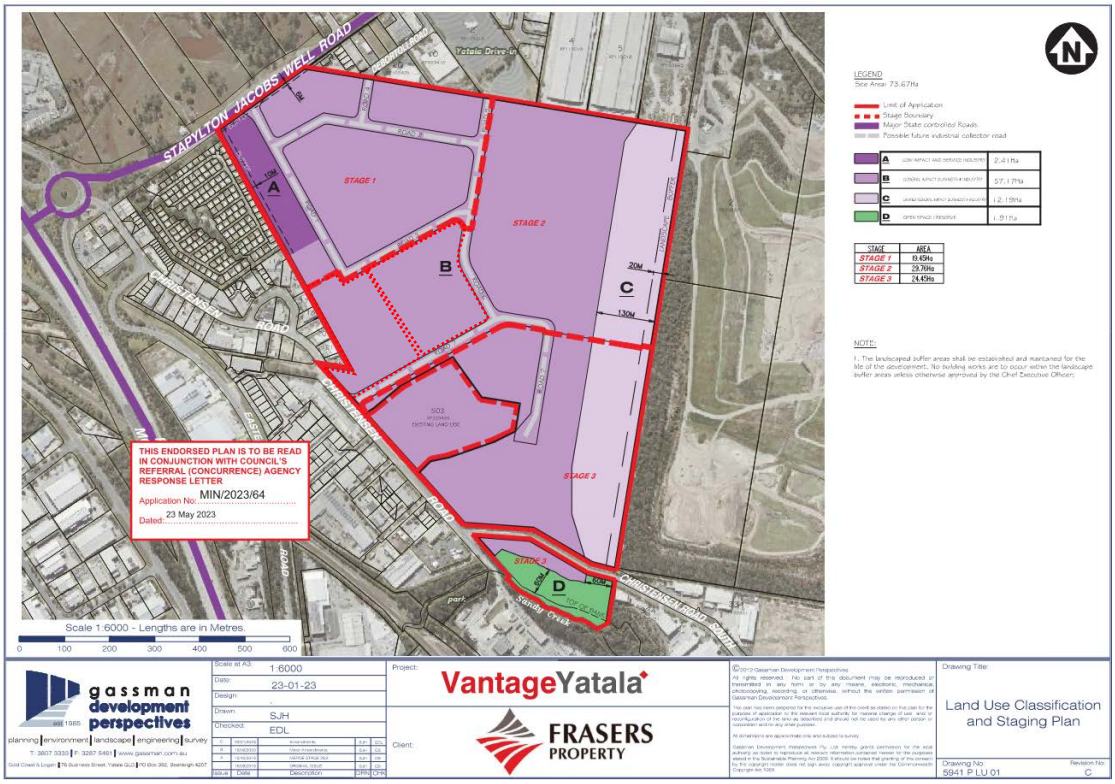

Figure 3 – Preliminary Approval Plan of Development extract – MIN/2023/64 (GDP File, 2024)

As shown within **Figure 3** above, the proposed development is wholly located within Precinct B – General Impact and Business Industry. A copy of the most recent version of the Preliminary Approval is included at **Appendix B** for Council's convenience.

OPW201801218 and OPW201801219

This application involved the creation of large scale flat industrial pads and facilitated vegetation clearing of the subject site with the exception of a 20-metre landscape buffer along the eastern boundary adjoining the Council landfill. All the works associated with this approval have been completed.

COM/2020/262

On 30 April 2021, Council approved a combined application for Reconfiguring a Lot (being the Stage 2 subdivision of Vantage within which this development is proposed) and associated

Operational Work for bulk earthworks. A number of minor change applications were subsequently approved, with the most recent minor change being MIN/2023/142. An extract of the current approved Plan of development is outlined in **Figure 4** below which also shows the proposed development area located within approved Lots 204 and 205.

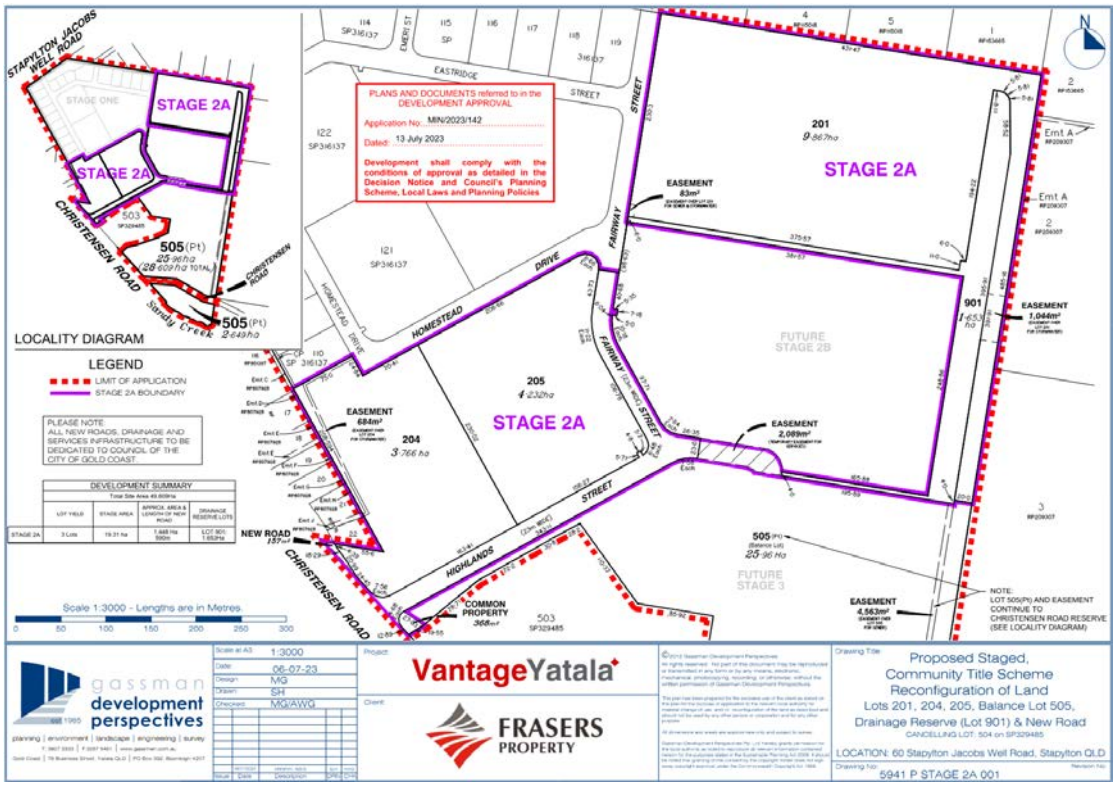

Figure 4 – Stage 2 of the Vantage Industrial Estate – MIN/2023/142 (GDP file, 2024)

MCU/2021/638

On 7 March 2022, Council approved a Material Change of Use application for a Warehouse on future Lot 205. The Warehouse involved a centralised storage and distribution facility for Goodyear, including an ancillary office. Of key relevance to this application, a dedicated driveway encircling the warehouse was incorporated into the development layout to ensure fire truck access was provided around the full perimeter of the building (fire truck access being a certification requirement).

A minor change application was subsequently approved on 17 June 2022 (MIN/2022/157) which involved various alterations to the layout of the warehouse building. An extract of the most recently approved development layout is provided in **Figure 5** below.

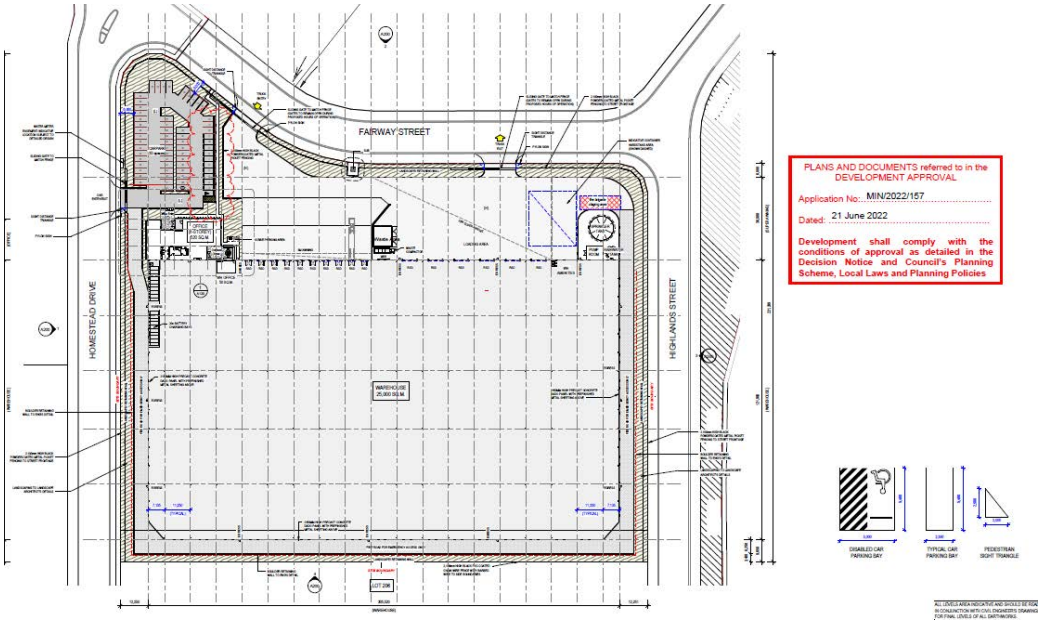

Figure 5 – Approved development layout on future Lot 205 – MIN/2022/157 (GDP file, 2024)

This approval is of particular relevance to this application, as the proposed development seeks to share the existing fire truck access circulating this building by way of an exit path along the southern boundary to Homestead Drive.

4.0 THE PROPOSED DEVELOPMENT

4.1 OVERVIEW

The proposed development seeks to establish a Warehouse use over the subject site. The application will involve the following aspects, which are detailed further below.

- Material Change of Use for Warehouse with ancillary office;
- Reconfiguring a Lot for an Access Easement; and
- Operational Work for Change to Ground Level.

4.2 MATERIAL CHANGE OF USE

The proposed development seeks to establish an industrial land use in the form of a dual tenancy warehouse for two currently undetermined future users. An extract of the proposal plans is shown within **Figure 6** below. A copy of the proposal plans is also provided within **Appendix C**.

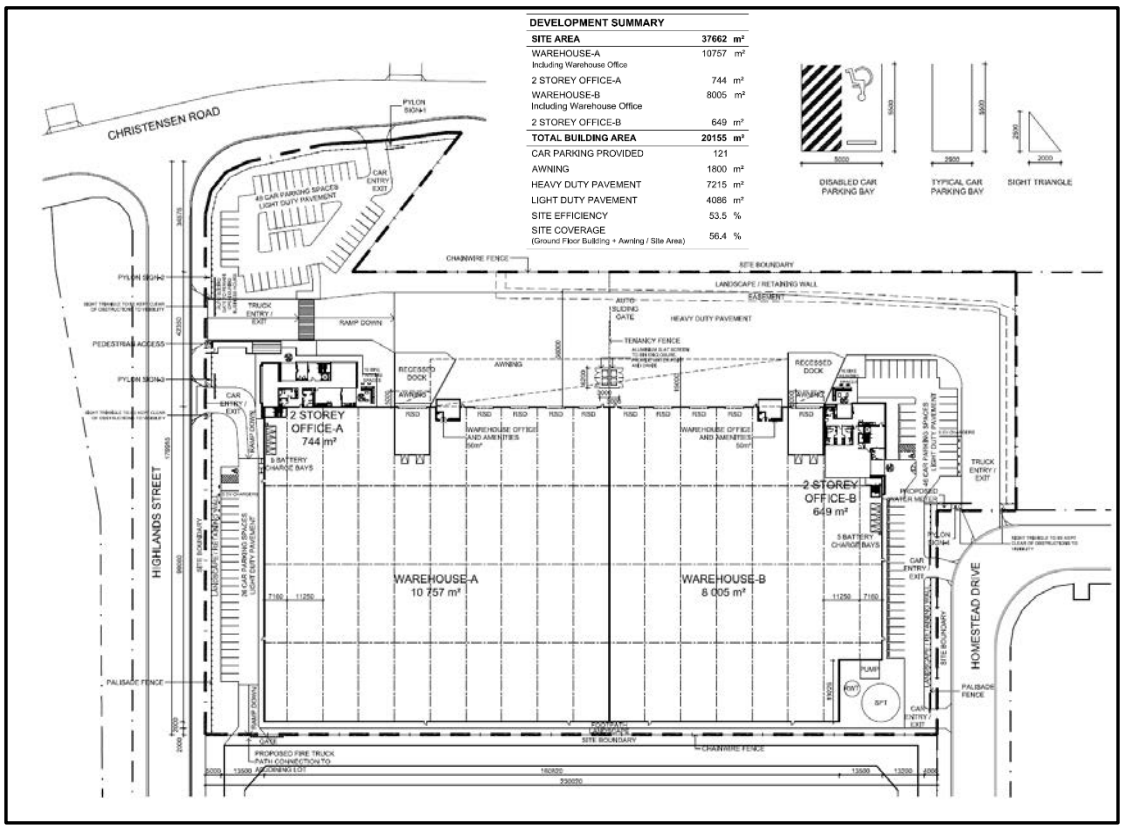

Figure 6 – Proposed Warehouse development (GDP File, 2024)

4.2.1 PROPOSED WAREHOUSE DESIGN AND LAYOUT

The proposed warehouse has been designed and laid out to ensure maximised flexibility for potential future users to utilise the site and building. The development has a total Gross Floor Area (GFA) of 18,374m² consisting of the following:

- 16,948m² Warehouse area; and
- 1,393m² ancillary office (double storey) located to the front of the building.

The proposed Warehouse is located within the central/eastern portion of the site, with two separate parking areas for visitors and staff along the southern frontage and in the wedge of the site fronting Christensen Road, servicing tenancy A, with an additional parking space on the northern side of the warehouse, serving tenancy B. The warehouses are differently sized, with A having a total area of 10,757m^2 and warehouse B 8,005m^2, as such the provided parking is reflective of this.

The proposed warehouse provides a varied and attractive built form at the primary frontage via both office extensions and various awnings fronting each of the three roads, and utilises a mix of materials including glass, render and aluminium battens. The building height reaches a maximum of 14.6 metres, with a site cover of 56.4%. The façades also improved by frontage landscaping in accordance with the Landscape Intent Plan provided within **Appendix F**. Both the northern and southern frontages are also benefited by the ancillary office spaces, providing visually interesting breaks in the built form of the overall warehouse.

Beyond eight roller doors on the western side of the warehouse, internal warehouse offices and battery charging stations, the internal area of the warehouse does not identify any specifics. This in conjunction with the standard shape of the structure ensures the greatest possible flexibility for any future users.

4.2.2 PROPOSED HOURS OF OPERATION AND STAFF NUMBERS

The warehouse and office will typically operate between 6:30am to 9:00pm Monday to Friday. However, at times, staff will be required to work outside these hours, including on weekends. As such 24/7 use rights are to be maintained should demand require additional operating hours. The total number of staff anticipated on site at any one time is 111.

4.2.3 PROPOSED ACCESS AND PARKING

Access to the site is proposed via six separate crossovers, given the subject site has three road frontages (Christensen Road, Highlands Street and Homestead Drive) and two individual warehouses.

Light and heavy vehicle access/movements have been separated where possible to reduce potential conflict between these vehicles. Further, the inclusion of additional crossovers also serves to disperse traffic throughout the site to ensure driveways and entry/exits do not become congested. This arrangement ultimately improves the safety and efficiency of parking, manoeuvring and circulation areas.

For Warehouse A, the first crossover provides direct entry/exit to Christensen Road and is restricted to light vehicles only, providing access to the western-most employee car parking area. Two crossovers are provided to Highlands Street. One of these crossovers provides entry/exit to the front employee/visitor car parking area, and is restricted to light vehicles only. The other crossover provides heavy vehicle entry/exit to the site, predominantly via direct access to the warehouse areas and loading bays within the site.

Warehouse B, three additional crossovers exist from Homestead Drive. Two are for Light vehicle entry and exit, these on the east west portion of the road, and the final provides entry and exit access to for the heavy vehicles, and is on the north south portion of the road. The configuration ensures heavy vehicles and maintenance vehicles can enter and exit the site in forward gear.

Further detail and justification for parking and access is provided within the Traffic Impact Assessment within **Appendix J.**

4.2.4 SOLID WASTE MANAGEMENT

The proposed development includes provision for adequate bin Storage facilities as per Schedule 6 of the City Plan Policy – Solid Waste Management. The Bin storage areas for each site will be located agains the tenancy fences, centrally within the sites, adjacent to one another. Each bin storage will be aluminium slat screened and enclosed, as well as equipped with a hose cock and drain as per the relevant requirements. The bin storage area has been amply sized, being 6.2m x 3m as well as having a 6.5m clearance.

The SC6 of the City Plan provides waste generation rates and recommended servicing frequencies for uses including Warehouses and Office spaces. Approximations can be made to predict potential waste generation. The general waste calculations have not used the size of the warehouse as the base as the warehouse would likely not see large amounts of general waste generated. Rather, the office area is considered to be the primary waste generator for the development. Notably, warehouse staff will utilise the office facilities, as such their waste can also be accommodated within this calculation. However, to ensure any waste potentially generated by the warehouse is also accounted for, the industry rate has been applied to both the general and recycling waste generation calculations. This will ensure any waste generated by the office, considered to be the primary generator, will be adequately managed, with ample overflow space for warehouse waste.

Tenancy A is expected to generate approximately 1,975L of both recycling and general waste on a weekly basis. Tenancy B is expected to generate 1,725L for each waste type. As such, it is recommended that each warehouse be equipped with two $2m^3$ bins, one for general waste the other recycling, serviced weekly.

Whilst the above will cater for anticipated staff and office use waste, the scale of the proposed warehouse will likely generate a higher amount of cardboard and packaging waste within the warehouse itself. Such waste is to be collected within a designated recycling cage internal to the warehouse so it is protected from inclement weather, which can then be forklifted to a loading bay for collection when required by private contractor.

4.2.5 ACOUSTIC AMENITY

The proposed development is unlikely to produce any acoustic impacts to nearby or surrounding sensitive uses. Given the designated use of the site, being for warehouses and ancillary offices, very little noise generating activities are likely on the site. General industrial noise is expected, as detailed within the provided Acoustic Impact Assessment, **Appendix I**, however, this aligns generally with other surrounding uses. As justified by the aforementioned report, the proposed use is not known to cause any significant impacts to acoustic amenity, and no specialised provisions are required for 24/7 use.

4.3 RECONFIGURING A LOT

The development proposes a Reconfiguring a Lot aspect involving the establishment of an access easement giving access to a lot from a constructed road. An access easement is proposed over Lot 205 (in favour of Lot 204) to facilitate fire truck access from Lot 204 through to Homestead Drive. The development is required to provide fire truck access around the full permitter of the building, (building certification requirement), however is unable to provide this access on the subject site. It is therefore proposed to share firetruck access with the lot adjoining the subject site to the east (Lot 205).

Lot 205 has an existing approved fire truck access driveway around its approved building providing direct access to Homestead Drive to the north. Both lots are able to share this driveway, with Lot 204 providing a driveway extension from the car parking area fronting Highlands Street that links into the existing fire truck access driveway on Lot 205. This represents an efficient use of space and resources between the two sites. An extract of the proposed ROL plans illustrating the proposed easement are provided in **Figure 7** below and **Appendix D**.

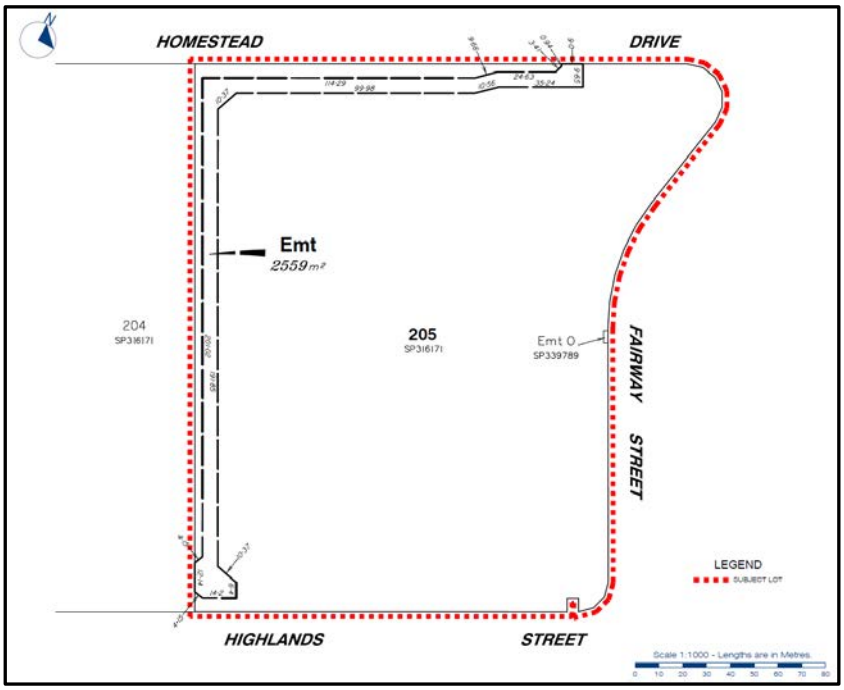

Figure 7 – Proposed easement layout (GDP File, 2024)

4.4 OPERATIONAL WORK

Operational Work for change to ground level is proposed to enable a flat and useable industrial pad. Bulk earthworks drawings are provided within **Attachment G**.

4.5 SUMMARY OF SUPPORTING SPECIALIST REPORTS/DOCUMENTATION

In support of this development application, the following specialist information has been commissioned and accompanies this report.

Table 4 - Supporting Specialist Reports/Documentation

CATEGORY	CONSULTANT	TITLE OF DOCUMENTS	LOCATION
Preliminary Approval	Gassman Development Perspectives	Current Decision Notice - MIN/2023/142	**Appendix B**
Plans and Drawings	Frasers Property Australia	Proposal Plans	**Appendix C**
	Gassman Development Perspectives	Reconfiguring a Lot Plan	**Appendix D**
Code Assessment	Gassman Development Perspectives	Code Assessment	**Appendix E**
Landscape Architecture	Gassman Development Perspectives	Landscape Intent Plan	**Appendix F**
Engineering	Gassman Development Perspectives	Bulk Earthworks Drawings	**Appendix G**
		Civil Services Report	**Appendix H**
Acoustic	Acoustic Works	Acoustic Impact Assessment	**Appendix I**
Traffic	Rytenskild Traffic Engineering	Traffic Impact Assessment	**Appendix J**

5.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

5.1 STATE LEGISLATION

5.1.1 PLANNING ACT 2016 (PA)

The PA is the principal Act legislating planning and development in Queensland. The purpose of the PA is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning, development assessment and related matters that facilitates the achievement of ecological sustainability.

Ecological sustainability is a balance that integrates:

(a) the protection of ecological processes and natural systems at local, regional, state, and wider levels; and
(b) economic development; and
(c) the maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The proposed development seeks approval for the following aspects of assessable development defined under Schedule 2 of the PA:

- Material Change of Use;
- Reconfiguring a Lot; and
- Operational Work.

Section 45(3) of the PA specifies those matters that must be addressed as part of any code assessable development application. This includes:

- assessment against the assessment benchmarks in a categorising instrument for the development; and
- having regard to any matters prescribed by regulation.

The information contained in this report and the development application addresses all of the above matters (where relevant) and is sufficient for Council to make an informed assessment of the proposed development. It is noted that a ‘categorising instrument’ is defined under the PA as a regulation or local categorising instrument that does any or all of the following—

- categorises development as prohibited, assessable or accepted development;
- specifies the categories of assessment required for different types of assessable development;
- sets out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against.

In this case, the approved M38 Industrial Estate Place Code is the applicable categorising instrument and contains aspects of the proposed development.

5.2 SUBORDINATE LEGISLATION

5.2.1 PLANNING REGULATION 2017

The PR supports the principal planning laws by outlining the mechanics for the operation of the PA. It outlines all planning processes, including:

- the categorisation of development applications and the matters development applications must consider (in addition to applicable assessment benchmarks);
- identification of the assessment manager and referral agencies for development applications; and
- the matters for a particular development that trigger state interests.

Section 27(1) of the PR specifies the following matters required to be considered for a code assessable development application:

- the matters stated in Schedules 9 and 10 of the PR for the development; and
- if the prescribed assessment manager is a person other than the chief executive (i.e. the Local Government)—
  - the regional plan for a region, to the extent the regional plan is not identified in the Planning Scheme as being appropriately integrated in the Planning Scheme; and
  - the State Planning Policy, to the extent the State Planning Policy is not identified in the Planning Scheme as being appropriately integrated in the Planning Scheme; and
  - for designated premises—the designation for the premises; and
- any temporary State Planning Policy applying to the premises; and
- any development approval for, and any lawful use of, the premises or adjacent premises; and
- the common material.

Section 31(2) of the PR goes on to state that:

- an assessment manager may consider a matter mentioned in Section 27(1) only to the extent the assessment manager considers the matter is relevant to the development; and
- if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in Section 27(1), this section does not require the assessment manager to also have regard to the assessment benchmarks.

It is noted that Schedule 9 of the PR relates to Building Work under the *Building Act 1975*, and Schedule 10 relates to all other assessable development.

The abovementioned matters are addressed in the following sections.

5.2.1.1 REFERRAL REQUIREMENTS

Schedule 10 of the PR identifies the assessment benchmarks and referral arrangements that apply to particular types of development. Assessment benchmarks and matters a referral agency must consider for particular types of development generally includes the State Development Assessment Provisions (SDAPs).

The State Assessment and Referral Agency (SARA) also provides development assessment mapping to assist in the determination of referral requirements.

Of note, the subject site is located within one state mapping area that may require referral. This are discussed in further details below to determine their applicability to the proposed development.

Water Resources

The subject site is mapped within the Water resource planning area boundaries, as shown in **Figure 9** below.

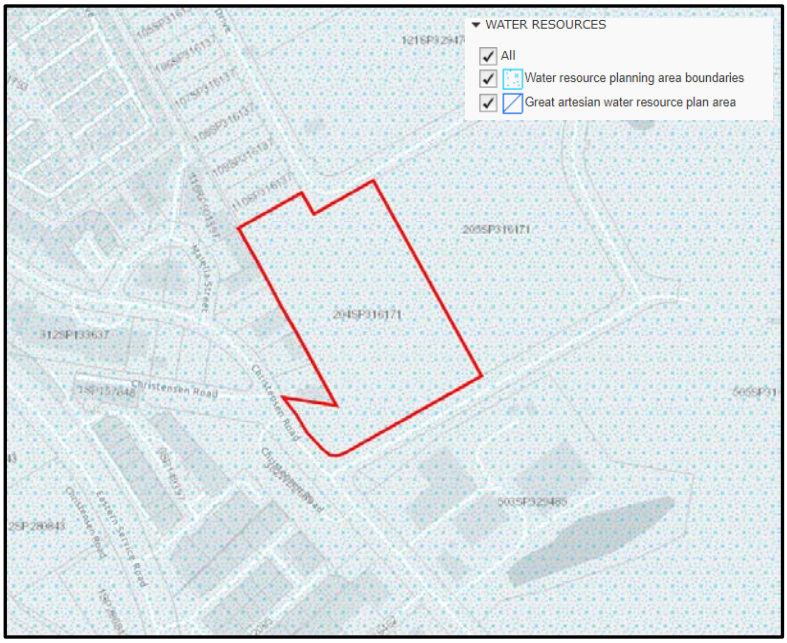

Figure 8 – Mapped water resource planning area boundaries impacting the subject site (SARA mapping, 2024)

However, the application does not involve Operational Work that involves taking or interfering with water, the removal of quarry material from a watercourse or lake, referrable dams, or the construction of a levee. Therefore, the application does not require referral under Schedule 10, Part 19, Division 1, 2, 3 or 4 of the PR.

Regulated Vegetation

The subject site is mapped as having Category B regulated vegetation mapping layers, as shown in **Figure 10**.

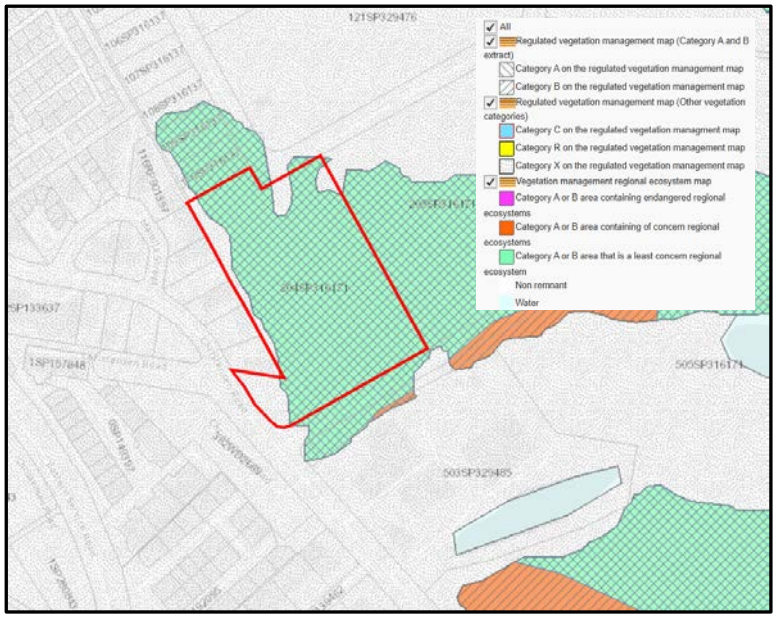

Figure 9 – Mapped regulated vegetation (SARA mapping, 2024)

As mentioned earlier within this report, the developable extent of the subject site under the Preliminary Approval has been lawfully cleared and is no longer subject to any vegetation. As a result, no vegetation clearing aspect is proposed as part of this development application.

Based on the above, this matter does not trigger referral.

Threshold Triggers

The PR also identifies a number of uses, works and lot reconfigurations that can be triggered for referral based on their size, type or intensity. In this instance the development exceeds the size threshold for a Material Change of Use for a Warehouse (16,000m² GFA) as a GFA of 18,374m² is proposed; and Reconfiguring a Lot is proposed on a lot great than 1.2 hectares in size. As such, referral is required under Schedule 10, Part 9, Division 4, Subdivision 1 – Aspect of development stated in Schedule 20 (item 22) of the PR.

5.3 STATE PLANNING INSTRUMENTS

5.3.1 STATE PLANNING POLICY

The Queensland State Planning Policy (SPP) is a key component of Queensland's planning system. The SPP expresses the state's interests in land use planning and development. Promoting these state interests through plan making and development decisions of state and local government, has the purpose of securing a liveable, sustainable and prosperous Queensland.

The SPP applies, to the extent relevant, when:

1) making or amending a local planning instrument;
2) making or amending a regional plan;
3) designating premises for infrastructure;
4) local government is assessing a development application, if its planning scheme has not yet appropriately integrated the relevant SPP state interest policies; or
5) an assessment manager or referral agency other than local government is assessing a development application.

As this development application will be assessed by Council of the City of Gold Coast as assessment manager, point 4 above is relevant in this instance.

Depending on how well the state interests are integrated into a planning scheme, different parts of the SPP can be applicable to a development application and require assessment. More specifically, Part B of the SPP (Application and operation) identifies that:

- Part C (Purpose and guiding principles) and Part D (The State interest statements) require assessment by development applications **requiring referral agency assessment**;
- Part C, D, and E (State interest policies and Assessment benchmarks) require assessment by development applications **where particular State interest policies are not yet appropriately integrated into the applicable planning scheme**.

Section 2.1 of the Planning Scheme identifies that the state interest policies not yet appropriately integrated into the planning scheme are 'Natural hazards, risk and resilience (coastal hazards)'.

The subject site is not impacted by any matters regarding coastal hazards, and therefore, an SPP assessment is not considered necessary in this instance.

5.3.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2023

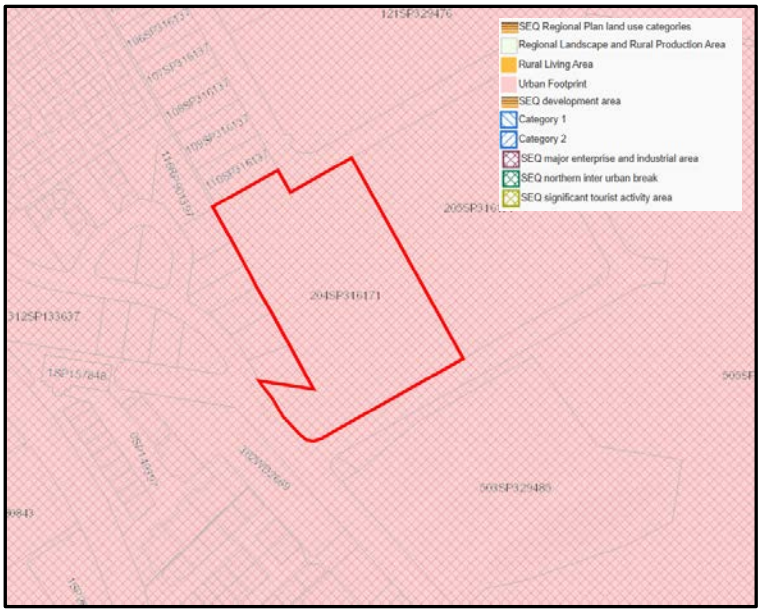

Figure 10 – *South East Queensland Regional Plan 2023* mapping (SARA mapping, 2024)

The subject site is located wholly within the Urban Footprint under the *South East Queensland Regional Plan 2023*, as shown in **Figure 10**.

The intent of the Urban Footprint is to encourage land uses which are defined as 'Urban Purposes' for residential, industrial and commercial use. The development located within the Urban Footprint is within the required intent of this classification. It is considered that the development is consistent with the intent of the Urban Footprint as it represents an urban use within an urban area.

The area is also mapped as being within the SEQ Major Enterprise and Industrial Area. This designation seeks to support and encourage industrially related activities and discourages or prohibits accommodation-based activities. Given the proposed use is industrial in nature, the development aligns with the intent of this area.

5.3.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)

SDAP set out the matters of interest to the state and provides the criteria for assessing development applications where the State government is the assessment manager or a referral agency.

As discussed above, thresholds within Schedule 20 of the PR will be exceeded. Therefore, the proposed development will require assessment against State Code 6: Protection of state transport networks, which has been provided within **Appendix E**.

6.0 LOCAL PLANNING ASSESSMENT

6.1 OVERVIEW

The following is a review of the Local Planning Instruments that apply to the subject site and the proposed development.

6.2 RELEVANT LAND USE CLASSIFICATION / PRECINCTS

As per the current M38 Industrial Place Code this land is divided into the following Land Use Precincts:

- Precinct A – Low Impact and Service Industry;
- Precinct B – General Impact Business and Industry;
- Precinct C – Limited General Impact Business and Industry; and
- Precinct D – Open Space/Reserve.

Please refer to **Figure 11** below, showing proposed development located within Precinct B, and the approximately location of the proposed development within it.

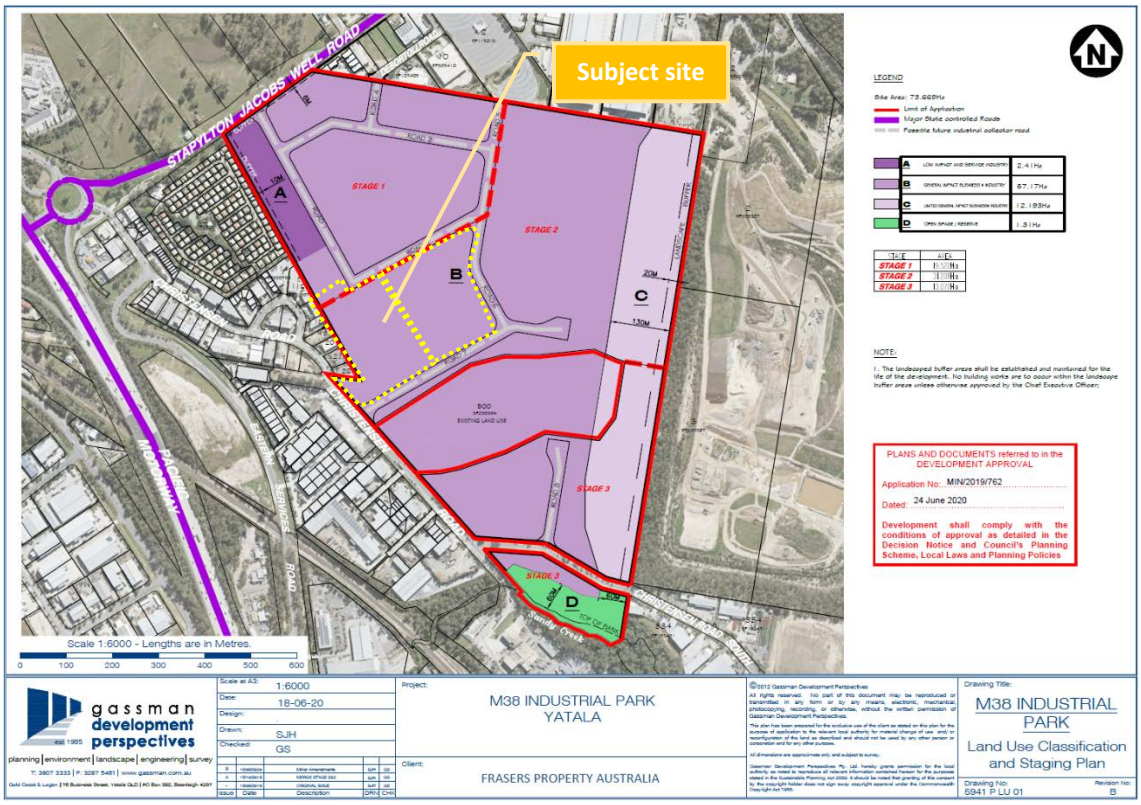

Figure 11 - Land Use Classification and Staging Plan (GDP file, 2024)

6.3 LEVEL OF ASSESSMENT

The Place Code approved variations to the *Gold Coast Planning Scheme 2003*, version 1.2, that affected the Place Code, Type of Assessment and Tables of Development of the Yatala Enterprise Area Local Area Plan, in determining the level of assessment for development applications.

The Place Code was accordingly approved that incorporated the new Tables of Development and applies to this development application. Under Table A of the Place Code, a Warehouse within Precinct B is identified as self-assessable. However, the proposed development does not strictly comply with all Acceptable Outcomes of the Car Parking, Access and Transport Integration Constraint Code, hence the level of assessment is elevated to **Code Assessment** (Accepted to Code), with assessment of the application limited to those non-compliances.

Under Table F of the Place Code, Reconfiguring a Lot within Precinct B is listed as Code Assessable as long as the subdivision does not result in any lot with an area less than 2,000m². In this instance, the ROL relates to an access easement giving access to a lot from a constructed road and therefore this aspect of the development remains Code Assessable.

Under Table B of the Place Code, Operational Work involving changes to ground level is listed as Code Assessable where exceeding a volume of 100 cubic metres of fill or excavation. In this instance the proposed earthworks exceed a volume of 100 cubic metres and therefore this aspect of development remains code assessable.

6.4 M38 INDUSTRIAL ESTATE PLACE CODE

The proposed development within Precinct B: General Impact Business.

The Place Code Intent of Precinct B (General Impact Business and Industry) states:

> *The majority of the land-uses promoted in this precinct, which covers the bulk of the developed site, are consistent with those itemised within the Precinct 1 land use designation of the YEA LAP. Those that are not, are industrially related and befit the future development prospects of the site and the YEA LAP generally. The ultimate intent of this precinct is to promote the land uses and allotment sizes that would ordinarily be located within Precinct 1 land located within the YEA LAP. It is also noted that the proposed subdivision lot-size parameters from Precinct 1 of the YEA LAP have been adopted within this precinct.*

The proposed development will establish an industrial land use within this precinct, ultimately meeting the intent of this precinct.

6.5 IDENTIFIED CONSTRAINTS AND OVERLAYS

The following is a summary of the relevant identified overlays that apply to the subject land. Their applicability to the proposed development is discussed further in **Table 5** below.

6.5.1 POTENTIAL BUSHFIRE HAZARD AREAS OVERLAY MAPPING (OM10-1)

The subject site is located within the Potential Bushfire Hazard Areas overlay mapping identified in the category of low and medium bushfire hazard areas, reference is made to **Figure 12** below for relevant mapping.

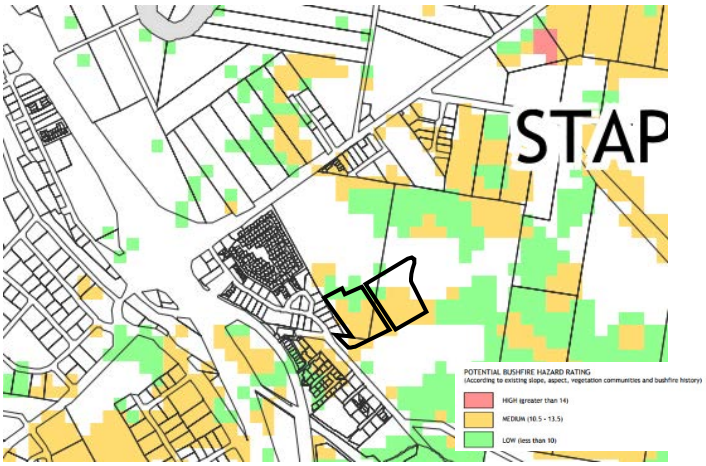

Figure 12 - Potential Bushfire Hazard Overlay Mapping (OM10-1) (Council mapping, 2003)

6.5.3 ACID SULPHATE SOILS OVERLAY MAPING (OM14-1)

The subject site is located within the Acid Sulphate Soil Hazard Areas Overlay Mapping. Reference is made to **Figure 13** below for relevant mapping.

Figure 13 - Acid Sulphate Soil Hazard Areas Overlay Mapping (OM14-1) (Council mapping, 2003)

6.5.5 CONSERVATION STRATEGY PLAN OVERLAY MAPPING (OM20-1)

The subject site is located within the Conservation Strategy Plan Overlay Mapping, and identified within the 'major areas of existing bushland committed to development', and 'existing remnant vegetation area and other natural systems'.

Reference is made to **Figure 14** below for relevant mapping.

Figure 14 - Conservation Strategy Plan Overlay Mapping (OM20-1) (Council mapping, 2003)

6.5.6 SCENIC TOURIST ROUTES OVERLAY MAPPING (OM22-1)

The subject site is located within the Scenic Tourist Routes Overlay Mapping, identified within the land and water routes, reference is made to **Figure 15** below for relevant mapping.

Figure 15 - Scenic Tourist Routes Overlay Mapping (OM22-1) (Council mapping, 2003)

6.6 APPLICABLE CODES

The table below lists the potentially applicable codes and their relevance to the proposed development on the subject site. A response to each of the applicable requirements under each relevant code has been provided in the Appendices of this report.

Table 5 - Relevant Local Planning Codes	
Place Code	
M38 Industrial Place Code	**Applicable -** The M38 Industrial Place Code is listed as a relevant code for assessment, therefore this code has been addressed in **Appendix E** of this report.
Specific Development Codes	
Changes to Ground Level Creation of Waterbodies	**Applicable -** Operational Work is proposed seeking to ensure the pad is appropriate as per the proposed development. Therefore a detailed assessment and consideration of this application against the code was considered applicable in this particular instance, and a response provided in **Appendix E**.
Landscape Work	**Applicable –** Landscaping is proposed to accompany this development. Therefore a detailed assessment and consideration of this application against the code was considered applicable in this particular instance, and a response provided in **Appendix E**.
Reconfiguring a Lot	**Applicable –** An aspect of Reconfiguring a lot is proposed with this development seeking to create an access easement and will therefore not result in newly created lots, boundary realignments or reconfigurations of existing lots. Therefore a detailed assessment and consideration of this application against the code was considered applicable in this particular instance, and a response provided in **Appendix E**.
Vegetation Management	**Not Applicable -** No Operational Work application has been lodged for vegetation clearing, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Works for Infrastructure	**Applicable -** The Works for Infrastructure code is not listed as a relevant code for assessment within the Place Code. Therefore, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance. Therefore a detailed assessment and consideration of this application against the code was considered applicable in this particular instance, and a response provided in **Appendix E**.
Constraint Codes	

Table 5 - Relevant Local Planning Codes	
Bushfire Management Areas	**Not Applicable –** The subject site has been predominantly cleared under historical approvals, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Canals and Waterways	**Not Applicable –** The proposed development area proposed is located completely outside of any mapped waterway, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Car Parking, Access and Transport Integration	**Applicable -** The Car Parking, Access and Transport Integration code is listed as a relevant code for assessment within the Place Code. Therefore, this code has been addressed in **Appendix J** of this report.
Cultural Heritage (Historic)	**Not Applicable -** The subject property is not known to be a listed property, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.
Cultural Heritage (Indigenous)	**Not Applicable -** The subject property is not known to be a site of indigenous cultural heritage, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.
Flood Affected Areas	**Not Applicable –** The proposed development area is located completely outside of any mapped flood affected areas, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Nature Conservation	**Not Applicable –** The proposed development is located within a historically cleared area and will not require any further clearing, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Natural Wetland Areas and Natural Waterways	**Not Applicable –** The proposed development is not located within a Natural wetland area, nor does it contain any Natural waterways. Therefore, assessment and consideration of this application against the code was not considered applicable in this particular instance.
Rail Corridor Environs	**Not Applicable -** The subject property is not near or within a rail corridor, therefore a detailed assessment and consideration of this application against this code was not considered applicable in this particular instance.
Road, Traffic Noise Management	**Not Applicable -** The proposed industrial subdivision does not include or involve a noise sensitive land use. Therefore, a detailed assessment and consideration of this application

Table 5 - Relevant Local Planning Codes	
	against the code was not considered applicable in this particular instance.
Sediment and Erosion Control	**Not Applicable –** The proposed development is located within a historically augmented area and will not require any further earthworks or clearing, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Service Roads (Pacific Motorway)	**Not Applicable -** The subject site is not located on the Pacific Highway service road, therefore, a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Steep Slopes or Unstable Soils	**Not Applicable -** The subject land is not identified within an area of 'land slip risk of instability', therefore a detailed assessment and consideration of this application against the constraint code was not considered applicable in this particular instance.
Unsewered Land	**Not Applicable -** The proposed development is located on an approved industrial lot that will be connected to Council's reticulated sewerage system, therefore a detailed assessment of this application against the constraint code was not considered applicable in this particular instance.

7.0 KEY CONSIDERATIONS

In addition to the detailed assessment of this proposed development against the Preliminary Approval and M38 Industrial Place Code, the following key matters are considered relevant to the consideration and determination of this development application.

7.1 COMPLIANCE WITH PRELIMINARY APPROVAL

The Vantage Industrial Estate seeks to deliver an envisaged industrial product consistent with the outcomes prescribed within the overarching Preliminary Approval. Importantly, essential aspects of the Preliminary Approval are reflected within the proposed development, demonstrated by compliance with relevant acceptable and performance outcomes where required.

7.2 ACCEPTED TO CODE - ASSESSMENT AGAINST NON-COMPLIANCES

The MCU aspect of the application remains 'Accepted to Code' due to a number of non-compliances with the Acceptable Solutions of the relevant codes. Therefore, assessment of this aspect of the application is limited to those non-compliances, which in this instance include:

- AS/PC4 of the Car Parking, Access and Transport Integration Code – Landscaped tree bays have not been provided to all parking areas.
- AS/PC8 of the Car Parking, Access and Transport Integration Code – Less than Accepted Solution rate of car parking proposed.
- AS/PC10 of the Car Parking, Access and Transport Integration Code – More than two crossovers are proposed.
- AS/PC18 of the Car Parking, Access and Transport Integration Code – Access to the development is not via minor road.

A response to each of the non-compliances is provided within the attached code assessment (**Appendix E**) and are summarised below:

AS/PC4 - Despite non-compliance with AS4, the proposed development provides ample landscaping throughout the development. Landscaping buffers are provided well in excess of scheme requirements along the front boundaries of the site. This landscaping includes various shade trees and mass planting species such as hedges and shrubs and serves to improve the visual amenity of the site as well as provide adequate shade.

AS8.1.2/PC8 – The development proposes 121 car parking spaces, 90 less than the prescribed (211 based on GFA of 20,251m^2), which does not comply with AS8.1.2. However, the development maintains compliance with PC8 as follows, with further detail provided in **Appendix J**:

- The tenancy is anticipated to have a maximum workforce of 111 on site at any one time;
- Is consistent with recent approvals for Lot 120 (COM/2024/49), Lot 121 (MCU/2021/718), Lot 122 (COM/2023/162) and Lot 201 (MCU/2022/242) within the Vantage estate; and

- Is supported by reviews of car parking utilisation using NearMap for other like warehouse in proximity.

AS/PC10 - The development proposes six crossovers and therefore does not comply with AS10.2. However, the development maintains compliance with PC10 as follows:

- The six crossovers are considered appropriate given the site has three road frontages and two tenancy's.
- The multiple entry/exits assist in dispersing traffic around the site, which ultimately reduces congestion around the site and reduces conflicts between heavy and light vehicles, especially during shift start/finish times.
- Further discussion and justification is also provided in *Section 7.3* below.

AS/PC18 - The subject site has three road frontages. The majority of crossovers are located on the less busy Homestead Drive and Highlands Street, with one crossover located on Christensen Road (only providing access to light vehicle 49 parking bays).

Given the large number of employees expected to remain onsite at any one time, the proposed crossovers have been designed located so as to disperse traffic around the site to ultimately avoid traffic congestion on the surrounding road network, particularly during shift start/finish times. This arrangement is considered to minimise conflict with passing traffic and pedestrians as well as allows for separation of heavy and light vehicles, avoiding congestion resulting from on site route conflicts.

7.3 INCLUSION OF ADDITIONAL CROSSOVERS

The development provides for a total of six crossovers to the subject site, instead of the two crossovers ordinarily permitted for non-residential uses. The additional crossovers have been included given the site has three road frontages (Christensen Road, Highlands Street and Homestead Drive), two tenancy's and for efficiency of vehicular use, maximising separation between light and heavy vehicle access/movements where possible to reduce potential conflict between these vehicles. Further, the inclusion of additional crossovers also serve to disperse traffic throughout the site to ensure driveways and entry/exits do not become congested given the high number of employees/visitors expected to arrive on site each day. This arrangement ultimately improves the safety and efficiency of parking, manoeuvring and circulation areas.

As noted above, the first crossover provides direct entry/exit to Christensen Road and is restricted to light vehicles only, providing access to the western-most employee/visitor car parking area. Two crossovers are provided to Highlands Street. One of these crossovers provides entry/exit to the front employee/visitor car parking area, and is restricted to light vehicles only. These crossovers serve Warehouse A. the remaining three crossovers are from Homestead Drive, with one providing heavy truck access for Warehouse B, the other two providing light vehicle entry and exit to the car parking area for the same tenant.

7.4 REQUIREMENT FOR EASEMENT TO FACILITATE FIRE TRUCK ACCESS FROM A CONSTRUCTED ROAD

The development proposes a Reconfiguring a Lot aspect involving the establishment of an access easement giving access to a lot from a constructed road. An access easement is proposed over Lot 205 (in favour of Lot 204) to facilitate fire truck access around the full permitter of the building on Lot 204, in line with building certification requirements.

Lot 205 has an existing approved fire truck access driveway around its approved building providing direct access to Homestead Drive to the north. Both lots are able to share this driveway, with Lot 204 providing a driveway extension from the car parking area fronting Highlands Street that links into the existing fire truck access driveway on Lot 205. This represents an efficient use of space and resources between the two sites.

It is important to note that Lot 205 has been included within this application for the purposes of providing fire truck access, and no other part of the proposed development will impact on Lot 205. Further, no change to the existing approval over Lot 205 (MIN/2022/157) is required given that no changes are proposed to the layout of any buildings or driveways, with the proposed access easement sitting over the top of the existing driveway layout.

7.5 ANCILLARY OFFICE

The proposed development includes ancillary offices to be utilised as administrative support services for each warehouse user. Under the Preliminary Approval, ancillary office space is typically envisaged as no greater than 20% of the primary use. The Total Use Area (TUA) for each warehouse exceeds 10,000m^2 and 8,000m^2 respectively, allowing for a 2,000m^2 office for Warehouse A and a 1,600m^2 office for Warehouse B. The proposed office spaces have a GFA of 794m^2 and 699m^2, and hence are compliant with the spatial limitations of this ancillary component.

7.6 EXTERNAL FAÇADE

The primary frontage of the proposal includes a variety of variation and building materials to create visual interest and an attractive street scape. Lesser such treatments are provided on other sides of the buildings, given they will likely be built up to by future industrial users and the rear of the subject site backs onto an existing industrial building with no visibility to the street. A greater façade treatment at the street frontage is considered a more appropriate outcome given the sites location, with over embellishment of the other building facades not considered warranted.

8.0 SUMMARY OF FINDINGS AND CONCLUSION

The proposal seeks to establish a dual tenancy industrial Warehouse and ancillary offices development within the thriving Yatala Enterprise Area, specifically the Vantage Industrial Estate.

The proposed development will be:

- Consistent with the State and regional planning provisions applicable to the subject site;
- Consistent with the planning principles of the M38 Industrial Place Code;
- Consistent with the Preliminary Approval that applies over the land;
- Consistent with the intent and content of the industrial precinct;
- Generally in accordance with the performance criteria and acceptable solutions of the applicable development codes; and
- Appropriate within the context of the site and its surrounds without adversely impacting on the surrounding area and land uses.

The proposed development is appropriate within the context of the site and the planning framework for the area. Accordingly, it is requested that this application be favourably considered and approved subject to relevant and reasonable conditions.

APPENDIX E

CODE ASSESSMENT

VantageYatala

gassman development perspectives 1985

planning
environment
landscape
engineering
survey

Part 7 Codes

Division 2 Specific Development Codes

Chapter 11 Changes to Ground Level and Creation of New Waterbodies

1.0 Purpose

This code seeks to ensure that changes to existing ground levels, including the creation of new waterbodies, do not adversely affect other properties or the general amenity of the locality in which the works are occurring. Ground level changes must be geotechnically and ecologically sound and, where a flood affected site is proposed to be developed, adequate measures will be taken to ensure that the development achieves no increase in risk of flood damage to life or to property for existing and proposed residential dwellings. The code also seeks to prevent any increase in runoff that might occur from development that would increase the rate of runoff or the magnitude of the flood volume that would run off during a flood emergency.

Best land management development practices, consistent with the principles of ecologically sustainable development, shall be employed.

This code also seeks to regulate development of land containing potential and actual acid sulfate soils so as to minimise the potential for environmental harm that may arise as a result of disturbances to these soils. In turn, this will minimise short and long term damage to corrodible infrastructure and natural ecosystems.

2.0 Application

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

2.2 The provisions of this code apply to the life of any development, as well as to the construction period of the development. All information required to support an application, including engineering analyses, calculations, reports and drawings, shall be in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.

2.3 Performance Criteria PC1-PC20 apply to all code and impact assessable development subject to this code.

3.0 Development Provisions

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Acid Sulfate Soils			
PC1 Development on land containing acid sulfate soils must not result in environmental harm or damage.	AS1.1.1 The land is at or below AHD 5 and is assessed for acid sulfate soil, in accordance with **Planning Scheme Policy 14 – Management of Activities Located Within Areas of Acid Sulfate Soils**.	**AS1.1.1 – COMPLIES** The proposed development is subject to Condition 12 of the Preliminary Approval that has approved an Acid Sulfate Management Plan.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS1.1.2 The land is at or below AHD 20 and excavation is proposed to levels below AHD 5 and the development is assessed for acid sulfate soil, in accordance with **Planning Scheme Policy 14 – Management of Activities Located Within Areas of Acid Sulfate Soils**.	**AS1.1.2 – COMPLIES** The proposed development is subject to Condition 12 of the Preliminary Approval that has approved an Acid Sulfate Management Plan.	
Stormwater Drainage Considerations			
PC2 Development must not cause adverse stormwater drainage impacts on areas external and internal to the site.	AS2.1 The change to ground level maintains flood storage volume over the site for the 20 year ARI storm event. AS2.2 The change in ground level does not involve filling below Q100. AS2.3 The change in ground level does not impound or divert rainfall runoff.	**NOT APPLICABLE** Flood overlay mapping does not impact the subject site.	
Geotechnical Site Requirements			
PC3 All earthworks must be carried out in a location which is not at risk from: a) geotechnical instability at a nearby location; or b) geotechnical instability on the subject site.	AS3.1 The site is: a) located in areas free of compressible soils; b) designated as having very low to low slope instability. AS3.2 The site is not identified on **Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard** as an area with moderate, high and very high risk of instability.	**AS3.1 – COMPLIES** No earthworks are to be carried out on areas of geotechnical instability land. **AS3.2 – NOT APPLICABLE** Subject land is not identified on overlay map OM16.	
PC4 All earthworks must be geotechnically stable, and must not decrease the geotechnical	AS4 The earthworks are undertaken in a manner which:	**PC4 – COMPLIES** All earthworks are subject to detail civil design and geotechnical stability engineering.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
stability of the subject or adjacent sites.	a) involves a maximum cut and/or fill of less than 1 metre in height; b) involves batters no steeper than one in two.		
Local Amenity, Noise and Emissions			
PC5 All activities carried out for or associated with changes to ground level must be conducted in a manner which ensures minimal disturbance to the amenity of the built environment.	AS5.1 The development involves work which has the potential to generate dust, and the following control measures are implemented: a) daily water spraying of exposed areas; b) provision of sealed roads; c) protective covering of exposed areas; d) the installation of wind barriers. AS5.2 All earthworks on the property are undertaken only during the hours of 6am to 6pm, Monday to Friday, and 7am to 6pm on Saturday. No work is undertaken on Sunday.	**AS5.1 – WILL COMPLY** The proposed development will ensure that the proposed change to ground level works will be conducted so as not to impact or effect the amenity of the surrounding area. **AS5.2 – WILL COMPLY** All works will be conducted between the hours of 6am to 6pm, Monday to Friday, and 7am to 6pm on Saturday. No work is undertaken on Sunday.	
PC6 All work associated with any development must not create a negative impact upon the amenity of surrounding properties.	AS6.1 The cut and/or fill is retained, and the retaining wall is set back from any boundary at least one quarter of its height, with a minimum distance of 300mm, and: a) the site is located within a residential domain or adjacent to a site in a residential domain, and the retaining wall is stepped 1.5 metres for every 1.5 metres in height, and the terraces are landscaped; or b) the site is located within a non-residential domain, and the retaining wall is stepped 1.5 metres for every three metres in height, and the terraces are landscaped. AS6.2 The cut and/or fill is not retained, and the toe of any batter is no closer than 300mm from a boundary, and:	**AS6.1 – COMPLIES** Proposed earthworks will be in accordance with the Bulk Earthworks plans and Statement of Landscape Intent Plans. **AS6.2 –COMPLIES** Proposed earthworks will be in accordance with the Bulk Earthworks plans and Statement of Landscape Intent Plans.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	a) the site is located within a residential domain or adjacent to a site in a residential domain, and batters along boundaries are no steeper than one in four and landscaped; or b) the site is located within a non-residential domain, and batters along boundaries are no steeper than 1 in 2 and landscaped.		
Managing Contamination Risk			
PC7 Any filling or excavation must not result in the contamination of land.	AS7 The fill material is solid clean earth or clean inert material, free of organic, putrescible or refuse matter.	**AS7 – WILL COMPLY** All filling will be solid clean earth material.	
Geotechnical Fill Considerations			
PC8 Any materials used as fill must be able to adequately support future development of the land.	AS8 The proposed type, composition and source of fill material is geotechnically suitable, and is adequately compacted to support future development, in accordance with the requirements of **Planning Scheme Policy 11 – Land Development Guidelines**.	**AS8 – WILL COMPLY** All proposed fill material will be geotechnically suitable, and adequately compacted (98% based on industrial land designation) to support future development, in accordance with the requirements of the Land Development Guidelines.	
Hydraulic Considerations			
PC9 Any change to the level of the land must not have an adverse flooding impact on the flooding and drainage characteristics of external sites and/or premises.	AS9 As demonstrated by a hydraulic report prepared in accordance with Council's Hydraulic Report Requirements, the filling or excavation does not: a) cause ponding on the site or nearby land; b) increase flooding which adversely affects the safety or use of any land upstream and downstream; c) adversely affect the flow of water in any overland flow path; or otherwise d) contravene the intent of Constraint Code 8 - Flood Affected Areas.	**AS9 – COMPLIES** The proposed development has been designed and will be constructed in accordance with the historically approved Stormwater Management Plan for the Vantage Industrial Estate.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC10 Development upstream of areas with over floor flooding shall not increase the contribution of floodwater from the catchment. Over floor flooding occurs adjacent to: a) Currumbin Creek, downstream of weir near Stackpole Street; b) Tallebudgera Creek, downstream of Benardon Court; c) Mudgeeraba Creek, downstream of Berrigans Road; d) Nerang River, east of the Pacific Motorway; e) Coomera River, east of the Oxenford - Tamborine Road; f) Coombabah Creek, downstream of the Pacific Highway; g) Saltwater Creek, downstream of its crossing by Kopps Road.	AS10.1 Flood storage detention facilities are provided, where possible, on public land, of sufficient capacity to retain runoff such that the total peak runoff rate and volume released during the flood is not greater than would have been the case prior to development. AS10.2 A certified hydraulic study (and, if necessary, a hydrologic study) is prepared by a suitably qualified and experienced engineer to investigate the characteristics of both the undeveloped and developed site, and determines to the satisfaction of the Assessment Manager that a detention storage is not required, and a contribution is made by the developer to a Council sponsored community flood detention facility.	**AS10.1 – COMPLIES** The proposed development has been designed and will be constructed in accordance with the historically approved Stormwater Management Plan for the Vantage Industrial Estate. **AS10.2 – NOT REQUIRED**	
PC11 All development must ensure that there is no impact to local drainage regimes, such that no real damage is caused to any properties upstream or downstream of the site.	AS11 Stormwater drainage is provided in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.	**AS11 – COMPLIES** The proposed development has been designed and will be constructed in accordance with the historically approved Stormwater Management Plan for the Vantage Industrial Estate. As such the development will not result in worsening conditions.	
Haulage Activity and Amenity			
PC12 All activities carried out for or associated with changes to ground level, including haulage activity, must be conducted in a manner which ensures minimal disturbance to the amenity of the built environment.	AS12.1 The development involves the transportation of fill material to and/or from the site, and the following measures are taken: a) loads are covered; b) spilled or wheel tracked material is immediately cleaned up from external roads; and c) heavy vehicle traffic is controlled. AS12.2 All waste material, including vegetation, is	**AS12.1 – WILL COMPLY** The proposed development will undertake measures to ensure the transportation of fill material to and/or from the site does not impact on the surrounding environment. **AS12.2 – WILL COMPLY** All waste will be transported to an appropriate	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	transported from the site and disposed of in an approved location. AS12.3 All haulage routes are approved by the Department of Transport for declared main roads, and by Council for all other roads. AS12.4 All haulage to and from the site is to be undertaken only during the hours of 6am to 6pm Monday to Friday and 7am to 6pm on Saturdays.	landfill site. **AS12.3 – WILL COMPLY** Transportation activities associated with the change to ground level will comply with the state and Local Government requirements. **AS12.4 – WILL COMPLY** All haulage to and from the site will be carried out during the hours of 6am to 6pm Monday to Friday and 7am to 6pm on Saturdays.	
Treatment of Fill and Retaining Walls			
PC13 All work associated with any development must not create a negative impact upon the amenity of surrounding properties.	AS13.1 Filling material is placed on the development site and is maintained within the subject property, unless alternative arrangements are agreed by the affected neighbouring property owner. AS13.2 Any retaining walls which present to the street or adjoining land, have a finish that is compatible with surrounding development.	**AS13.1 – WILL COMPLY** All materials to be maintained on the subject site. **AS13.2 – NOT APPLICABLE** No retaining walls are proposed.	
Water Quality			
PC14 Development must not have an adverse impact upon the City's ground water, waterways and wetlands.	AS14 Sediment and erosion control measures are implemented with the filling/excavation work.	**AS14 – COMPLIES** A sediment and erosion control plan forms part of the bulk earthworks plans.	
PC15 The natural hydrological regimes of the site, including natural water quality, quantity and groundwater conditions, must be maintained and enhanced.	AS15.1 Sediment and erosion control measures are implemented with the filling/excavation work, in accordance with an approved Erosion and Sedimentation Control Program. AS15.2 The methods of stormwater run-off control	**AS15.1 – COMPLIES** A sediment and erosion control plan forms part of the bulk earthworks plans. **AS15.2 – COMPLIES** The proposed development has been designed and will be constructed in	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	and the design of the stormwater system does not create a point source discharge to waterbodies. AS15.3 A Stormwater Management Intent is prepared for the site which demonstrates that: a) stormwater is treated prior to discharge into any waterways; b) the velocity and quality of stormwater to be discharged into the waterways does not degrade the environmental values of the adjoining site.	accordance with the historically approved Stormwater Management Plan for the Vantage Industrial Estate. **AS15.3- COMPLIES** The proposed development has been designed and will be constructed in accordance with the historically approved Stormwater Management Plan for the Vantage Industrial Estate.	
Finished Surface Levels			
PC16 All development must have a finished surface level which is free draining and free from flooding.	AS16.1.1 The development is free draining and the surface gradient of the fill and/or excavated area is within the range 0.5% to 1.5%. OR AS16.1.2 The development includes steep surface gradients, which achieve integration with the surrounding topography, and the finished profile does not interrupt or materially change the surface water drainage, from or onto adjoining land.	**AS161.1- COMPLIES** Earthworks are designed as free draining towards the proposed new roads at a minimum 1:150 grade. **AS16.2 – COMPLIES** Please refer to the submitted change to ground level drawings which demonstrate compliance	
Construction of New Waterbodies			
PC17 The new waterbodies must be suitable for their intended uses, and must maintain and enhance the water quality of existing waterbodies connecting to them.	AS17.1 A Water Quality Management Plan, which is prepared by a competent person, demonstrates that: a) the water quality of the new waterbodies is of the same or higher standard as the existing water quality; b) long term maintenance of the desired water quality is achieved; c) breeding potential of biting insects is minimised.	**AS17.1 to AS17.4 – NOT APPLICABLE** No waterbodies are proposed as part of this application.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS17.2 The water body does not have deep, isolated holes that stratify and increase the possibility of algal blooms occurring, if that stratification breaks down. AS17.3 Pumping for the purposes of maintaining water quality is avoided. AS17.4 The water body is designed with a suitable outlet to ensure that flushing, if required, is possible.		
PC18 Operational work must not cause geotechnical bank instability, erosion, bed scour or revetment wall collapse to adjacent waterbodies or to newly constructed waterbodies.	AS18 Edge treatment to the embankments of the waterbodies is in place during and after construction, in a manner certified by a competent person.	**AS18– NOT APPLICABLE** No waterbodies are proposed as part of this application.	
PC19 New waterbodies to be transferred to public ownership must have regard to public safety.	AS19 The water body includes: a) warning signs; b) fencing of areas where access is restricted, such as steep sided embankments or large drops.	**AS19– NOT APPLICABLE** No waterbodies are proposed as part of this application.	
Access to New Waterbodies			
PC20 Development incorporating new waterbodies must be designed to provide suitable access for maintenance of revetment walls and cleaning of the water body, including the removal of rubbish, reeds and surplus aquatic flora.	AS20 Access is provided to the owner/s of the waterbodies, by: a) dedication of land to the Crown, for this purpose; or b) existing access arrangements.	**AS20– NOT APPLICABLE** No waterbodies are proposed as part of this application.	

Part 7 Codes
Division 2 Specific Development Codes
Chapter 21 Landscape Work

1.0 Purpose

To ensure that the planning, design, construction and management of Landscape Work results in high quality landscape outcomes consistent with local character and City image objectives. To ensure that layout and design of soft and hardscape elements, plant selection and construction is based on clear function and character objectives, consistent with Council's technical requirements.

The key objectives of this code are the:

- achievement of Landscape Work that complements and enhances the uses and developments with which it is associated;
- achievement of Landscape Work that is consistent with the identified landscape character of the locality;
- achievement of Landscape Work that contributes to and enhances the overall City image and townscape of the City of Gold Coast;
- retention of vegetation of ecological, aesthetic and/or cultural significance;
- retention of significant cultural landscapes, associated vegetation, gardens and landscape forms;
- facilitation of complementary design between Landscape Work in the public and private realms;
- promotion of landscape that is functional, and complementary to the climate and land form of the City of Gold Coast;
- achievement of sustainable landscape form for public open space areas and other public areas;
- facilitation of a landscape that can be maintained efficiently to promote the conservation of energy and water; and
- achievement of design and construction of Landscape Work that is consistent with all relevant Australian Standards.

2.0 Application

2.1 This code applies to development for the purposes of Landscape Work indicated as code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the development is proposed.

2.2 This section is intended to implement the Desired Environmental Outcomes (DEOs) and the objectives of the Planning Strategies relating, in particular, to the Urban Heritage and Character and the City Image and Townscape Strategies. It is supported by Council's overall Landscape Strategy, which has three parts:

Part 1 – Landscape Character: Guiding the Image of the City

Part 2 – Landscape Work Documentation Manual

Part 3 – Landscape Information Sheets

2.3 Performance Criteria PC1-PC4 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal Comply with the acceptable solution or performance criteria	Internal Use
Development is Code Assessable or Impact Assessable			
Local Landscape Character			
PC1 Landscape Work must minimise impact on the environmental values and contribute to the visual amenity and character of the site and local neighbourhood.	AS1 New plantings on the site do not include plant species identified as prohibited or restricted for use in **Planning Scheme Policy 13 – Landscape Strategy Part 2 - Landscape Works Documentation Manual, Section D – Guidelines for Undesirable Plants**.	**COMPLIES WITH AS1** – No prohibited or restricted plants are proposed.	
Landscape Character			
PC2 Landscape Work must contribute to the achievement of a high quality landscape character, City image and townscape for the Gold Coast.	AS2.1 The development is on a site identified in the BeachStrip Character Area on **Planning Strategy Map PS10 – Gold Coast Character Map** and: is consistent with landscape character elements identified in **Planning Scheme Policy 12 – Landscape Strategy Part 1 – Landscape Character: Guiding the Image of the City**; a) where such a site is located directly adjacent to a dunal area, planting within the area of the site that is seaward of any built structures incorporates a primary planting framework of local native dunal species to reinforce and enhance the natural dunal edge. Plant species used are to be in accordance with those identified for the different zones of the dunal area in Planning Scheme Policy 15 - Management of Coastal Dune Areas;	**COMPLIES WITH PC2** – The proposed landscaping intends to maintain a high quality, enhanced amenity, remaining consistent with the envisaged industrial estate's quality.	

	b) the design of the Landscape Work incorporates the retention, enhancement or promotion of any existing significant cultural plantings and native plantings associated with the local character of the beach strip, such as Norfolk Island Pines, *Pandanus* sp, *Banksia* sp and *Cupaniopsis* sp; and c) where such is a residential choice, commercial or tourist development in centres between Palm Beach and Main Beach (particularly Surfers Paradise, Broadbeach and Main Beach), the Landscape Work associated with the site development includes the appropriate use of resort style landscape treatments, in conjunction with the use of local native coastal species; or where such is a residential choice, commercial or tourist development in centres between Currumbin Creek and Coolangatta, the Landscape Work associated with the site development promotes the coastal village character through a primary planting framework of local native coastal species. AS2.2 The development is on a site identified in the Bay Islands Character Area on **Planning Strategy Map PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image ofthe City**; and b) local native vegetation is utilised as the primaryplanting framework in the Landscape Work.		

	AS2.3 The development is on a site identified in the Hope Island Estates Character Area on **Planning Strategy** **Map PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elements identified in **Planning Scheme Policy 12 – Part 1** **– Landscape Character: Guiding the Image of** **the City**; b) where such is a residential choice, commercial or tourist development, the Landscape Work includes the appropriate use of resort style landscape treatments, in conjunction with the use of local native species; c) where such a site includes large areas of open space and/or drainage corridors and buffer areas, local native species are utilised in the landscape as the primary planting framework; d) where such a site is located adjacent to a major road corridor, a strong boulevard character is reinforced in the streetscape work by the use of dominant and consistent plant forms in a simple but formal configuration, using appropriate exotic		

	or local native species; and e) where such a site is located adjacent to a major road corridor, front fencing is primarily transparent, visually unobtrusive and articulated with the use of appropriate vegetation, materials and colours. AS2.4 The development is on a site identified in the Broadwater Character Area on **Planning Strategy Map PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elements identified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City**; b) any existing significant cultural and/or remnant vegetation on the site is retained and/or is reinforced in the Landscape Work with new planting that reflects the forms and growth habits of the traditional or remnant planting forms; and c) where such a site is immediately adjacent to the Broadwater, planting within the area of the site that is directly adjacent to any water body utilises a primary planting framework of local native		

	species as part of the Landscape Work; or where such a site is adjacent to open space areas linked to the Broadwater, planting within the area directly adjacent to the open space area utilises a primary planting framework of local native species as part of the Landscape Work. AS2.5 The development is on a site identified in the Southport Character Area on **Planning Strategy Map PS10 –** **Gold Coast Character Map** and: a) is consistent with landscape character elements identified in **Planning Scheme Policy 12 – Part 1** **– Landscape Character: Guiding the Image of** **the City**; b) any existing significant cultural and/or remnant vegetation on the site is retained and/or is reinforced in the Landscape Work with new plantings that reflect the forms and growth habits of the existing cultural and/or remnant plantings; and c) where such a site is located along Scarborough or Nerang Streets, streetscape framework planting creates a strong boulevard character, and provides shade, amenity and vertical enclosure		

	through the use of single trunked canopy shade species. Dominant vertical forms, such as palms and resort style landscape treatments, are not utilised as part of the Landscape Work within or directly adjacentto the streetscape; or where such a site is located along Short Street, streetscape framework planting reinforces the existing informal leafy streetscape utilising single trunked canopy shade species as part of the Landscape Work. Dominant vertical forms, such as palms and resort style landscape treatments, are not utilised in the Landscape Work within or directly adjacent to the streetscape. AS2.6 The development is on a site identified in the River Valleys Character Area on **Planning Strategy MapPS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City**; b) incorporates a primary planting framework of local native plant species in the Landscape Work; c) any existing significant cultural and/or remnant plantings are retained and/or reinforced in the Landscape Work, with new plantings that reflectthe forms and growth habits of the existing cultural and/or remnant plantings; d) Landscape Work includes minimal cut and fill ofthe original landform, utilises open style and transparent fencing, and		

	reduces the impact of anybulk massing in building form on the site; e) where such a site is located along a major road corridor, Landscape Work on the site promotes and enhances varying road experiences through open, filtered and enclosed views of any rural areas, creeks and riverine vegetation; f) where such a site is located on a ridgetop, crest or upper slope of a foothill, the character of any undeveloped ridgelines is reinforced and enhanced as part of the Landscape Work on the site; and g) where such a site includes and/or is adjacent to a creek and/or river system, Landscape Work utilises local native riverine species in the design that contribute to the rehabilitation and expansion of theriparian zone. AS2.7 The development is on a site identified in the Albert Corridor Character Area on **Planning Strategy Map PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image ofthe City**; incorporates a primary planting framework of localnative plant species in the Landscape Work; c) any existing significant cultural and/or remnant plantings are retained and/or reinforced in the Landscape Work, with new plantings that reflectthe forms and growth habits of the existing cultural and/or remnant plantings;		

	d) where such a site is located along a major road corridor, Landscape Work on the site promotes and enhances varying road experiences through open, filtered and enclosed views of any rural areas, riverine vegetation and surrounding ridgeline; e) where such a site is located on a ridgetop, crest or upper slope of a foothill, the character of any undeveloped ridgelines is reinforced and enhanced as part of the Landscape Work on the site; f) where such a site includes and/or is adjacent to a creek and/or river system, Landscape Work utilises local native riverine species in the design that contribute to the rehabilitation and expansion of theriparian zone; g) where such a site is located within a significant rural landscape or floodplain area, the Landscape Work on the site reinforces and promotes the open character of the floodplain environment and/or rurallandscape; and h) where such a site is in an industrial area fronting a major road corridor, the Landscape Work presents a dense and green outlook to the road corridor frontage. AS2.8 The development is on a site identified in the Beenleighand Sugar Cane Character Area on **Planning StrategyMap PS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City**; b) any existing significant cultural and/or		

	remnant planting, particularly that associated with rural landholdings, are retained and/or reinforced in the Landscape Work, with new plantings that reflectthe forms and growth habits of the existing cultural and/or remnant plantings; c) where such a site is located adjacent to the bay edge, Landscape Work utilises a primary planting framework of local native species in an informal landscape setting that enhances the low scale and natural character of the area; d) where such a site includes industrial or commercial development, the Landscape Work incorporates a dense landscaped buffer area, with a primary planting framework of local native species to screen the development from any residential and rural uses; and where such a site includes industrial development along major traffic routes, Landscape Work incorporates a landscaped buffer strip of local native species along the street frontage to presenta dense and green outlook to the street. AS2.9 The development is on a site identified in the SuburbanEstates Character Area on **Planning Strategy MapPS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image ofthe City**; b) where such a site includes open space areas,Landscape Work incorporates:		

	▪ a primary planting framework of local nativespecies; ▪ the retention of existing significant remnantvegetation in the design; and ▪ enhancement of visual and physical linkages toopen space areas surrounding the site; c) where such a site includes drainage reserves in open space areas, Landscape Work incorporates the principles of dual use drainage systems, such as wetlands, informal open space and detention basins, where such are consistent with hydraulic/stormwater drainage management practices; d) where such a site requires a landscaped buffer to screen incompatible uses from residential areas, the Landscape Work incorporates: ▪ an adequate buffer area to facilitate the specific function required of the screen, eg. where adjacent to busy roads, landscaped buffer strips are of an appropriate width (preferably a minimum of ten (10) metres) that incorporates sufficient area of plant material to provide an effective screen; and ▪ a planting structure within the buffer of trees and screening shrubs utilising local native species as the primary planting framework; and e) where such a site includes streetscape work that ispart of the site development, the landscape work provides shade and amenity. This incorporates the use of single trunked canopy shade species, utilising low maintenance local native species as the planting framework, with		

	exotic species as feature planting, where appropriate. AS2.10 The development is on a site identified in the Canal Estates Character Area on **Planning Strategy MapPS10 – Gold Coast Character Map** and: a) is consistent with landscape character elementsidentified in **Planning Scheme Policy 12 – Part 1 – Landscape Character: Guiding the Image of the City**; b) where such a site includes streetscape work as part of the site development, Landscape Work provides: ▪ shade and amenity that incorporates the use of single trunked canopy shade species utilising low maintenance, local native species as the planting framework, with exotic species as feature planting, where appropriate; and front fencing that is designed to be primarily transparent and not visually dominant, avoiding the creation of blank walls or barriers at thestreet interface; c) where such a site incorporates public open space areas, local native species are utilised as the primary planting framework; and d) Where such a site is directly adjacent to a canal or waterway, Landscape Work incorporates natural looking materials to any revetment treatment, and utilises local native species as the primary planting framework in the areas between the property boundary and the canal or waterway edge.		

Landscape Design			
PC3 The Landscape Work, including that within streetscapes, public open space and private property, must complement new and existing development through the provisions of Landscape Work that: a) responds to opportunities and constraints of the existing site characteristics; reinforces and enhances identified local character; b) is best suited to the use and function of the site and environmental/climatic conditions; and c) has regard for ongoing maintenance.	AS3.1 Landscape Work for the site reinforces and enhances existing significant topographical features, including local native vegetation, waterways, overland flow paths and landform as identified on a Site Survey and Analysis for the site. AS3.2 Landscape Work for the site reinforces local landscape character, as identified in **PC2** and **AS2.1** to **AS2.10** for Landscape Character above. AS3.3 Landscape Work in public areas, such as road reserves, parks and other open space, provides shaded environments and passive recreation spaces for users and visitors to the site. AS3.4 Where a site incorporates high use facilities, Landscape Work is located and maintained in a way that does not create unsafe environments by blocking surveillance, creating concealment spots and reducing sightlines. AS3.5 Landscape Work promotes the effective use of water. Selection of plant species and layout of the landscaped area minimises the demand for use of potable water from the City's water reticulation system. AS3.6 Plant species utilised in Landscape	**COMPLIES WITH AS3.1 – 3.9** – The proposed landscaping work seeks to reinforce the high quality, envisaged outcome for the industrial estate as a whole through provisions of appropriate landscaping, that varies in size, shape and colour. The landscaping will also provide visual buffering, reducing any adverse visual impacts resulting from the development. The proposed landscaping is consistent with the surrounding sites and will seek to enhance the local character of the estate. Public areas along the frontages to the site will benefit as the landscaping will provide visual upgrades and provide screening as well as shade in some capacities. The landscaping provides ample opportunity for casual surveillance through the consideration of CPTED principles. Any plant species used will not be prohibited.	

	Work in streetscapes and public open space areas minimize the need for high intensity landscape maintenance. AS3.7 Landscape Work contributes to the stability of local soils and minimises sediment and erosion activity. AS3.8 Landscape Work complies with a Statement of Landscape Intent (in some cases approved for Preliminary Operational Work – Landscape), where such a site includes one or more of the following: a) rare and threatened flora or habitat for rare and threatened fauna under the **Nature Conservation Act 1992**, or is identified by the Planning Scheme as being of ecological significance, or is protected vegetation under **Specific Development Code 36 – Vegetation Management**; b) the site is to contain large areas of replanting and/or rehabilitation; c) the site is to consist of large areas of open space (including private and public); d) the site has significant overland drainage and/or drainage corridors; e) the site incorporates important views as identifiedby the Site Analysis; f) the site is located in an area of identified. g) particular local or neighbourhood character; h) it is proposed to alter the landform significantly; i) the development requires additional streetscapework; j) the development incorporates built form which islocated in areas of high visual prominence.		

	AS3.9 The Landscape Work is in accordance with a Detailed Landscape Plan, approved for the Operational Work – Landscape Development Permit, prepared in accordance with **Planning Scheme Policy 13 – Part 2 – Landscape Works Documentation Manual**. AS3.10 The solid wall for podium landscape planting, erected on top of a basement, is not to exceed 0.5 metres in height and is to be located not within 1.0 metre of the basement's outer perimeter		
PC4 Landscape Work in public open space (or that open space to be dedicated as part of an open space contribution) must provide for effective management of the landscape of the site during construction, at 'on'and 'off' maintenance and for future ongoingmaintenance regimes.	AS4.1 Landscape Work complies with an Open Space Management Statement (in some cases approved as part of the Preliminary Approval for Operational Work – Landscape) where such a site includes one or more of the following: a) the retention and/or removal of flora or habitat for rare and threatened fauna under the **Nature Conservation Act 1992**, or is identified by thePlanning Scheme as being of ecological significance, or is protected vegetation under **Specific Development Code 36 – Vegetation Management**; b) extensive areas of natural wetlands or other complex drainage systems; c) large areas of open space, including identification of key linkages to a wider open space system; d) areas that may be subject to significant erosion and/or sediment deposition. AS4.2 The Landscape Work for the site is in accordance with an Open Space Management Plan approved for the Operational Work – Landscape Development Permit, prepared in	**NOT APPLICABLE** – No landscape work is proposed within public open space.	

	accordance with **Planning Scheme Policy 13 – Part 2 – Landscape Works Documentation Manual**, where such an area has one or more of the following: a) includes removal of areas of rare and threatened flora or habitat for rare and threatened fauna under the **Nature Conservation Act 1992**, or is identifiedby the Planning Scheme as being of ecological significance, or is protected vegetation under the **Specific Development Code 36 – Vegetation Management**; b) includes retention of areas of significant naturalvegetation; c) includes extensive areas of replanting and large rehabilitation areas; d) includes wetlands and other drainage corridors; e) will require storage of materials on-site during construction; f) forms part of a wider open spaces system; g) may be subject to erosion or sediment deposition; includes fauna habitats that require protection and/or expansion; h) includes areas of bushfire hazard; and i) incorporates significant public facilities such aspicnic or playground areas.		
PC5 Landscape Work must be designed and constructed to achieve a reasonable and practicable response to all public risk duty of care issues.	AS5 The design and construction of Landscape Work in public open space areas is consistent with all relevant Australian Standards.	**NOT APPLICABLE** – The proposed development does not include landscaping within public open space areas.	

4.0 Compliance

All Landscape Work must be completed in accordance with the approved Detailed Landscape Plan, prior to the proposed use commencing. All Landscape Work must be maintained and managed in accordance with the Detailed Landscape Plan at all times and to the satisfaction of Council.

5.0 Maintenance Security

5.1 Explanation

For successful establishment of Landscape Work, particularly planting, maintenance is a key component in achieving high quality landscape in the long term. Maintenance is often required for a prolonged period of time after final landscape approval is granted. Security is sometimes required to ensure that the Landscape Work is undertaken in accordance with the approved landscape plan and that follow on maintenance and responsibilities are met.

5.2 Provisions

Maintenance Security may be required, at the discretion of the Council or its delegate, where it is considered necessary to ensure that Landscape Work and associated maintenance requirements are completed to an acceptable standard. The maintenance security will be submitted prior to the issue of the Certificate of Compliance.

6.0 Other Relevant Matters Requirements

The information in **Clause 6.0** is provided in good faith and to the best of Council's knowledge. Applicants should satisfy themselves as to the applicability of other relevant matters.

6.1 Preparation of Landscape Plans

Submission of a Landscape Plan is required where indicated by this Planning Scheme or as a condition of a development approval.

A standard process for submission of Landscape Plans, in association with development applications, is promoted by Council. This process applies to all development applications that have a Landscape Work component. It is acknowledged that the amount of information to be included in the submitted landscape plans may vary, according to the particular circumstance of the proposed development.

There are four types of Landscape Plans that may be required as part of a development application.These are:

a) Statement of Landscape Intent;
b) Detailed Landscape Plan;
c) Open Space Management Statement; and
d) Open Space Management Plan.

6.1.1 Statement of Landscape IntentExplanation

A Statement of Landscape Intent indicates the broad scale resolution of landscape design issues, and assists in designing and assessing future Landscape Work associated with development. It is requiredwhere a proposed development may impact on the character, function, environment and amenity of a site and/or its surrounds.

When is it Required?

The Statement of Landscape Intent is required to accompany any application for a development permitfor a Material Change of Use or Reconfiguring a Lot application (to accompany Plan of Development or Concept Plan) where required by the Planning Scheme or by a request for information. The Statement ofLandscape Intent may be in some cases approved, if acceptable, as a Preliminary Approval for Operational Work – Landscape. Conditions of this approval will show the requirements for the DetailedLandscape Plan required for Operational Work – Landscape development permit.

Contents of Statement of Landscape Intent

A typical Statement of Landscape Intent identifies (but is not limited to) the following:

a) existing features on the site to be retained or removed, eg. vegetation and built form;

b) notations of design intent for any Landscape Work, including desired character themes and proposed function;

c) proposed location and function of public and private open space areas;

d) approximate location of softscape areas, including buffers, screens, major garden bed areas and delineation of hardscape areas;

e) notation of species types for all areas to be replanted (eg. native, exotic, feature planting, form and colour);

f) approximate location of any building/structure/site furniture, and an indication of their form, materials and colours (including entry statements);

g) any significant overland drainage paths;

h) open space design concepts, visual and pedestrian links; and

i) Open Space Management Statement, if required in the following clause of this code (refer **6.3**, below).

6.1.2 Detailed Landscape Plan

Explanation

A Detailed Landscape Plan provides detailed design drawings for all Landscape Work related to an Operational Work- Landscape application associated with a development proposal. This requirement only applies to Landscape Work where a development permit is required under the provisions of this Planning Scheme, or as required by a condition of another development permit.

When is it Required?

A Detailed Landscape Plan is to be submitted and approved for Operational Work - Landscape prior to the issue of an approval for building work or, where building work approval is not required, prior to the commencement of the development/use. Detailed Landscape Plans must comply with any preliminary Operational Work – Landscape approval documentation, such as the Statement of Landscape Intent.

Contents of Detailed Landscape Plan

The contents of a Detailed Landscape Plan must contain sufficient information to enable construction work and assessment by Council (Refer to **Planning Scheme Policy 13 – Part 2 – Landscape Works Documentation Manual** for further detailed information). A typical Detailed Landscape Plan is to include (but is not limited to) the following:

External Work Details:

a) construction set out and dimensions, relative levels and contours;

b) surface treatment, including planting areas, turf, hardscape, edge treatments and mounding; and

c) building footprints, location and details of any fencing, footpaths, retaining walls, architectural screens/walls, gates, entry statements, seats, bollards, bins, lights, water features, pools, signage and irrigation.

Planting Plans:

a) building footprints showing window and door locations, roof lines and awning lines;

b) location of proposed species, notation and numbers of all species proposed, plant schedule;

c) planting bed preparation details, including topsoil depths, mulch, subgrade preparation, details of planter boxes and podiums, fertilisers and irrigation; and

d) maintenance period for Landscape Work.

Management of Public Open Space

Public open space areas are areas of land that will be transferred to Council as part of an open space contribution associated with a Material Change of Use or a Reconfiguring a Lot development permit. Management of public open space areas is critical during the construction phase, at the 'on' and 'off' maintenance phase and for their future ongoing sustainability.

6.1.3 Open Space Management Statement

Explanation

When planning and designing proposed public open space areas as part of the design development of the whole of the site, it may become apparent during the Site Survey and Analysis phase that there are particular elements (built or natural) associated with open space development that require consideration from a management perspective early in the design process. In these cases an Open Space Management Statement may be required to accompany a Statement of Landscape Intent. An Open Space Management Statement is a broad outline of the proposed methods and strategies for managing areas of open space during the construction phase, 'on' and 'off' maintenance, and future management requirements, and address elements such as:

a) vegetation proposed to be retained, relocated or removed;
b) water quality management including lake management;
c) erosion control;
d) sediment control;
e) bushfire hazard management;
f) proposed maintenance periods and levels of maintenance; and
g) other issues, such as access and linkages to other areas of open space, as may have been identified during the design stage or in the Site Analysis.

When is it Required?

An Open Space Management Statement is submitted where required by the Planning Scheme, or in response to a request for information. If an Open Space Management Statement is required, it is to be submitted in most cases in conjunction with the Statement of Landscape Intent and, if acceptable, may be approved with the Statement of Landscape Intent as part of a Preliminary Operational Work – Landscape Approval associated with the Material Change of Use or Reconfiguring a Lot development permit.

Contents of Open Space Management Statement

A typical Open Space Management Statement is a written or graphically presented broad outline for managing open space areas during the construction phase, at the 'on' and 'off' maintenance phase, and for future management of elements such as:

a) proposed area to be dedicated open space, contours and other topographical information pertaining to the site;
b) sensitive vegetation and fauna, including habitats and corridors;
c) water quality management, including lake management;
d) erosion and sediment control management;
e) bushfire hazard management;
f) proposed level and length of maintenance periods; and
g) other issues, such as access and linkages that may have been identified during the design stage or in the site analysis.

6.1.4 Open Space Management Plan

Explanation

The detailed design of any existing and/or proposed public open space areas may require an Open Space Management Plan to be prepared and submitted to Council. The Open Space Management Plan may be required where Council, or its delegate, considers that the nature of the open space requires detailed management issues to be clearly identified.

An Open Space Management Plan is the detailed identification of the management issues related to the open space areas, including:

a) during the construction phase;
b) the quality of the open space area when it comes 'on' and 'off' maintenance; and
c) the future ongoing maintenance and management requirements of the open space.

When is it Required?

An Open Space Management Plan is required by the Planning Scheme as a condition of approval of a Material Change of Use, Reconfiguring a Lot development permit or a preliminary Operational Work – Landscape approval, or where Council, or its delegate, considers the nature of the open space requires detailed management.

Content of an Open Space Management Plan

A typical Open Space Management Plan is to include (but is not limited to):

a) Management of Open Space Areas during the Construction Phase:
   a) delineation of proposed public open space areas;
   b) protection measures for vegetation to be retained or relocated;
   c) location and details of all proposed on-site sediment and erosion control methods;
   d) methods and details of disposal of vegetation approved for removal;
   e) details of protection or translocation of any fauna on-site (where appropriate);
   f) temporary fire hazard mitigation measures, eg. fire trails, water storage facilities (only where appropriate – information can be drawn from any Bushfire Management Plan undertaken for the whole site);
   g) details of methods for maintaining appropriate water quality (if appropriate);
   h) location and details of storage of materials and storage compound for machinery on-site;
   i) location and details of temporary access for vehicles and site construction personnel;
   j) access/protection to any infrastructure services by others;
   k) location and details of any enclosures, including boundaries;
   l) methods of control of declared plants and recognised environmental weeds;
   m) maintenance periods; and
   n) other issues as previously identified in the site analysis and design process.

b) Quality of Open Space Areas at 'On' and 'Off' Maintenance

   Council requires that all open space areas at 'on' and 'off' maintenance are of a standard that can be easily maintained and will not require additional work to be undertaken to bring these areas up to an acceptable standard by Council at ‘off’ maintenance. Elements that need to be addressed are the:
   a) standard and quality of grassed areas;
   b) cleaning of any silt deposition;
   c) standard of any planting areas, including retained vegetation areas, rehabilitation areas and garden areas;
   d) condition of any permanent infrastructure, such as irrigation, on-site sediment and erosion control devices, hard surfacing;
   e) condition of any park facilities or play equipment;
   f) rubbish and site debris removal;
   g) standard to be achieved with regard to declared plants and recognised environmental weeds; and
   h) standard of fire hazard mitigation measures (fire trails and water storage facilities).

c) Ongoing Management/Maintenance Regimes for Open Space Areas

   The purpose of including ongoing maintenance and management regimes is to provide Council with a clear indication of possible future management issues that will need to be addressed in order to provide appropriate resources to maintain the areas to the required standard. This part of the Open Space Management Plan should be developed as a stand-alone document, or summary of undertakings, to assist Council in determining maintenance programs and costs. This is required to cover the following matters:
   a) identification of the purpose of the open space area, including objectives for future use;
   b) details of actions for each proposed open space area;
   c) future management and maintenance regimes for protection of significant vegetation areas, ecological systems, waterways and fauna;
   d) future management of bush fire hazard (only where appropriate);
   e) management of domestic farm/feral animals (if appropriate);
   f) tree management procedures;
   g) future management and maintenance regimes for sediment and erosion control devices, and irrigation;
   h) proposed future need for infrastructure, including public facilities;
   i) maintenance of built form and hard surfacing;
   j) management and control of declared plants and recognised environmental weeds; and
   k) management of rubbish.

6.0 M38 INDUSTRIAL ESTATE PLACE CODE DEVELOPMENT REQUIREMENTS

6.1 PURPOSE

The M38 Industrial Estate Place Code seeks to ensure that the scale and intensity of development including the impact, design and appearance of industrial development for this land is consistent with the role of the site and the YEA as a regionally significant location for industrial development. These provisions also aim to ensure that the intent of the Place Code is followed and high standards of urban design and architecture are promoted.

6.2 APPLICATION

This Code applies to all identified forms of development taking place within the Place Codearea as nominated within the M38 Industrial Estate Land Use Classification Plan.

M38 INDUSTRIAL ESTATE

6.3 DEVELOPMENT REQUIREMENTS

M38 INDUSTRIAL ESTATE PLACE CODE

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	DOES THE PROPOSAL MEET THE ACCEPTABLE SOLUTION? If not justify how the proposal meets the performance criteria
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACTASSESSABLE		
BUILDING HEIGHT		
PC1 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS1 The building has a maximum of 15 metres.	**COMPLIES WITH AS1** The development proposes a maximum building height of 14.6m, thereby achieving compliance with AS1.
ACCOMMODATION DENSITY		
PC2 Accommodation density must be consistent with the predominant character of the YEA as an industrial location. Accordingly, very low residential densities are envisaged for the LAP area.	AS2 The maximum dwelling density does not exceed one dwelling per lot.	**AS2 NOT APPLICABLE** The proposed development does not contain an aspect proposing a dwelling.
SITE COVERAGE		
PC3 The site coverage of development shall be in accordance with the open space landscape character of the YEA.	AS3 **Precinct A, B & C**: The maximum site coverageshall not exceed 70%. **Precinct D**: The maximum site coverage shallnot exceed 10%.	**COMPLIES WITH AS3** The proposed development has a site coverage of 56.4%.
BUILDING SETBACK		
PC4 The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity isachieved through generous building setbacks andhigh quality landscaping.	**Precinct A** AS4.1 Buildings are set back from frontages: a) 5 metres from the primary frontage; b) (i) 6 metrres from the Stapylton Jacobs wellRoad frontage; (ii) 1.5 metres from the secondary frontage; and c) 10 metres from the western boundaryadjoining the existing residential uses. **Precincts B, C & D** AS4.2 Buildings are set back from frontages: a) 5 metres from the primary frontage; and b) 1.5 metres from the secondary frontage. **AS4.3** Where the site adjoins a public open space area the building or structure is setback a minimum of three meters from the common boundary with thepublic open space, and the setback area includes; a) a landscape buffer strip a minimum	**COMPLIES WITH AS4.2** The proposed warehouse has a minimum setback from any boundary of 17m, in this instance being to a road frontage in Homestead Drive. **COMPLIES WITH AS4.3** As disclosed above the warehouse meets the minimum setbacks necessary for any adjoining public open space land. **AS4.1, 4.4 ARE NOT APPLICABLE** The proposed development is not located in Precinct A, nor does it adjoin the Stapylton Landfill.

	widthof two metres; and b) fencing of the common boundary between the private lot and public open space. AS4.4 Buildings shall be setback 50 metres from the adjoining property boundary of the 'Stapylton Landfill'. The 50 metres shall be inclusive of the vegetated buffer area adjoining the easternproperty boundary.	
BOUNDARY FENCING		
PC5 The erection of boundary fencing is undertaken ina manner that promotes an attractive streetscapeand is responsive to the intended purpose of the fencing.	AS5.1 The design of front boundary fencing is conducive to the establishment of an attractive streetscape and is generally in accordance with the design measures outlined in **Figure to AS5.1** included inthis code. Generally speaking, design features orstrategies such as transparency or landscape buffering should be utilised to soften the effect of front boundary fencing. Solid fencing exceeding 1.5 metres in height should only be established where required for acoustic attenuation purposes. AS5.2 The height of side and rear boundary fencing, where not required for acoustic attenuation purposes, does not exceed a height of two metres. Due to the general low visibility of this fencing, there is no requirement for this fencing to betransparent or landscaped.	**COMPLIES WITH AS5.1** The development proposes to utilise standard palisade fencing to line any boundary visible from a publicly accessible area or road. The fencing will not exceed two metres in height. **COMPLIES WITH AS5.2** Side boundary fencing is transparent and does not exceed 2m.
DESIGN OF DEVELOPMENT NEAR MAJOR ROADS		
PC6 Those developments visible from, or facing Stapylton-Jacobs Well Road must exhibit a high standard of architectural presentation.	AS6 Facades visible from, or facing Stapylton-Jacobs Well Road are designed to incorporate: a) materials such as glass, brick and coloured/textured block work (standard concrete block should not be used). If metal cladding is used, it should be pre-coated in an appropriate colour and have some form of relief; b) relatively unobtrusive, earth toned colours, such as subdued greens, blues, browns and greys (bright colours and/or materials which cause glare are avoided); c) horizontal/vertical articulation of walls at least at 15 metre intervals; d) 'humanising' elements, such as entry forecourts, porticos, verandahs, windows, awnings and fenestration; e) other features which contribute to an interesting and attractive appearance These design features are to be applied to the main facade facing the relevant road, as well as along a brief return or the full length of side walls.	**NOT APPLICABLE** The subject site will not be visible from Stapylton Jacobs Well Road.
VEHICULAR CROSSINGS		
PC7 Vehicular crossings associated with the development must be designed and constructed	AS7 Driveways are designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines.**	**COMPLIES WITH AS7** All driveways part of the proposed development are designed, and will be constructed, accordingly.

to ensure: a) A safe footpath environment; b) Safe vehicular access to the property; c) Appropriate hydraulic performance of thestormwater infrastructure; d) No damage to vehicle or road infrastructure; e) Minimal loss of on-street parking spaces; andf)Continued amenity of the neighbourhood.		
VEHICULAR PARKING		
PC8 On-site vehicle parking is provided to meetexpected demand, having regard to: a) The size of the proposed workforce; b) The likely number of visitors to the site; c) The likely size and number of service and transport vehicles to be on the site at any one time; d) On-site parking and loading/unloading activities within sites; e) The availability of conveniently located on-street parking; f) Any possible future expansion, redevelopment or change of use.	AS8.1.1 The number of car parking spaces provided on- site generally meets the standards set out in the**Constraint Code 4 - Car Parking, Access and Transport Integration** in the Gold Coast CityPlanning Scheme (version 1.1 Amended January2007); OR AS8.1.2 The number of car parking spaces provided on- site is generally in accordance with **Table to Acceptable Solutions AS8.1.2**. AS8.2 For multi-unit or multi-use developments, the totalcar parking provided is an aggregate of the standard parking required for each individual unitand/or component use. AS8.3 A lesser provision may be acceptable where it canbe demonstrated, to Council's satisfaction, that the parking needs of a particular development willbe adequately met. Where less than the standardamount of parking is provided, the left over spaceis retained as landscaped open space and placedso as to be suited to ready conversion to additional parking, should the use of the site change and/or the actual car parking demand rise	**DOES NOT COMPLY WITH AS8.1.2,** The car parking rate prescribed within Constraint Code 4 requires 211 parks be provided to service the subject site. the proposal has provisioned 121 parking spaces to serve the site. A Traffic Impact Assessment Report has been prepared, justifying this reduced rate and demonstrating that this rate can effectively service the use as necessary, provided in **Appendix I**. As such, the proposed parking solutions complies with PC8. **AS8.2 NOT APPLICABLE** The proposal is not for multi-unit or multi-use development. **AS8.3 NOT APPLICABLE**
ENVIRONMENTAL MANAGEMENT		
PC9 The environmental mitigation methods for the development as detailed within the Environmental Management Plan must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area having regard, but not limited to the impact of noise, hours of operation, visual amenity,	AS9 For development located within Precinct C an Environmental Management Plan (EMP) has been prepared and approved by Council and the development complies with the requirements of the EMP. The EMP is to prepared in accordance with the Planning Scheme Policy 10 – Guidelinesfor Preparing Management Plans and Plans of Development.	**NOT APPLICABLE** The subject site is located within Precinct B.

odour, emissions and dust.		
REFUSE FACILITIES		
PC10 Refuse facilities must be provided on site toservice the needs of the development.	AS10.1 A Provision is made for the storage of refuse on site and access for the removal of refuse in accordance with "Solid Waste Management Policy for New Developments'; AS10.2 The refuse storage area is not less than three metres to the frontage of the site and not less than 1.5 metres from any other site boundary; AS10.3 The refuse storage area is enclosed on three sides, with a screen wall extending 0.2 metres above the height of the refuse receptacles; and AS10.4 The refuse storage area is effectively screened from view with landscaping	**COMPLIES WITH AS10.1** The development proposes a waste storage area to the front of the site. The waste storage area is able to be adequately serviced. **COMPLIES WITH PC10.2** The refuse storage area greatly exceeds the separation distances listed. **COMPLIES WITH AS10.3** The refuse storage area is enclosed as required, as detailed within the site plans. **COMPLIES WITH AS10.4** The refuse storage area is adequately screened from view by both landscaping and a solid fence, in addition to the storage enclosure.
BUILDING DESIGN		
PC11 All buildings within Precinct A must be acoustically treated, to minimise nuisance to the adjoining andsurrounding residential development.	AS11 The building design and construction of development with Precinct A shall be in accordance with approved Acoustic Report prepared by TTM Group dated 20 April 2011 (reference: 33418 R03).	**NOT APPLICABLE** The proposed development is located within Precinct B.
HOURS OF OPERATION		
PC12 All activities within Precinct A must be undertakenwithin appropriate hours, to minimise nuisance tothe adjoining and surrounding residential development.	AS12 The hours of operation and the delivery and collection activities for development within Precinct A are restricted to between 7.00am and 8.00pm Monday to Friday, or to the satisfaction ofthe Chief Executive Officer.	**NOT APPLICABLE** The proposed development is located within Precinct B.
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE		
BUILDING HEIGHT		
PC13 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS13 The maximum height of buildings does not exceed 15 metres.	**COMPLIES WITH AS13** The development proposes a maximum building height of 14.6m, thereby achieving compliance with AS13.
SITING		
PC14 All buildings must be sited to complement the industrial character and the predominant built form of the surrounding area and to reduce potential conflicts between uses having regard toa site analysis, prepared in accordance with **Planning Scheme Policy 17 - Site Analysis**.	AS14 No acceptable solution provided.	**COMPLIES WITH PC14** The proposed development has been positioned effectively, mitigating any potential adverse effects as well as complementing the envisaged industrial character of the area.
PC15	AS15	**COMPLIES WITH PC15**

The layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.	No acceptable solution provided.	There is clear separation between the two areas.
PC16 Industrial structures, storage or service areas, which are likely to appear visually dominating or unsightly, are located to the rear or sides of sites or are otherwise designed and screened to enhance their appearance, when viewed from the street.	AS16 No acceptable solution provided.	**COMPLIES WITH PC16** Any unsightly storage, or service areas are effectively screened or have been located at an ample distance from the street, behind landscape buffers. In particular, the waste storage area is located within an enclosed structure, behind solid fencing and landscaping and to the side of the site.
BUILDING AND LAYOUT DESIGN, SAFETY AND COMFORT		
PC17 Buildings are sited and designed such that suitable external spaces remain available for future expansion of buildings, and internal spacesare of a size and shape suited to variable internal layout, maximum vertical storage and addition of mezzanine floors.	AS17.1 Building shapes are regular so as to provide opportunities for future expansion in different directions, and for flexibility in internal location ofactivities and equipment. AS17.2 Internal column spacing and column heights are generous (for example, building spans of 18 metres and over, bay spacing of 12-18 metres, and column heights of at least eight metres).	**COMPLIES WITH AS17.1** The proposed building is regularly shaped and allows for future expansion if necessary. Further, the warehouse has been designed and internally configured to ensure flexibility in the event of a new future user. **COMPLIES WITH AS17.2** The proposed development has column spacing and statures at sufficient distances and heights.
PC18 Buildings are sited and designed to suit climatic conditions.	AS18.1 Wherever practicable, buildings are oriented to the north east to take advantage of summerbreezes and winter sun. Western aspects are avoided, wherever possible. AS18.2 Where not air conditioned, buildings incorporate a maximum of openings (ie. louvring, windows, doorways) on eastern walls. AS18.3 Windows are minimised and trees are planted along west walls for protection from hot afternoonsun. AS18.4 Shading devices (ie: large roof overhangs, window hoods/blinds, awnings and verandahs) are attached to buildings on all sides, particularlyeastern and western sides. Where possible, shading devices are retractable on northern sides during winter. AS18.5 Semi-enclosed workstations, where relatively strenuous manual labour takes place, are locatedin the cooler and more ventilated parts of the building.	**COMPLIES WITH AS18.1** The rear of the building is oriented generally to the north, the building is adequately positioned to take advantage of summer breezes and winter sun. **COMPLIES WITH AS18.2** The proposed development will be airconditioned where possible. Otherwise, the warehouse aspect has ample ventilation. Portions of the warehouse and office are equipped with large industrial fans for cooling where necessary. **COMPLIES WITH AS18.3** The proposed development incorporates shading devices/techniques such as roof overhangs/awnings along the sides of the building. **COMPLIES WITH AS18.4** The proposed development has incorporated shading devices/techniques such as roof overhangs/awnings and vertical blades across windows to ensure adequate shading. **COMPLIES WITH AS18.5** The proposed warehouse area is effectively ventilated.
PC19 All buildings must be designed and constructedto a high aesthetic standard and to complementor enhance the local character of the YEA.	AS19.1 The massing and proportions of new industrialbuildings are consistent with those of adjoining industrial buildings. AS19.2 Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby	**COMPLIES WITH AS19** The proposed development will maintain a built form that is high quality and matches the envisaged industrial estate. The western and eastern façades generally adjoin other industrially developed sites, with the southern and northern facades directly fronting public roads. These building façades will feature a visually interesting

	buildings.	built form via the use of texture, material and colour variations, as well as being benefited by visually appealing boundary landscaping. The southern and western façades (as visible from Christensen Road and Highlands street) will also feature the ancillary office, which achieves a visual break in the warehouse structure and features other visually appealing design elements.
PC20 Building design and appearance must be conducive to the safety and comfort of all building users.	AS20.1 Glass which forms all or part of any external wallof a building does not exceed a maximum degreeof reflection of both heat and light of 20%. The glass area does not exceed 60% of the total areaof the external wall. AS20.2 Entrances to premises are clearly visible from thestreet, and are not obscured or dominated by carparking.	**COMPLIES WITH AS20.1** Glass used throughout the façade does not exceed a 20% degree of heat or light reflection. The proposed glass area is limited to the ground floor of the Manufacturer's shop and does not exceed 60% of the total area of external wall. **COMPLIES WITH AS20.2** The entrance to the building is clearly visible from the street and is not obscured or dominated by car parking.
DESIGN OF CARPARK AREAS		
PC21 All ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook and shade for parked vehicles, and to contribute towards the quality presentation of newdevelopments.	AS21.1 Significant trees are preserved and incorporated into car parking areas. AS21.2 Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at the rate of one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bayshave the same dimensions as a vehicle parking space. AS21.3 Large car parking areas and all heavy/service vehicle parking are situated to the side or rear of sites. Smaller car parking areas, particularly for short term and disabled parking, may be located to the front of sites. AS21.4 Car parking areas located in frontage setback areas are set back behind a minimum three metrelandscaped buffer to the frontages. To reduce their visual impact, front car parking areas may belowered and mounds incorporated in frontage landscaping.	**AS21.1 - NOT APPLICABLE** Due to the cleared nature of the subject site (due to historical approvals), there are no trees on site. **COMPLIES WITH AS21.2** The proposed development will provide ample landscaping around the designated carparking areas. Although the development proposes 100 parking bays, they are split over two distinct parking areas and are therefore not required to provide a landscaped tree bay. **COMPLIES WITH AS21.3** One parking area exists within the subject site, and has been located in proximity of the entrance to the office space. PWD parking has been located to minimise to maximal extent the distance required to travel to reach the building entrance from the carpark. **COMPLIES WITH AS21.4** The front parking areas are each located behind a minimum 3m landscape buffer.
ADVERTISING DEVICES		
PC22 Advertising signage does not dominate the visual amenity of the area.	AS22 No advertising, freestanding or otherwise, is erected which would be readily visible from the Pacific Motorway of the Gold Coast City Rail Line.	**COMPLIES WITH AS22** The proposed development does not contain any aspects of advertising visible from the Pacific Motorway and Gold Coast City Rail Line.
PC23 Signs and other forms of advertising on business/industry premises are kept to a minimum. Any advertising relates directly to the activity/process conducted on the premises,rather than general product advertisements.	AS23.1 There is one sign per premises. Multi-unit developments display a single index sign at the entrance to the development which details each occupant, its activity/process and respective unit number. AS23.2 The design and construction of signs meets thefollowing parameters: a) signs are situated near site entries and are wellplaced for viewing by pedestrians and drivers; b) free-standing signs have a maximum	**NOT APPLICABLE** No advertising devices are proposed as part of this application.

	area of3m^2; c) signs on facades have a maximum area of 5m^2; d) signs utilise company logos or symbolic representations for quick and easy identification; e) wording on signs is limited to the name, location, business and products of the establishment; f) signs do not utilise fluorescent paints; g) signs do not rotate, flash or move; h) signs are integrated with the form of development and are not visually dominating. AS23.3 All signs are consistent with the provisions for theIndustry 2 Domain set out in **Specific Development Code 2 – Advertising Devices**	
OPEN SPACE/RESERVE AREA		
PC24 In the areas identified as Precinct D (Open Space/Reserve) within the **Staging Plan**, development is of a limited scale and intensity, compatible with the retention of and rehabilitationof vegetation and habitat, landscape amenity and/or buffer values.	AS24.1 Areas identified as Precinct D (Open Space/Reserve) on the **Staging Plan** are reserved for conservation and landscape amenitypurposes, through: a) Transfer to Council as public open space b) Dedication of a conservation / landscapeamenity buffer; or c) Reservation of an area as open space /reserve. AS24.2 Areas identified as Precinct D (Open Space/Reserve) are to be provided in accordancewith the following: a) the areas identified as Precinct D as open space will be subject to the application ofa statement of landscape intent and/or open space management statement/plan, designed in accordance with Council'sOpen Space Management and Land Development Guidelines. b) Eventual commitment of the area identifiedas Precinct D is provided to Council as public open space, in accordance with therequirements of an approved open space management statement/plan and/or rehabilitation management plan. AS24.3 Areas identified within the Precincts D (Open Space/Reserve) including areas identified for revegetation within an approved open space management plan and/or rehabilitation management plan are to be managed in the following manner: a) the land remains largely undisturbed by any buildings, clearing and earthworks; b) the land is provided exclusive of unacceptable hazards such as contaminated land under the **Contaminated Land Act 1991** or	**NOT APPLICABLE** The proposed development is not located within the mapped Precinct D.

	land subject to geotechnical hazard; c) existing vegetation and natural drainage patterns are retained and rehabilitated, and additional trees planted within a 60 metre wide band utilising local native species; d) the area must be of a physical standard and condition that permits use of the landfor its intended purpose, compliments existing adjacent and surrounding public open space areas and provides linkages to other open space areas, where practical; e) the area may form part of the landscape open space areas, associated with individual development proposals; f) the area facilitates appropriate measuresfor stormwater and flood managementand the care of environmental features; g) any parallel roads or services are groupedon one side of the area, to minimise disturbance h) any breaks in the vegetation canopy, necessary for roads or services, are minimised by cutting through perpendicular to the link at a point wheredamage and discontinuity are minimised,such as where the canopy is already broken or sparse.	
LANDSCAPE DESIGN		
PC25 Landscape design is used to enhance the landscape character of the YEA.	AS25.1 Frontage setback areas are attractively landscaped, including: a) at least 25% of the frontage having a landscaped buffer of minimum five metres depth and the remainder, excluding access ways, a landscape buffer of minimum three metres depth; b) one metre landscaped area adjacent tobuilding walls facing the street. AS25.2 Planting of shade trees occurs along pathways, throughout car parking areas and within public road reserve, as well as and in any other exposedareas where relief from sun and glare would be beneficial. AS25.3 Dwarf walls prevent vehicles breaching landscaped areas along frontages. AS25.4 Screen planting, utilising an appropriate mix of talltrees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible fromroads. AS25.5 Landscape Design includes: a) provision of pleasant, shaded areas with	**COMPLIES WITH AS25.1** The development proposes generous landscaping to all front frontages which are well in excess of planning scheme requirements. **COMPLIES WITH AS25.2** There will be ample shade trees along the carparking areas and street frontages. The landscaping will utilise variance in plants regarding height, colour, size etc. to ensure appropriate screening and high levels of amenity. Refer to Landscape Intent Plan for further commentary. **AS25.3 NOT APPLICABLE** **COMPLIES WITH AS25.4** There will be ample shade trees along the carparking areas and street frontages. The landscaping will utilise variance in plants regarding height, colour, size etc. to ensure appropriate screening and high levels of amenity. Refer to Landscape Intent Plan for further commentary. **COMPLIES WITH AS25.4**

	appropriate furniture for lunch/relaxation areasfor workers and visitors; b) retention of existing mature vegetation, wherever possible; c) retention of existing natural drainage channelsand planting to strengthen their resistance to erosion, especially where proposeddevelopment is expected to result in increasedvolume and velocity of stormwater runoff; d) use of garden edges, lines of trees and mass planting to frame pathways and define site andbuilding entries. AS25.6 A minimum ten (10) metre wide north south landscape buffer is provided along the western boundary of the site adjoining the existingresidential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled **5941 Landscape Intent Rev C**. AS25.7 A minimum of twenty (20) metre wide north southlandscape buffer is provided along the eastern boundary of the site (consisting of 10 metre wide 'undisturbed corridor', and 10 metre wide 'works corridor' including earthworks and landscape treatment).	There will be ample shaded landscaped areas appropriate for employee rest areas. The landscaping will utilise variance in plants regarding height, colour, size etc. to ensure appropriate screening and high levels of amenity. Refer to Landscape Intent Plan for further commentary. **AS25.6 NOT APPLICABLE** There are no adjoining residential uses. **AS25.7 NOT APPLICABLE**
PC26 Potentially obtrusive noise, odour and visualimpacts are effectively buffered.	AS26.1.1 Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate tothe likely off-site impacts of particular developments. OR AS26.1.2 A landscape buffer to a minimum width of ten metres is provided along the western property boundary where adjoining residential uses to effectively screen development behind.	**COMPLIES WITH AS26.1.1** The proposed development provides ample landscape buffer along all boundaries. Acoustic fencing is not required in this instance.
PC27 The street side environment and other public spaces are developed to enhance their visualappeal and create a physical continuity and legibility throughout the YEA area and its component precincts.	AS27 Individual developments contribute to streetscape enhancement work (including street tree planting,paving, landscaping of traffic islands and provision of street lighting and furniture), in accordance with any adopted Council streetscape strategy.	**COMPLIES WITH AS27** The streetscape adjoining the development is generally enhanced through the incorporation of landscaping and shade tree planting along the street frontages.
PC28 Public open spaces are developed to enhance their recreational amenity for workers and visitorsto the Yatala area and the wider community.	AS28 Individual developments contribute (through works or financial contribution) towards construction of footpaths and cycle ways, seating,picnic facilities, play areas and/or other facilities inexisting public open spaces and additional spacesestablished as a result of the development.	**NOT APPLICABLE** The development does not involve any public open space.
PC29 Landscape design contributes to the creation of adistinctive, memorable and legible town centre, local centres and	AS29.1 Street design and plantings and major pedestrianpaths are aligned to take advantage of attractive local and distant views (eg, views to the mountains or other important landscape elements).	**COMPLIES WITH AS29.1 – AS29.3** The proposed development will incorporate a high-quality landscape design that enhances the area and aids in the creation of the envisaged high levels of amenity for the estate.

surrounding suburban areas forYEA.	AS29.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths. AS29.3 Landscape plantings utilise local native species topromote a distinctive site character.	
PC30 Open space and pedestrian areas are to bedesigned to be both functional and safe.	AS30 Development is designed to ensure a high degreeof casual surveillance from nearby residents, employees or passing traffic, public and semi- public spaces, pedestrian and cyclist paths, car parking areas and building entrances.	**COMPLIES WITH AS30** There is ample opportunity for casual surveillance of the site. CPTED principles have been implemented to ensure safety of site users and public users alike.
PC31 All ground level car parking, open space and buffer areas must be landscaped and maintainedto complement the character of the local area, andany adjoining residential or public open space areas.	AS31 The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent withthat of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.	**COMPLIES WITH AS31** The proposed development proposes a high-quality, landscaped area consistent with surrounding lots and with the overall vision for the industrial estate.
LOT SIZE (FOR SUBDIVISION ONLY)		
PC32 All lots are to be of sufficient size to comfortably accommodate the type of development envisagedin the LAP and the relevant precinct intent. The number of allotments within Precinct C is controlled to minimise the number of premises exposed to any environmental nuisance from nearby landfill and associated heavy industrialuses.	AS32.1 Any new lots created are sized in accordancewith the following schedule: **Precinct** / **Min Area** / **Ave Area** A / 2000m^2 / 1 hectare B / 2000m^2 / 1 hectare C / 1 hectare / 1 hectare D / 20 hectares / 20 hectares AS32.2 The number of allotments and tenancies locatedwithin Precinct C is minimised.	**NOT APPLICABLE** The development does not propose any aspect of subdivision.
PC33 Allotments prior to development have suitabletopography for industry.	AS33 Industrial allotments generally have a ground slope not greater than 10%, and access ways associated with battle axe allotments generally have a ground slope not greater than 16%.	**NOT APPLICABLE** The development does not propose any aspect of subdivision.

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PC34 Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access.	AS34.1 Development generally incorporates all of thefollowing features: a) allotments that are rectangular shapes; b) allotments which have frontage to depth ratiosbetween 1:2 and 1:4. OR **AS34.2** Alternative allotment shapes are provided where warranted, due to: a) the special site requirements of particularindustries; and/or b) exceptional physical constraints. OR **AS34.3** The development incorporates a small proportionof battle axe allotments, where particular industries have special requirements for square orlong and narrow sites. (Battle-axe allotments are useful for creating allotments of such shapes, as well as reducing road frontage construction costsand providing appropriate sites for visually offensive industries.).	**NOT APPLICABLE** The development does not propose any aspect of subdivision.
PC35 Allotments are oriented to suit climatic conditions.	AS35 Allotments are arranged in a manner that maximizes the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.	**NOT APPLICABLE** The development does not propose any aspect of subdivision.
PC36 Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areasfor purposes such as: a) conservation of vegetation/habitat; b) retention of creek corridors and natural drainage patterns; c) provision of pedestrian/cycle linkages and recreational facilities; and/or d) creation of landscaped entrances, focal points and streetscape.	AS36.1 Where reconfiguration takes place, an area of upto 10% of the site is provided as open space. Thisopen space is set aside for public park or conservation purposes, developed with pathwaysand/or recreational facilities, landscaped and/or rehabilitated to its natural state. AS36.2 Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Plantingthemes contribute to the overall streetscape character of the estate.	**NOT APPLICABLE** The development does not propose any aspect of subdivision.
PC37 Reconfiguration may take place in the form of	AS37 Community Title subdivisions within Precincts A-C (Industrial) are provided,	**NOT APPLICABLE** The development does not propose any aspect of subdivision.

Community Title subdivision, allowing for sharingof space, facilities and services, while at the sametime ensuring allotments created are suited to theintended businesses/industries.	which: a) are consistent with the Acceptable Solutions for **PCs 32-36**; b) generally maintain a minimum lot size of 100- 200m^2 within a minimum overall site area of 2,000m^2; c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive orhazardous industries.	
ROAD DESIGN		
PC38 Roads are provided so as to form a road hierarchy, with each road serving a particular function according to the intended land use characteristics of the estate, expected traffic volumes and types, and external existing andfuture road linkages to anticipated development on adjoining lots.	AS38.1 Concept plans submitted with reconfiguration and/or development applications identify all roadsproposed to be upgraded and/or newly constructed and their intended function within a road hierarchy. AS38.2 Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will promote connectivity; and AS38.3 Proposed road hierarchies are generally consistent with the conceptual road hierarchy identified on the **Land Use Classification and Staging Plan**.	**NOT APPLICABLE** No new roads or other such aspects are proposed as part of this development, given the ROL aspect relates solely to the creation of an access easement providing access from a constructed road to allow for fire truck access around the building.
PC39 The width, pavement, curvature, sight distances, intersections, turning radii and design features of roads convey the particular function of each road with the hierarchy mentioned in **AS33.3**, and reflect the nature of traffic management. In particular, road design ensures the safe movement of heavy articulated vehicles.	AS39.1 Road design and construction is in accordance with **Planning Scheme Policy 11 - LandDevelopment Guidelines** and the Table to this Acceptable Solution. AS39.2 Distances between intersections are not less than60 metres. AS39.3 Streets intersect at right angles, or as near astopography or other limiting factors permit. AS39.4 Various vehicle control devices are used to regulate traffic speed and enhance pedestrian safety (such as traffic lights and illuminated pedestrian crossings). AS39.5 Paving surfaces, landscape treatment and signage are used to define entrances to the estateand joint use areas within the estate AS39.6 Road pavements are designed and constructed for long life, hard wearing and suitability to the load capacity of expected vehicles. AS39.7 Median strips, roundabouts and footpaths are to be aesthetically treated and planted and paved accordingly; and AS39.8 The design of road networks avoids the use of culs-de-sac.	**NOT APPLICABLE** No new roads or other such aspects are proposed as part of this development, given the ROL aspect relates solely to the creation of an access easement providing access from a constructed road to allow for fire truck access around the building.
PC40 The alignment of roads reflects the physical land	AS40.1 Road drainage is designed and situated alongnatural drainage courses.	**NOT APPLICABLE** No new roads or other such aspects are proposed as part of this development, given

characteristics, and provides adequate drainage and safety.	AS40.2 Road grades are established to avoid excessive grading, indiscriminate removal of ground cover and tree growth, and unnecessary topographical levelling.	the ROL aspect relates solely to the creation of an access easement providing access from a constructed road to allow for fire truck access around the building.
PC41 A network of pedestrian paths and cycleways is provided which considers: a) expected levels of pedestrian and cyclist activity; b) linkages between public transport, major employment activities, and parks; c) recreation opportunities along open space corridors; d) safe integration of users and vehicles, particularly at intersections; e) provision of bicycle end-of-trip facilities.	AS41.1 Footpaths are provided as follows: a) on both sides of all future major industrialroads. b) as specified in any relevant Council adoptedstrategy. AS41.2 Paths are designed and constructed in accordance with Council standards and **AUSTROADS Part B**. AS41.3 Features such as signs, road markings, lighting, paving, bollards and street furniture are provided to enhance the safety and amenity of foot/cycle paths. AS41.4 Bicycle end-of-trip facilities are provided in accordance with the requirements outlined in the **Table to Acceptable Solution AS41.4**.	**NOT APPLICABLE** No new roads or other such aspects are proposed as part of this development, given the ROL aspect relates solely to the creation of an access easement providing access from a constructed road to allow for fire truck access around the building.
PC42 The road network is designed to accommodate the extension and integration of the public transport system, with accessible linkages and routes and stops providing for passenger comfort without obstructing traffic flow.	AS42 For major industrial roads, constructed to a Industrial Collector standard, a minimum 3.5m parking lane is to be line marked and maintained to allow for future bus routes/stops.	**NOT APPLICABLE** No new roads or other such aspects are proposed as part of this development, given the ROL aspect relates solely to the creation of an access easement providing access from a constructed road to allow for fire truck access around the building.
SITE ACCESS		
PC43 Site access is designed and constructed to provide for the safe ingress/egress of vehicles tothe site.	AS43 Vehicular access to the site is designed andconstructed in accordance with Council, Department of Main Roads and **AUSTROAD**standards, and/or the following minimum requirements: a) comprises a single vehicular driveway(entrance/exit), wherever possible; b) is not closer than ten metres to an intersectingstreet on the same side of the street; c) provides a minimum sight distance of 110 metres; d) shares adjoining property access driveways, wherever possible; e) always enters the street at right angles; f) where the site has frontage to two roads, access is taken off the secondary/minor road, ifpossible; g) where separate entry and exit driveways	**COMPLIES WITH PC43** The development provides six crossovers, with a maximum of two corssovers from any one road. The six crossovers are considered appropriate given the site has three road frontages and two tenancy's. Each frontage contains both entry and exits, which ensures reduced interference with public road traffic and pedestrians on each frontage. Given the large numbers of employees expected on site at any one time, the multiple entry/exits assist in dispersing traffic around the site, which ultimately reduces congestion around the site, especially during shift start/finish times. The additional crossovers also ensure a separation between heavy and light vehicles can be maintained within the subject site, maximising pedestrian safety when traversing the site.

	areused, the first driveway reached from the kerbside land is clearly delineated and signposted.	Further detail is provided within the Planning Assessment Report and Traffic Impact Assessment (**Appendix I**)
PC44 Treatment of access points to the site maintains appropriate sight distances and visually enhancesits identification.	AS44 Access points incorporate decorative paving treatment and landscaping which distinguishesthe access point, but which does not obstruct thesafe sight distance requirements outlined above.	**COMPLIES WITH AS44** Ample landscaping is provided whilst not limiting sight lines for entry and exit to the site.
PC45 Provision is made for safe pedestrian and disabled access.	AS45.1 Pedestrian paths designed for disabled access are provided between building entrances, public footpaths and car parking areas. AS45.2 Pedestrian paths are separated from vehiculardriveways.	**COMPLIES WITH AS45** Any pedestrian paths required as a part of the development will be designed to accommodate disabled access and will remain separate from vehicular driveways.
AMENITY PROTECTION		
PC46 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS46 No acceptable solution provided.	**COMPLIES WITH PC46** The proposed use is not known to significantly detract amenity of the surrounding area. Further, the development will mitigate against or enhance amenity for some aspects listed, including visual amenity through the use of landscaping and the high-quality architectural design of the building.
PC47 The proposed development must take into accountand seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions; i) dust; and j) vibration.	AS47 No acceptable solution provided.	**COMPLIES WITH PC47** The development seeks to establish a high-quality use that strives to maintain and enhance levels of amenity within the surrounding area through its design, built form, landscaping and buffering, ensuring no negative effects on amenity. Traffic impacts are assessed and addressed within the Traffic Impact Assessment Provided.
URBAN/RURAL USE CONFLICTS		
PC48 Conflicts between urban and rural uses are to be avoided by effective development design.	AS48 The development of land adjacent to the agricultural character areas includes a suitable buffer.	**NOT APPLICABLE** – The subject site adjoins other industrial uses and maintains a distance of more than 700m from the nearest rural use or agricultural use.
EXTRACTIVE INDUSTRY		

PC49 Extractive industry operations are managed tomake effective use of the extractive resource, while containing any impacts on the subject site.	AS49 The extractive industry is managed and developed consistent with the Extractive IndustryDomain Place Code.	**NOT APPLICABLE** There is no aspect of extractive industry proposed.
ON-SITE VEHICLE PARKING AND MOVEMENT		
PC50 Internal driveways are provided for safe and easy maneuvering of vehicles.	AS50.1 Internal driveways are designed and constructed to enable all vehicles to enter and exit the site in aforward motion. AS50.2 Minimum driveway widths are as follows: a) eight metres to accommodate non-articulatedvehicles; b) ten metres to accommodate articulated vehicles; c) 4.5 metres for one-way driveways.	**COMPLIES WITH AS50.1 – AO50.2** The development provides ample room and opportunity for all vehicles that require access to enter and exit in a forward gear.
PC51 On-site vehicle parking is located: a) to allow easy access to building entrances; b) to provide visitor spaces for short term/high turnover use clearly visible from the street andsignposted accordingly; c) to be adequately screened from the street; d) compatible with surrounding development and, where possible, facilitating shared use with adjacent land users.	AS51.1 In areas where visual amenity is important and/orwhere relatively large amounts of parking areprovided, parking areas are generally situated to the rear or side of the site. In particular, employeeparking is situated at the rear of the site, with staffentrances at the rear of the building. AS51.2 Some parking may be located toward the front of the site convenient to the street, provided it is behind landscaping strips and treated aesthetically. AS51.3 Short term/high turnover visitor parking and disabled parking spaces are located close to themain building entrance and clearly signposted. AS51.4 Driveways and parking areas may be constructed to property boundaries and linked to adjoining car parking areas. Similarly, loading areas may belocated to facilitate shared turning areas across property boundaries.	**COMPLIES WITH AS51.1** Parking areas are located behind generous landscaping to avoid impacts to amenity and large expanses of unattractive hardstand and have been positioned to the side of the warehouse, abutting the adjoining amgrow lot. **COMPLIES WITH AS51.2** The parking area is situated behind generous landscaping to ensure positive visual amenity is maintained. **COMPLIES WITH AS51.3** Short-term visitor spaces and PWD parking is located in close proximity to the main building entrance at the front of the site. **COMPLIES WITH AS51.4** Parking areas have not been constructed to property boundaries, nor do any of the loading areas require shared turning across property boundaries.
LOADING AND UNLOADING		
PC52 All loading and unloading activities take placeonsite.	AS52 Loading docks are located in the side or rear portions of the site, separate from public/visitor parking and access points, and screened by vegetation or walls to avoid public view.	**COMPLIES WITH PC52** Designated loading zones are located adjacent to the eastern face of the warehouse, within the heavy duty paved areas.
PC53 Adequate provision is made for on-site manoeuvring of service vehicle/s.	AS53.1 On sites over 4,000m^2 and/or where the uses thereon involve regular servicing by service vehicle/s, on-site service areas are provided. On-site service areas comprise an area of land with an appropriate hard surface to enable a service vehicle/s to turn around within the site (based on standard design turning templates given by**AUSTROADS AS 2890.1, 2890.2**), and space for additional service vehicle parking and storage requirements.	**COMPLIES WITH PC53** The site is well over 4,000m² and provides full on-site manoeuvring for all service vehicles.

	AS53.2 It may be acceptable for two or more developments to share service vehicle/s turning areas.	
SITE SERVICING		
PC54 The design and provision of water, stormwater drainage, sewerage, electricity, gas and communications networks meets the needs of industry and business, and provides an orderly and economic progression of servicedevelopment in the region.	AS54.1 The design and supply of water, stormwater drainage, sewerage, electricity, gas and communication services is in accordance with therequirements of **Planning Scheme Policy 11 – Land Development Guidelines** and the responsible authority (e.g. Telstra, QueenslandElectricity Boards, and Queensland Emergency Services). AS54.2 Car park entrances and ramps, loading docks andaccess ways are minimised, suitably designedand treated to ensure that they do not adversely impact on the streetscape and adjoiningdevelopment.	**COMPLIES WITH AS54.1** The subject site has access to all necessary services and service infrastructure. **COMPLIES WITH AS54.2** Given the peculiar shape of the subject site, the proposed layout and the importance of separating light and heavy duty vehicles, and the dual tenancy, three frontage site this is seen as a reasonable outcome. Further, the crossovers will not detract from the streetscape nor impact the surrounding development.
PC55 Conflicts between pedestrians and vehicles atentrance points to parking areas are to be minimised.	AS55.1 The number of vehicle entry points to a development site is minimised, particularly in areas which have high volumes of pedestrian traffic and on streets with a significant through road function. AS55.2 Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians.	**COMPLIES WITH PC55** The subject site proposes four vehicular crossovers spread across the site's three road frontages. Conflicts between pedestrians and vehicle entrance points are minimised to the greatest extent possible, given there is sufficient separation between the various entry/exits on site. Further, given the site is located within a heavily industrial area, pedestrian travel is not expected to be high.
PC56 Development is to be designed to support thefunctional operation of the cycle network.	AS56 Development is designed to support the functionaloperation of the local and regional cycleway system. (Local cycle ways will be determined at time of subdivision of each development.)	**COMPLIES WITH AS56** The development provisions bicycle parking and end of trip facilities supporting the use of the active transport network.
PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS		
PC57 Commercial developments are to include public convenience facilities, where there is a need for their provision.	AS57 Where provided, public toilet facilities are open and readily accessible to the general public duringretail trading hours or other trading hours relevantto the development.	**AS57 - NOT APPLICABLE** No public toilets or amenities are proposed.

Figure to Acceptable Solution AS5.1

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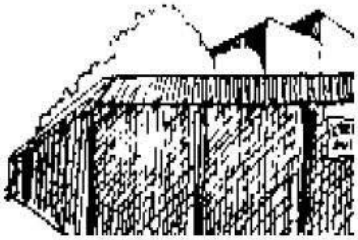
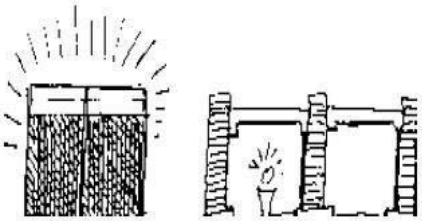
Negative Fences

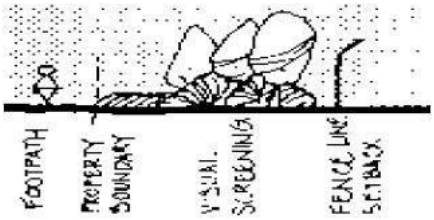


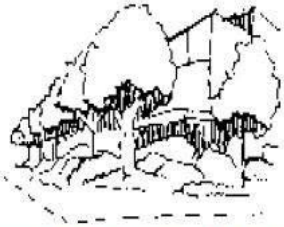
High security fencing on street alignment dominated streetscape.



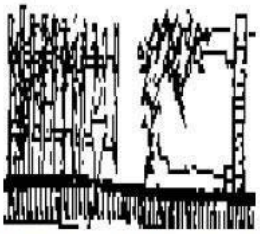
Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

Positive Fences

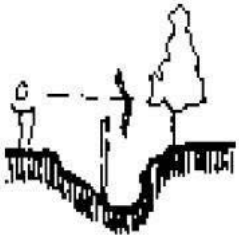




Unattractive fencing should be placed inside the front alignment and planted out.



Palisade of pickets set close together with horizontal rails that climbers might use. Solid masonry fence supporting vine.



Obtrusive fence placed in a swale to minimise visual impact.

Table to Acceptable Solutions AS8.1.2

COLUMN 1	COLUMN 2
This table sets out the minimum number of car parking spaces required according to the use of the land. For each Material Change of Use, listed in Column 1, the minimum number of car parking spaces to be provided is listed in Column 2. Where the number of car spaces calculated, using Column 2, is not a whole number, the number of car parking spaces required shall be the next higher whole number.	
Warehouse	Two (2) spaces per tenancy or lot, plus one (1) space per 50m^2 of GFA up to 500m^2, plus one (1) space per 100m^2 of GFA over 500m^2.
All other Uses	Two (2) spaces per tenancy or lot, plus one (1) space per 50m^2 of GFA up to 500m^2, plus one (1) space per 100m^2 of GFA over 500m^2.

Table to Acceptable Solutions AS41.4

Note:- b) Type/Class as defined in, AS2890.3 Parking facilities – Part 3: Bicycle Parking Facilities			
Land Use	Long and Medium Term Bicycle Parking Spaces (Type/Class 1)	Short Term Bicycle Parking Spaces (Type/Class 3)	Additional End-of-Trip Facilities
Service Industry	1 per 400m^2 GFA when within 800m to a light rail station otherwise, 1 per 800m^2 GFA	1 per 200m^2 GFA	No
Industry	1 per 150m^2 GFA	N/A	No
Showroom	1 per 800m^2 GFA	1 per 200m^2 GFA	No
Warehouse	1 per 800m^2 GFA	N/A	No
Any other land use		As determined by Council	

Part 7 Codes

Division 2 Specific Development Codes

Chapter 28 Reconfiguring a Lot

1.0 Purpose

To provide that any new lots, created by Reconfiguring a Lot, are suitable for their intended purpose and are appropriate to the topography and landscape features of the land. This code seeks to ensure that any reconfiguration of lots results in:

- good urban design outcomes that are consistent with the intended character for a particular area, as expressed through the domain provisions or Local Area Plans (LAPs);
- compatible relationships between land uses;
- an efficient use of land resources and protection of natural resources, such as good quality agricultural land, extractive material, water and ecologically significant areas;
- protection from natural hazards;
- urban areas that are well defined, energy efficient and legible, with a high degree of connectivity;
- provision for convenient and safe movement of people between areas and facilities by walking, cycling and public transport use;
- an effective and efficient road network;
- effective and efficient provision of relevant services;
- promotion of social interaction and community activity;
- a choice of affordable housing types;
- provision of an accessible and useable network of open space for local communities; and
- protection and enhancement of ecologically significant areas and environmental values.

2.0 Application of this Code

2.1 This code applies to Reconfiguring a Lot applications indicated as being code or impact assessable in the Table of Development in the domain or Local Area Plan (LAP) within which the development is proposed.

2.2 Where a domain or LAP Place Code contains Reconfiguring a Lot requirements that differ from this code, the domain or LAP requirements take precedence. Performance Criteria PC1-PC25 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Lot Size			
PC1 Lots must have the appropriate area and dimensions to enable: a) density of land uses to be consistent with the intended character of the local area or neighbourhood, as expressed through the relevant domain or LAP; b) siting and construction of buildings to minimise risk of soil erosion, flooding and bushfire; c) siting and construction of buildings to minimise detriment from effluent disposal and d) water quality impacts; e) retention of ecologically significant areas and other remnant vegetation; f) retention of cultural features and views; g) minimisation of earthworks and/or retaining walls associated with building construction on steep sites; h) provision of private outdoor space and on-site landscaping; i) convenient vehicle access and on-site parking.	AS1.1.1 The minimum lot area, minimum lot frontage, minimum width of any access strip or easement, and the maximum ratio of lot depth to average width are consistent with the provisions of the Table to this Acceptable Solution, unless varied by the minimum lot size and density requirements indicated on **Overlay Map OM5 – Minimum Lot Size**. OR AS1.1.2 Allotments created on steep slopes in the Village, Detached Dwelling, or Residential Choice domains that are intended to be used for residential purposes provide a minimum private outdoor area of 30m^2, with the following criteria: a) ratio 2:1 (length to width) maximum; b) gradient less than 5%; c) adjoining proposed building envelope; d) flood free for the 1 in 5 ARI. OR AS1.1.3 The site is located in the Park Living Domain and the average lot size is not less than 8000m^2, excluding areas of public open space dedication. OR AS1.1.4 The lot has a minimum area less than that provided in the **Table to Acceptable Solution AS1.1.1** and a Hinterland Subdivision is achieved, consistent with **AS3.1** to **AS3.9**	**NOT APPLICABLE** The proposed access easement is sized in accordance with the existing approved fire truck access driveway on adjacent Lot 205. The size and dimensions of this easement reflect the intended use of this easement as providing fire truck access around the building in accordance with certification requirements. The proposal does not result in an ROL requiring a prescribed minimum lot size.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	inclusive. OR AS1.1.5 The lot has a minimum area less than that provided in the **Table to Acceptable Solution AS1.1.1**, and it is for a non-residential purpose and intended to be used for public utilities, eg. road widening.		

Table to Acceptable Solutions AS1.1.1

Domain	Minimum Area # Corner Lot ^ Rear Lot (m^2)	Minimum Frontage/ Minimum Average Width for Irregularly Shaped Allotments (metres)	Minimum Width of Access Strip or Easement (metres)	Maximum Ratio of Average Depth to Width
Rural*	20 ha	200	10	3:1
Park Living	a4,000	50	6 (for rear allotments)	3:1
Village	600 # 600 ^ 600	17 20	4.5 (for rear allotments)	2.5:1
Detached Dwelling	600 # 600 ^ 600	17 20	4.5 (for rear allotments)	2.5:1
Residential Choice	400	Ñ20	4.5	2:1
Tourist and Residential	1,000	25	6.0	2:1
Integrated Business	1,000	18	4.5	4:1
Local Business	1,000	18	4.5	4:1
Fringe Business	1,000	25	8	4:1
Industry 1	2,000 ^3,000	25	8	4:1
Industry 2	1,000 ^2,000	25	8	4:1
Extractive Industry	200,000	200	10	3:1

Domain	Minimum Area # Corner Lot ^ Rear Lot (m^2)	Minimum Frontage/ Minimum Average Width for Irregularly Shaped Allotments (metres)	Minimum Width of Access Strip or Easement (metres)	Maximum Ratio of Average Depth to Width
Marine Industry	1,000 ^2,000	25	8	4:1
Community Purposes	1,000	20	4.5	3:1
Private Open Space	4,000	25	4.5	n/a
Public Open Space	100,000	100	15	n/a
Emerging Communities	As indicated in relevant structure plan or as established in an approved plan of development			

Key:

*	The Rural Domain allows smaller lot sizes in specific circumstances.
#	Corner allotment.
^	Rear allotment and does not include area of access strip or easement.
Ñ	The minimum frontage requirement is 15 metres where the lot is created for the use of a detached dwelling or an attached dwelling (containing two units only).
a	In a single subdivision proposal in the Park Living Domain, the average lot size must not be less than 8,000m^2 (excluding areas of public open space dedication).

Note 1: ***The relevant domain controls may place further restrictions on minimum lot size. For example, in the Detached Dwelling Domain, the large minimum lot size overlay control may require a larger lot size than that shown in this table.***

Note 2: ***The relevant domain controls may place restrictions on the total yield or density that can be achieved. This would limit the number of lots that can be created at the minimum size.***

Note 3: ***The minimum lot size shown here refers to land only, whether it is fee simple land or community title land. It does not apply to the subdivision of apartment buildings into residential units, the subdivision of commercial buildings into separate tenancies or to the creation of separate building unit titles within a community title development. These last mentioned developments are subject to the density and use controls that apply in the relevant domains or LAPs.***

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Protection of Good Quality Agricultural Land			
PC2 Lots created for residential purposes in the vicinity of and identified on **Overlay Map OM2 – Good Quality Agricultural Land** must ensure that potential impacts from	AS2 Lot layout is consistent with **State Planning Policy 1/92: Development and Conservation of Agricultural Land** and its supporting **Planning Guidelines –**	**NOT APPLICABLE** Proposal does not include the creation of any new lots.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
agricultural activities do not adversely affect community health, safety, amenity and the continuing use of the agricultural land resource.	**Separating Agricultural and Residential Land Uses**.		
Hinterland Protection			
PC3 Ecologically significant areas located on sites identified on **Overlay Map OM1 – Rural Subdivision** must be protected. To determine ecologically significant areas, consideration will be given, but not limited, to: a) **Part 2, Division 1, Chapter 2 – Ecological Processes**; b) **Part 3, Division 2, Chapter 1 – Nature Conservation**; c) **Part 3, Division 3, Chapter 2 – Open Space Nature Conservation** and **Chapter 3 – Rural/Nature Conservation;** d) **Part 7, Division 3, Chapter 11 – Nature Conservation Constraint Code**; e) Council's organisational objectives for conserving natural assets; f) **Planning Scheme Policy 8 – Guidelines for Ecological Assessments.**	AS3.1 The most appropriate subdivision layout on the site, indicating ecologically significant areas to be protected or contributed to Council as public open space, complies with the criteria in PC3, and is demonstrated by a site analysis prepared in accordance with **Planning Scheme Policy 17 – Site Analysis**. AS3.2 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 15% of the total site area which may be developed, but does not exceed 25%, the maximum lot yield of the balance developable area is in accordance with the provisions of **Overlay Map OM1 – Rural Subdivision**, using the total land area as the basis for calculation. AS3.3 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 25% of the total site area which may be developed, but does not exceed 30%, the maximum lot yield of the balance developable area is in accordance with the provisions of **Overlay Map OM1 – Rural Subdivision**, increased by no more than 15%, and using the total land area as the basis for calculation. AS3.4 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 30% of the total site area	**NOT APPLICABLE** Subject site not within Rural Subdivision overlay map area.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	which may be developed, but does not exceed 50%, the maximum lot yield of the balance developable area is in accordance with the provisions of **Overlay Map OM1 – Rural Subdivision**, increased by no more than 25% , and using the total land area as the basis for calculation. AS3.5 Where the ecologically significant area to be dedicated for public open space or otherwise protected exceeds 50% of the total site area which may be developed, the maximum lot yield of the balance developable area is in accordance with the provisions of **Overlay Map OM1 - Rural Subdivision**, increased by no more than 30%, and using the total land area as the basis for calculation. AS3.6 Where the area of land to be protected for conservation purposes is retained in private ownership (rather than being transferred to Council's ownership as public open space), that land is properly maintained and secured for the future by a suitable mechanism ensuring its long-term protection. Suitable mechanisms may include a Vegetation Protection Order (VPO) under **Local Law No 6 – Vegetation Management** or a registrable planning covenant. AS3.7 The minimum size of any lot in a hinterland subdivision, established in accordance with the Acceptable Solutions to **PC3**, is not less than 4,000m^2. AS3.8 Lot layout is consistent with **State Planning Policy 1/92: Development and Conservation of Agricultural Land** and its supporting **Planning Guidelines – Separating Agricultural and Residential Land Uses**.		

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	AS3.9 Lot layout is informed by a site analysis that is prepared consistent with **Planning Scheme Policy 17 – Site Analysis**.		
Safe Access			
PC4 Safe and efficient access for vehicles and pedestrians must be provided.	AS4.1 All lots and building sites are accessible by legal road access, in compliance **Planning Scheme Policy 11 – Land Development Guidelines**. AS4.2 Driveways internal to the property are not steeper than 25% (1V:4H) for a distance not greater than 50 metres.	**COMPLIES WITH AS4.1** The proposed access easement provides legal road access from Homestead Drive to the north. **NOT APPLICABLE** No new driveways are proposed – the access easement is to be located over the existing approved driveway on Lot 205.	
PC5 Reconfiguration of land with frontage to a service road along the Pacific Motorway must minimise the demand for new vehicle accesses to the service road.	AS5.1 Each new lot has the necessary access easements in place to ensure that no additional accesses are created as a result of the reconfiguration. AS5.2 Notwithstanding the requirements set out in **AS1.1.1**, lots have a depth-to-frontage ratio less than 1:1. AS5.3 Lot frontage to the service road is at least 40 metres at future nodal fringes and interchange centres, or 80 metres at future links identified on **Overlay Map OM15 – Pacific Motorway Service Road Types**.	**NOT APPLICBALE** Subject site does not have a road frontage with the Pacific Motorway service road. **NOT APPLICABLE** The proposed ROL aspect relates to an access easement only – no new lots are proposed to be created. **NOT APPLICABLE** Subject site not identified on overlay map OM-15-1.	
Neighbourhood Design and Character			
PC6 Subdivision of land must provide for a neighbourhood with a strong and positive identity, through:	AS6.1 The development is guided by a plan of development based on a site analysis consistent **Planning Scheme Policy 17 –**	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots are	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
a) clearly readable street and open space networks; b) appropriate response to site characteristics and setting (including landmarks and views); c) integration with the surrounding urban environment; d) location of community, retail and commercial facilities at focal points, within convenient walking distance for residents; e) shared use of public facilities by adjoining communities (where relevant); f) enhancement of personal safety and minimisation of potential for crime, vandalism and fear by maximising opportunities for casual surveillance of public spaces; g) achieving a sense of place.	**Site Analysis**, with: a) proposed street network; b) proposed access arrangements; c) proposed uses of individual lots; d) proposed locations of buildings on each lot; e) proposed open space; f) proposed landscape work theme. AS6.2 The design and layout of the subdivision is consistent with any relevant LAP or structure plan under the Emerging Communities Domain. AS6.3 Lots are arranged to front streets and public open space. AS6.4.1 Battle-axe lots are not created. OR AS6.4.2 Battle-axe lots are created that provide an outlook over public open space.	proposed to be created.	
PC7 The residential subdivision design must promote the variety in residential streetscapes, rather than rows of uniform dwellings and/or garages.	AS7.1 A variety of building setback requirements on adjacent lots is provided. AS7.2 A variety of lot sizes and shapes are provided within the subdivision. AS7.3 A variety of road carriageway width is provided in the subdivision, in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**. AS7.4 There is a coordinated design of fencing requirements incorporated with the landscape works for the subdivision.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots are proposed to be created.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Circulation and Access Design			
PC8 An overall street network must be provided which: a) has design features which convey the primary function of each type of street and encourage driver behaviour, speeds and traffic volumes that are appropriate to that function; b) provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; c) deters through traffic from residential areas and creates safe conditions for local road users, pedestrians and cyclists; d) incorporates street junctions and accesses to lots that are located and spaced to facilitate safe and convenient vehicle movements; e) provides for street widths and lengths that optimise the cost effectiveness of the network and the provision of public utilities; f) allows for efficient and unimpeded movement of buses, without facilitating high traffic speeds on streets that are identified bus routes.	AS8 Where involving the construction of a new road, the development conforms to **Planning Scheme Policy 11 – Land Development Guidelines**.	**NOT APPLICABLE** No new roads are proposed to be created.	
PC9 The street network in urban areas caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community (not applicable in Rural or Park Living areas and their equivalents in LAPs).	AS9 At least 90% of dwellings are within 400 metres radial distance from an existing or potential bus route (not applicable in Rural or Park Living Domains and their equivalents in LAPs).	**NOT APPLICABLE**	
PC10	AS10.1	**NOT APPLICABLE**	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
The subdivision design must achieve enhanced vehicular permeability and legibility in the location and layout of roads and streets.	There are multiple connections and intersections for all roads and streets within the subdivision. AS10.2 The length of a *cul-de-sac* does not exceed 120 metres. AS10.3 Where *culs-de-sac* are used, their design and location allows for future connectivity to adjoining roads or streets.	The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	
PC11 The subdivision layout must encourage walking and cycling and a safe environment for pedestrians.	AS11.1 Pedestrian routes are located along or visible from all streets. AS11.2 The subdivision layout provides a safe environment for walking and cycling routes. AS11.3 Street and road design, including road width, is a traffic calming measure to encourage lower traffic speeds. AS11.4 There are increased residential densities in proximity to public transport services and transit mode change points. AS11.5 Pedestrian routes provide clear, comfortable and direct access to commercial areas and transit stops. AS11.6 All primary pedestrian routes are bordered by residential frontages, public parks, plazas or commercial uses. AS11.7 Pedestrian paths provide connections between residential and retail areas, where street connections are not feasible. AS11.8	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots are proposed to be created.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Pedestrian routes through parking lots or at the rear of residential developments are avoided.		
PC12 The subdivision layout must be designed to facilitate integration with adjoining sites and the overall framework for development of the local area.	AS12.1.1 All road, street, cycle way and pedestrian path connections are consistent with any relevant adopted concept plan, outline development plan, master plan, structure plan, or LAP. OR AS12.1.2 Where there is no relevant existing master plan, concept plan, outline development plan, structure plan or LAP, sufficient scope has been provided for possible future road, street, cycleway and pedestrian path connections to adjoining sites.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	
Retail and Community Services			
PC13 All subdivisions with more than 250 lots are to include appropriate sites for the location of convenience shops and/or community facilities.	AS13.1 A site is allocated to accommodate a convenience shop or an alternative community facility in a subdivision catchment of more than 250 lots. AS13.2 Any lots identified as suitable for convenience shops or community facilities are in reasonable walking distance (400 metres or ten minutes) of at least 60% of all lots within the subdivision.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots are proposed to be created.	
Energy Efficient Design			
PC14 The street and lot orientation must facilitate the construction of energy efficient buildings that respond to the local climate conditions by: a) maximising solar access to the north in	AS14 No acceptable solution provided.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
winter; b) minimising solar access to the east and west in the summer; c) maximising access to any prevailing summer breezes; d) minimising exposure to prevailing winter winds.			
PC15 Lots are to provide favourable solar access and to allow potential dwellings to take advantage of breezes and other positive natural attributes.	AS15.1 The design and shape of lots on the north and south sides of roads is controlled in response to solar access opportunities. AS15.2.1 Building envelopes or house plans are provided, prior to release of lots smaller than 600m^2. OR AS15.2.2 Zero lot line design is applied to maximise efficient and flexible use of land.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	
Filling and Drainage of Lots			
PC16 All lots created have sufficient area that is flood free to safely and adequately accommodate their intended use and development.	AS16.1 Every lot must be adequately filled and drained, without adverse environmental impact, so that it can be used for its intended purpose. The minimum area available, above the planning flood level for each lot, is in accordance with this Table to Acceptable Solutions. AS16.2 Any filling to be undertaken to provide the minimum area above the planning flood level required by **AS16.1** is in accordance with **Specific Development Code 11 – Changes to Ground Level and Creation of New Waterbodies** and **Constraint Code 9 – Flood Affected Areas** and **Constraint Code 10 – Natural Wetland Areas and Natural**	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	Waterways. AS16.3 Residential lots contain a rectangle above the planning flood level measuring nine metres by 15 metres and clear of all statutory boundary setbacks. AS16.4 Residential lots with an area less than 300m^2 are square or rectilinear in shape. AS16.5 The flood free area provided in accordance with **AS16.1** has access to a road frontage that is flood free. AS16.6 Flood modelling, if required, assumes that 100% of the lots are filled to a level above the 1 in 100 year flood line in the **Village, Detached Dwelling, Residential Choice, Residential and Tourist, Integrated Business, Local Business** and **Fringe Business Domains** and their LAP precinct equivalents.		

Table to Acceptable Solutions AS16.1

Domain	Minimum Area that is Flood Free
Rural	1,000m^2 plus additional area required for effluent disposal
Park Living	1,000m^2 plus additional area required for effluent disposal
Village	450m^2
Detached Dwelling	450m^2
Residential Choice	100% of allotment
Residential and Tourist	800m^2
Integrated Business	800m^2

Domain	Minimum Area that is Flood Free
Local Business	800m^2
Fringe Business	800m^2
Industry 1	1,000m^2
Industry 2	800m^2
Extractive Industry	n/a
Marine Industry	800m^2
Community Purposes	450m^2
Conservation	n/a
Private Open Space	n/a
Public Open Space	1,000m^2 or 10% of the total site area, whichever is the greater.
Emerging Communities	450m^2, except where an adopted structure plan provides for a greater flood free area to be provided.

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC17 The development must not cause an adverse impact from changes in quality and/or quantity of stormwater discharges during the construction or operational phases of the development. Stormwater runoff within land to be subdivided and on adjacent properties must be managed so as not to cause any adverse impact on the built or natural environment, either upstream or downstream of the site.	AS17.1 A Stormwater Management Plan is prepared. AS17.2 A Stormwater Intent Plan is provided for: a) a staged subdivision involving more than five stages, or b) a subdivision resulting in more than 50 lots, or c) a subdivision impacting on three or more sub catchments. AS17.3 Stormwater treatment devices are provided in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	

Recreation and Sporting Parkland Provision

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
PC18 The development must provide a Recreation Facilities contribution in accordance with the Priority Infrastructure Plan.	AS18 The development provides a Recreation Facilities contribution taking one of the forms of contribution specified in the **Priority Infrastructure Plan, Recreation Facilities Infrastructure Charges Schedule**.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	
PC19 A public open space network must be provided which: a) provides or incorporates a range of recreation settings and can accommodate adequate facilities to meet the needs of the community; b) provides well distributed public open space that contribute to the legibility, accessibility and character of the development; c) creates attractive urban environment settings and focal points; d) establishes a clear relationship between public open space and adjoining land uses; e) facilitates appropriate measures for stormwater and flood management and care of valuable environmental resources; f) enables the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and g) is cost effective to maintain.	AS19.1.1 Recreation and Sporting Parklands are designed in accordance with the **Priority Infrastructure Plan**, **Recreation Facilities Design Guideline** and approved Council Master Plans. OR AS19.1.2 Public open space is provided in accordance with an already approved open space strategy or development plan.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	
PC20 The design and location of open space (parkland) must result in high quality parkland and open space areas which provide a range of safe and easily accessible, passive recreational opportunities for the community.	AS20.1 A park has direct road frontages of: a) a minimum of 75% of the total allotment boundary of the park to provide physical access and visibility; or b) a minimum of 15% of the total allotment boundary of the park, where the proposed park is required for	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	conservation purposes; or c) a greater amount of the boundary of the park, where the proposed park is an extension of an existing park with limited road frontage. AS20.2 Recreational components within a dedicated open space are set back a minimum of 30 metres from the top of the bank of a waterway. AS20.3 Land intended for public open space complements existing adjacent and surrounding open space provision, and provides linkages to other open space areas. AS20.4 The design and location of open space areas, access ways and infrastructure provides for a safe recreational opportunity for the community. AS20.5 Open space is provided adjacent to waterways, with roads servicing the linear parkland and lots located on the opposite side of the road to the waterway.		
PC21 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.	AS21.1 Areas of public open space are provided, exclusive of any land affected by unacceptable hazards such as contaminated land under the **Contaminated Land Act 1991** or land subject to geotechnical hazard. AS21.2 Adequate areas of public open space for recreation purposes are provided, exclusive of: a) land affect by stormwater or overland flow discharge from adjacent allotments; b) drainage reserves and detention basins	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	which cannot be shown to safely and effectively contribute to the network of parks and open space areas; c) land subject to cut and fill, with a batter slope that exceeds a grade of more than 1 in 6; d) areas of land less than 15 metres wide, such as access and service easements; e) land required to serve primarily as a buffer to any existing development or major transport corridor; and easements. OR AS21.3 At least 10% of the total open space provision is exclusive of flood inundation of below the 1 in 100 ARI level (or Q100) or the highest recorded flood level, whichever is the greatest.		
Open Space Safety and Design			
PC22 Open space areas must be designed and managed to promote user safety.	AS22.1 Areas intended for use during times of darkness are lit in accordance with Council's Land Development Guidelines. AS22.2 Landscaping is designed to minimise interference with sightlines. AS22.3 Casual surveillance is achieved through: The edge of parks and open space being overlooked by housing, commercial or other development as well as passing pedestrian and motor traffic that can provide effective informal surveillance. AS22.4 Interpretive signage is provided to enable clear understanding of points of interest such as the location of public toilets, telephones,	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
	environmental or heritage features, routes and park activities where relevant. AS22.5.1 Fencing adjoining a park is to be 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance from both sides of the fence. OR AS22.5.2 Fencing adjoining a park is to be no more than 1.2m in height.		
Environmental Open Space, Habitat and Landscape Protection			
PC23 An environmental open space network must be protected to: a) ensure the retention of significant vegetation, wetlands, waterways, and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and b) facilitate appropriate measures for stormwater and flood management and care of valuable environmental resources; c) be cost effective to maintain.	AS23 No acceptable solution provided.	**NOT APPLICABLE** No environmental open space is proposed.	
Infrastructure Connections			
PC24 The design and provision of public utilities, including sewerage, water, electricity, street lighting and communication services, must: a) meet the needs of users; b) ensure the health, safety and convenience of the community; c) be cost effective over their life cycle; d) minimise adverse impacts to the	AS24.1 All lots are connected to electricity supply and telecommunications services. A24.2 Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots.	**NOT APPLICABLE** The proposed ROL aspect relates solely to an access easement over an existing approved driveway. No new lots or roads are proposed to be created.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
environment (including the amenity of the local area) in the short and long term.	AS24.3 Reticulated water supply and street lighting is provided in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**, except in the **Extractive Industry**, **Rural**, **Conservation** or **Village Domains**. AS24.4 Reticulated sewerage is provided in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**, except in the **Extractive Industry**, **Rural**, **Conservation**, **Village** or the **Park Living Domains**. AS24.5 On-site water supply is provided, in accordance with **Planning Scheme Policy 11 – Land Development Guidelines** for properties in the **Extractive Industry**, **Rural**, **Conservation** and **Village Domains**. AS24.6 On-site sewage disposal is provided in accordance with Council's **Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995** and **AS1547** for properties in the **Extractive Industry**, **Rural**, **Conservation**, **Village** and **Park Living Domains**.		
Volumetric Subdivision			
PC25 Volumetric subdivision (of the space above or below land) facilitates efficient development, in accordance with the objectives and DEOs of this Planning Scheme, its planning strategies and the relevant domain or LAP.	AS25 No acceptable solution provided.	**NOT APPLICABLE** Proposal does not involve a volumetric subdivision.	

Part 7 Codes

Division 2 Specific Development Codes

Chapter 39 Works for Infrastructure

1.0 Purpose

This code seeks to ensure that all works for infrastructure, including roads, stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and street lighting, reticulated gas and ancillary works are provided with best management land development practices in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

§ reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;

§ is cost effective over its life cycle; and

§ minimises the potential for stormwater and ground water to enter the City's wastewater system.

2.0 Application

2.1 This code applies to development indicated as code assessable by the Table of Development in the domain or Local Area Plan (LAP), within which the development is proposed.

2.2 The provisions of this code apply to the life of any development, as well as to the construction period of the development. All information required to support an application, including engineering analyses, calculations, reports and drawings, shall be in accordance with **Planning Scheme Policy 11 – Land Development Guidelines**.

2.3 Performance Criteria PC1-PC11 apply to all code and impact assessable development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Development that is Code Assessable or Impact Assessable			
Road Design and Construction			
PC1 All roads must be designed and constructed to address connectivity, functionality, safety and serviceability of the road network and to ensure a functional road hierarchy.	AS1 The road is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**NOT APPLICABLE** No new roads are proposed.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
Stormwater Drainage Design and Management			
PC2 Stormwater drainage design and construction must: a) integrate hydrologic and hydraulic elements; b) demonstrate a feasible and functional drainage system; and c) not cause adverse stormwater drainage impacts on areas external and internal to the site.	AS2.1 Stormwater drainage system is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**. AS2.2 The stormwater drainage system connects to a legal point of discharge.	**COMPLIES WITH AS2.1/2.2** The proposed development adheres to an approved stormwater management plan already constructed as part of Stage 1 of the Vantage estate.	
Street Lighting			
PC3 Street lighting must be provided to enhance safety and amenity of pedestrians and to improve traffic operations at intersections and hazardous locations.	AS3 Street lighting is designed and located in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS3** – Existing Street lighting will be retained.	
Water Supply Reticulation Design			
PC4 Water supply reticulation must be provided to convey potable water to all properties with adequate quality, pressure and volume of flow for household and fire fighting purposes. (Except properties in the **Rural** and **Conservation Domain**).	AS4 Water supply reticulation is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS4** – The proposed development will connect to available water supply within the adjacent road.	
Sewerage Reticulation Design			
PC5 Sewerage reticulation must be provided to ensure adequate quality, having regard to health and environmental issues relating to the provision of sewer infrastructure.	AS5 Sewerage reticulation is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS5** – The proposed development will connect to available sewer network within the adjacent road.	
Open Space Design			
PC6 Open space areas must be designed to an	AS6 Open space areas are designed and	**NOT APPLICABLE** The development does not include any	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
appropriate standard, having regard to their intended recreational and environmental values	embellished in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	aspects for Open Space.	
Off Street Vehicle Parking			
PC7 Car parking areas must be located and designed to encourage their use in preference to on street parking, having regard to relative walking distances and visibility from the road.	AS7 Car parking areas area located and designed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS7** The proposed development provides car parking areas in accordance with PSP11.	
Driveways			
PC8 Driveways must be designed to ensure convenient access of vehicle to road, including manoeuvring of heavy vehicles and service vehicles.	AS8 Driveways are designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.	**COMPLIES WITH AS8** The proposed driveways are designed and constructed accordingly, and provide convenient, unobstructed access for all relevant vehicle types.	
Developer Infrastructure Contributions			
PC9 Infrastructure developer contributions must be provided in accordance with the Priority Infrastructure Plan.	AS9 No Acceptable Solution provided.	**COMPLIES WITH PC9** Infrastructure contributions will be paid in accordance with the current charges regime.	
PC10 For premises identified on **Overlay Map OM25 – Future Water Innovations** as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.	AS10.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**. AS10.2 The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.	**NOT APPLICABLE** New dual reticulated water is not proposed.	
PC11 For premises identified on **Overlay Map OM25 – Future Water Innovations** as being	AS11 Reduced infiltration gravity sewers are designed and constructed in accordance with	**NOT APPLICABLE** Subject site not identified on Overlay Map OM25.	

Performance Criteria	Acceptable Solutions	How does the proposal comply with the Acceptable Solution or Performance Criteria?	Internal Use: Has compliance with the Acceptable Solution/ Performance Criteria been demonstrated? Is a request for further information required?
within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.	the relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.		

State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	**COMPLIES WITH PO1** The subject site is only accessible via local roads, therefore will not have any significant impact on safety of the state-controlled road users.
PO2 Development does not adversely impact the structural integrity or physical condition of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO2** The proposed development will not result in direct impacts to integrity or degradation of the state-controlled road network nor any road transport infrastructure.
PO3 Development ensures **no net worsening** of the operating performance the **state-controlled road** network.	No acceptable outcome is prescribed.	**COMPLIES WITH PO3** The proposed development will not contribute to net worsening of the state-controlled road networks operating performance.
PO4 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	**COMPLIES WITH PO4** Traffic is direct to and from the subject site via local roads exclusively.
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	**NOT APPLICABLE** The proposed use does not seek to undertake haulage exceeding 10,000t annually.
PO6 Development does not require a new **railway** level crossing.	No acceptable outcome is prescribed.	**COMPLIES IWHT PO6** No new railway level crossing is required for this development.
PO7 Development does not adversely impact the operating performance of an existing **railway crossing**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO7** The subject site is not located near an existing railway crossing and will therefore not impact on it.
PO8 Development does not adversely impact on the safety of an existing **railway crossing**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO8** The subject site is not located near an existing railway crossing and will therefore not impact on the safety of it.

Performance outcomes	Acceptable outcomes	Response
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a **railway crossing**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO9** The subject site is not located near an existing railway crossing and will therefore not cause any queuing in a crossing. Further on site circulation is possible within the carparking areas.
PO10 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO10** The subject site is not located in proximity of a railway corridor and will therefore not create a hazard within the corridor
PO11 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO11** The subject site is not located in proximity of railway transport infrastructure and therefore will not affected operating performance of the railway.
PO12 Development does not interfere with or obstruct the **railway transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO12** The subject site is not located in proximity of railway transport infrastructure and therefore is unlikely to interfere or impact on related infrastructure.
PO13 Development does not adversely impact the structural integrity or physical condition of a **railway corridor** or **rail transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO11** The subject site is not located in proximity of railway transport infrastructure and therefore will not impact on physical condition or integrity of the corridor.
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO14** The Vantage Industrial Estate, which this proposed development is located within, is subject to an approved Stormwater Management Plan which seeks to appropriately manage the stormwater of the entire estate without impact on any state-controlled transport infrastructure.
PO15 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO15** The Vantage Industrial Estate, which this proposed development is located within, is subject to an approved stormwater Management Plan which seeks to appropriately manage the stormwater of the entire estate without impact on any state-controlled transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
PO16 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO16** The Vantage Industrial Estate, which this proposed development is located within, is subject to an approved Stormwater Management Plan which seeks to appropriately manage the stormwater of the entire estate without impact on any state-controlled transport infrastructure.
PO17 Development associated with a **state-controlled road** or **road transport infrastructure** ensures that stormwater is lawfully discharged.	**AO17.1** Development does not create any new points of discharge to a **state transport corridor** or **state transport infrastructure**. AND **AO17.2** Development does not concentrate flows to a **state transport corridor**. AND **AO17.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO17.4** Development does not worsen the condition of an existing **lawful point of discharge** to a **state transport corridor** or **state transport infrastructure**.	**COMPLIES WITH PO14** All stormwater related to the use will be lawfully discharged as per the approved Stormwater Management Plan over the entirety of the Vantage Estate.
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a **state transport corridor** or **state transport infrastructure**	*For a **state-controlled road** or **road transport infrastructure**, all of the following apply:* **AO18.1** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (within +/- 10mm) to existing flood levels within a **state transport corridor**. AND	**NOT APPLICABLE** The subject site is not impacted by any mapped flood hazard.

Performance outcomes	Acceptable outcomes	Response
	AO18.2 For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a **state transport corridor**. AND **AO18.3** For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing time of submergence of a **state transport corridor**. *No acceptable outcome is prescribed for a **railway corridor** or **rail transport infrastructure**.*	
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a **state transport corridor**.	*For a **state-controlled road** environment, both of the following apply:* **AO19.1** Drainage infrastructure associated with, or in a **state-controlled road** is wholly contained within the development site, except at the **lawful point of discharge**. AND **AO19.2** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**. *For a **railway** environment both of the following apply:* **AO19.3** Drainage infrastructure associated with a **railway corridor** or **rail transport infrastructure** is wholly contained within the development site.	**COMPLIES WITH AO19.1 – AO19.4** Drainage infrastructure is contained entirely within the Vantage industrial estate and can be maintained via the local roads within.

Performance outcomes	Acceptable outcomes	Response
	AND **AO19.4** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**.	
PO20 Drainage infrastructure associated with, or in a **state-controlled road** or **road transport infrastructure** is constructed and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.	No acceptable outcome is prescribed.	**NOT APPLICABLE** No drainage infrastructure is proposed within or in association with any state-controlled infrastructure.
Planned upgrades		
PO21 Development does not impede delivery of **planned upgrades** of **state transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO21** The subject site was not mapped as intersecting any proposed planned upgrades of state-controlled infrastructure.

Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with **public passenger transport infrastructure**, **active transport infrastructure** or **public passenger services**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO22** The proposed development will not result in damage to or interference with public passenger transport infrastructure or services. Active transport infrastructure will be maintained adjacent to the site.
PO23 Development does not compromise the safety of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO23** The proposed development will be constructed in accordance with relevant standards and requirements, including any vehicular crossings. Further, as the development is located within an industrial estate, it is unlikely the proposal will impact on any public transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
		All existing active transport infrastructure, such as footpaths, will be maintained as a result of this development.
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO24** The proposed development will be constructed in accordance with relevant standards and requirements, including any vehicular crossings. Further, as the development is located within an industrial estate, it is unlikely the proposal will impact on any public transport infrastructure. All existing active transport infrastructure, such as footpaths, will be maintained as a result of this development.
PO25 Development does not adversely impact the structural integrity or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO25** The proposed development will be constructed in accordance with relevant standards and requirements, including any vehicular crossings. Further, as the development is located within an industrial estate, it is unlikely the proposal will impact on any public transport infrastructure. All existing active transport infrastructure, such as footpaths, will be maintained as a result of this development.
PO26 Upgraded or new **public passenger transport infrastructure** and **active transport infrastructure** is provided to accommodate the demand for **public passenger transport** and **active transport** generated by the development.	No acceptable outcome is prescribed.	**NOT APPLICABLE** The development is not required to upgrade or provide new public or active transport infrastructure.
PO27 Development is designed to ensure the location of **public passenger transport infrastructure** prioritises and enables efficient **public passenger services**.	No acceptable outcome is prescribed.	**NOT APPLICABLE** The development is not required to upgrade or provide new public or active transport infrastructure.
PO28 Development enables the provision or extension of **public passenger services**, **public passenger transport infrastructure** and **active transport infrastructure** to the development	No acceptable outcome is prescribed.	**NOT APPLICABLE** The development is not required to upgrade or provide new public or active transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
and avoids creating indirect or inefficient routes for **public passenger services**.		
PO29 New or modified road networks are designed to enable development to be serviced by **public passenger services**.	**AO29.1** Roads catering for buses are arterial or **sub-arterial roads**, collector or their equivalent. AND **AO29.2** Roads intended to accommodate buses are designed and constructed in accordance with: 1. Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads; 2. Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; 3. Austroads Guide to Road Design (Parts 3, 4-4C and 6); 4. Austroads Design Vehicles and Turning Path Templates; 5. Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND **AO29.3** Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	**NOT APPLICABLE** No new roads, or modified road networks are required as a result of the proposed development.
PO30 Development provides safe, direct and convenient access to existing and future **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**COMPLIES WITH PO30** Although there is no public transport infrastructure in proximity of the subject site, the development will maintain effective and efficient access to active transport infrastructure, being the footpaths throughout the estate.

Performance outcomes	Acceptable outcomes	Response
PO31 On-site vehicular circulation ensures the safety of both **public passenger transport services** and pedestrians.	No acceptable outcome is prescribed.	**COMPLIES WITH PO31** The development provides for on-site circulation.
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	**NOT APPLICABLE** No taxi demand is likely to be generated by the use, as such no provisions are proposed.
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and **booked hire services** other than taxis.	No acceptable outcome is prescribed.	**NOT APPLICABLE** The proposed use is unlikely to generate demand for booked hire services therefore no provisions have been made for these.
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	**AO34.1** A **taxi facility** is provided parallel to the kerb and adjacent to the main entrance. AND **AO34.2 Taxi facilities** are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 7. Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	**NOT APPLICABLE** The use is not for a taxi facility.
PO35 Educational establishments are designed to ensure the safe and efficient operation of **public passenger services**, pedestrian and	**AO35.1** Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at	**NOT APPLICABLE** The proposal does not include any aspect of Educational establishment.

Performance outcomes	Acceptable outcomes	Response
cyclist access and **active transport infrastructure**.	Schools, Department of Transport and Main Roads, 2011.	

APPENDIX B

CURRENT DECISION NOTICE – MIN/2023/142

VantageYatala

gassman development perspectives

1985

planning
environment
landscape
engineering
survey

Our reference: MIN/2023/142
Your reference: 5941

Decision notice— change application approval including amended suite of development conditions for MIN/2022/245
(Given under section 83(1) of the *Planning Act 2016*.

The Council of the City of Gold Coast received your change application made under section 78 of the *Planning Act 2016* on 28 March 2023 for the development approval dated 25 July 2022.

Date of decision notice: 14 July 2023

Applicant details

Applicant name:	FPI Queensland Pty Ltd
Applicant contact details:	C/- Gassman Development Perspectives Pty Ltd PO BOX 392 BEENLEIGH QLD 4207

Application details

Application number:	MIN/2023/142
Approval sought:	Minor change to a minor change to a Development permit for a Combined application for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level.
Details of the change:	The proposal seeks the following changes: • Amend ROL Condition 2 – Approved drawings – to reference the amended ROL Plan including sub-staging. • Amend ROL Condition 3 – Approved plans - to reference the amended stormwater management plan. • Amend ROL Condition 5 – Community Management Statement (CMS) - to reference the amended ROL Plan. • Amend ROL Condition 6 – Landscape transfer - to reference the amended ROL Plan. • Amend ROL Condition 9 – Requirement to register easement - to reference the amended ROL Plan. • Amend ROL Condition 10 – Requirement to register stormwater drainage easement/s - to reference the amended ROL Plan. • Amend ROL Condition 17 – New roads / intersections - to reference the amended ROL Plan. • Amend ROL Condition 18 – Existing roads / intersections - to reference the amended ROL Plan. • Amend ROL Condition 19 – Footpaths - to reference the amended ROL Plan. • Amend ROL Condition 20 – Street lighting - to reference the amended ROL Plan. • Amend ROL Condition 30 – Certification of works – to reference

	the amended stormwater management plan. • New ROL Condition – Requirement to register easement – requires an easement to be registered for the purpose of providing right of way, drainage reserve access in favour of Lot 901.
Original Application number	COM/2020/262
Most recent change	MIN/2022/245
Details of original decision	Minor change to a Development permit for a Combined application (COM/2020/262) for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level.
Date of original decision	25 July 2022

Location details

Street address:	Lot 504 Homestead Drive, Stapylton Qld 4207
Real property description:	BAL Lot 504 SP329485

Decision

Date of decision:	12 July 2023
Decision details:	Under Delegated Authority, the Executive Coordinator Planning Assessment of the City Development Branch of Council has resolved to Approve the change in full and amend the existing conditions of approval including: • Amend ROL Condition 2 – Approved drawings – to reference the amended ROL Plan including sub-staging. • Amend ROL Condition 3 – Approved plans - to reference the amended stormwater management plan. • Amend ROL Condition 5 – Community Management Statement (CMS) - to reference the amended ROL Plan. • Amend ROL Condition 6 – Landscape transfer - to reference the amended ROL Plan. • Amend ROL Condition 9 – Requirement to register easement - to reference the amended ROL Plan. • Amend ROL Condition 10 – Requirement to register stormwater drainage easement/s - to reference the amended ROL Plan. • Amend ROL Condition 17 – New roads / intersections - to reference the amended ROL Plan. • Amend ROL Condition 18 – Existing roads / intersections - to reference the amended ROL Plan. • Amend ROL Condition 19 – Footpaths - to reference the amended ROL Plan. • Amend ROL Condition 20 – Street lighting - to reference the amended ROL Plan. • Amend ROL Condition 30 – Certification of works – to reference the amended stormwater management plan.

- New ROL Condition – Requirement to register easement – requires an easement to be registered for the purpose of providing right of way, drainage reserve access in favour of Lot 901.
- New ROL Condition – Temporary turnaround area within future Stage 3.

Affected Entity(s) for the application

Not applicable – no part of the application required referral to an affected entity.

Details of the approval

Development permit	Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road); and
Development permit	Operational works for change to ground level.

Conditions

Amended conditions of approval for a development permit for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level are enclosed in this notice.

A full suite of development conditions for the development approval is also enclosed in this notice.

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Operational works – Infrastructure;
- Operational works – Landscape works (Private);
- Operational works – Landscape works (Public); and
- Connections / disconnections: Application to work on the City's Infrastructure.

Notwithstanding the above, other approvals/development permits may be required.

Properly made submissions

Not applicable—No part of the application required public notification.

Approved plans and drawings

Approved plans and drawings reflecting the approved change(s) are attached and are identified in the conditions imposed by Council in the amended suite of development conditions.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application. An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.

For further information please contact Natasha Sidabutar, Planner, on p: 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

Adam Morris
Supervising Planner (North)
For the Chief Executive Officer
Council of the City of Gold Coast

enc:

New and/or amended conditions imposed by Council, as the Responsible Entity
Amended suite of development conditions for development approval (MIN/2023/142)

Attach:

Stamped approved plans and drawings for development approval MIN/2023/142
Amended infrastructure charge notice for development approval
Appeal rights extracts

New and/or amended conditions imposed by Council as the Responsible Entity

PART A: ROL Conditions

ROL Condition 2 which reads:

2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

Is amended to read:

2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

ROL Condition 3 which reads:

3	**Approved Plans** The plan listed below is conceptually approved subject to the stated amendments. Undertake and maintain the development generally in accordance with the approved plan:

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for	Gassman development perspectives	31 May 2022	Job Number: 5941	5

	Reconfiguring a Lot				

The abovementioned stormwater management plan is approved on the basis that all internal proposed stormwater drainage infrastructure is sized such that the major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. This is where overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).

Is amended to read:

3 **Approved Plans**

The plan listed below is conceptually approved subject to the stated amendments. Undertake and maintain the development generally in accordance with the approved plan:

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot	Gassman development perspectives	February 2023	Job Number: 5941	6

The abovementioned stormwater management plan is approved on the basis that all internal proposed stormwater drainage infrastructure is sized such that the major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. This is where overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).

Condition 5 which reads:

5 **Community Management Statement (CMS)**

a Proposed lots 201 to 207 and common property marked on the drawings listed below must be defined in the CMS as the scheme land:

Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

b Undertake the above prior to a request is made to Council to approve the plan of subdivision.

c Submit, immediately after its creation, the first CMS (*signed by all relevant parties*) to Council for notation and verification of the above.

d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within 40 business days of its creation.

Is amended to read:

5 **Community Management Statement (CMS)**

a Proposed lots 201 to 205 marked on the drawings listed below must be defined in the CMS as the scheme land:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b Undertake the above prior to a request is made to Council to approve the plan of subdivision.

c Submit, immediately after its creation, the first CMS (*signed by all relevant parties*) to Council for notation and verification of the above.

d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within 40 business days of its creation.

Condition 6 which reads:

6 Land transfer

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 901 (1.662 ha) Stage 2	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road 5941 P STAGE 2 001 C	Gassman Development Perspectives	17/02/2022	G

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 2.

a 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.

Is amended to read:

6 Land transfer

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 901 (1.653 ha) Stage 2	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	-

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 2A.

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.

Condition 9 which reads:

9 **Requirement to register easement**

a Register the following easements in favour of Council for the purpose of "Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.

i Sewerage easement minimum wide over all existing or proposed gravity sewerage infrastructure.

b Register the sewer easement(s) as indicated on Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road, 5941 P STAGE2 001, issue G, dated 17/02/2022 prepared by Gassman Development Perspectives.

c The terms of the easement must include:

i The responsibilities of the Grantor / Grantee for ongoing maintenance.

ii Standard terms document 707918364 must be referenced on Form 9 – easement document.

iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.

d Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.

e 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 easement is required to be registered). Therefore is this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.

Is amended to read:

9	**Requirement to register easement** a Register the following easements in favour of Council for the purpose of "Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition. i Sewerage easement minimum wide over all existing or proposed gravity sewerage infrastructure. b Register the sewer easement(s) as indicated on Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road, dated 06/07/2023 prepared by Gassman Development Perspectives. c The terms of the easement must include: i The responsibilities of the Grantor / Grantee for ongoing maintenance. ii Standard terms document 707918364 must be referenced on Form 9 – easement document. iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement. d Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner. e 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 easement is required to be registered). Therefore is this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.

Condition 10 which reads:

10	**Requirement to register stormwater drainage easement/s** a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below:

Easement	Drawing Title	Author	Date	Drawing No.	Ver
Easement 684m^2 over Lot 204	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gasman development perspectives	17/02/2022	5941 P STAGE 2 001 G	G
Easements (83m^2 and 1044m^2) over Lot 201	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gasman development perspectives	17/02/2022	5941 P STAGE 2 001 G	G

b The terms of the easement must include:

i Standard terms document 707918364 must be referenced on Form 9 – easement document.

ii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

e 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 easement 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 the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

Is amended to read:

10 Requirement to register stormwater drainage easement/s

a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below:

Easement	Drawing Title	Author	Date	Drawing No.	Ver
Easement 684m^2 over Lot 204	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Easements (83m^2 and 1044m^2) over Lot 201	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	G

b The terms of the easement must include:

i Standard terms document 707918364 must be referenced on Form 9 – easement document.

ii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

e 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 easement 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 the owners' successors in title

	continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

Condition 17 which reads:

17 **New roads/ intersections**

a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

and include in particular:

i Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification.

ii All roads are required to have 'barrier' kerb and channel.

a Construct and maintain the roads identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

Is amended to read:

17 **New roads/ intersections**

a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification.

ii All roads are required to have 'barrier' kerb and channel.

b Construct and maintain the roads identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

Condition 18 which reads:

18 **Existing roads / intersections**

a Obtain an operational works approval for the design and upgrade of Christensen Road fronting stage 2 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

and include in particular:

i Pavement construction (including surfacing) to an Industrial Collector Street classification is required from the new kerb and channel (k&c) to the centreline of the road. The new kerb and channel is to be on an alignment 14 metres from the existing k&c on the opposite side of Christensen Road, to achieve a 14m wide carriageway comprising 2 x 3.5m travel lanes and 2 x3.5m parking lanes.

ii Note that a transition from the existing 12m carriageway width adjacent lot 22 on RP807576 to the 14m carriageway width can occur over the 1st 10m.

iii Pavement depth must comply with an Industrial Collector Street classification.

a Construct and maintain the road identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

Is amended to read:

18 **Existing roads / intersections**

a Obtain an operational works approval for the design and upgrade of Christensen Road fronting stage 2 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i Pavement construction (including surfacing) to an Industrial Collector Street classification is required from the new kerb and channel (k&c) to the centreline of the road. The new kerb and channel is to be on an alignment 14 metres from the existing k&c on the opposite side of Christensen Road, to achieve a 14m wide carriageway comprising 2 x 3.5m travel lanes and 2 x3.5m parking lanes.

	ii Note that a transition from the existing 12m carriageway width adjacent lot 22 on RP807576 to the 14m carriageway width can occur over the 1st 10m. iii Pavement depth must comply with an Industrial Collector Street classification. b Construct and maintain the road identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

Condition 19 which reads:

19	**Footpaths** a Obtain an operational works approval for the design and construction of all footpaths to the new roads and Christensen Road fronting the site marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

and include in particular:

i 1.5m wide footpaths required along both sides of all new roads.

b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

Is amended to read:

19	**Footpaths** a Obtain an operational works approval for the design and construction of all footpaths to the new roads and Christensen Road fronting the site marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i 1.5m wide footpaths required along both sides of all new roads.

b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

Condition 20 which reads:

20 **Street lighting**

a Install a street lighting system, including connections and energising to all new roads and Christensen Road fronting the site marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201 to 205, Common Property, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	17/02/2022	5941 P STAGE 2 001 G	G

b Obtain an operational works approval for the location of the street lights.

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.9 – Land development guidelines, section SC6.2.6.

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'.

iv Meet the requirements of the electricity supplier (e.g. Energex).

d Construct and maintain the street lighting system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

Is amended to read:

20 **Street lighting**

a Install a street lighting system, including connections and energising to all new roads and Christensen Road fronting the site marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b Obtain an operational works approval for the location of the street lights.

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.9 – Land development guidelines, section SC6.2.6.

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as 'Rate 2 Public Lighting'.

iv Meet the requirements of the electricity supplier (e.g. Energex).

d Construct and maintain the street lighting system at no cost to Council until the asset is

	accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

Condition 30 which reads:

30 **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**	**Requesting Council Section**
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot (Gassman Development Perspectives, 31 May 2022)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality
The certification is to confirm: All stormwater devices (quantity and quality) shown in the stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.				

Is amended to read:

30 **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**	**Requesting Council Section**
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot (Gassman	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

			Development Perspectives, February 2023)		
	The certification is to confirm: All stormwater devices (quantity and quality) shown in the stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.				

New condition/s included to read:

Requirement to register easement/s

a Register an easement for the purpose of providing right of way, drainage reserve access in favour of Lot 901 at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06.07.2023	5941 P Stage 2A 001	-

b The terms of the easement must include:

i The responsibilities of the Grantor/Grantee for ongoing maintenance.

ii Standard terms document 709956727 must be referenced on Form 9 – easement document.

iii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

e 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 easement 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 the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

Temporary turnaround area (*Specific condition*)

a Construct a sealed temporary turnaround area within Balance Lot 506 providing connection to the New Road forming part of Stage 2B marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b	The temporary turning area must: i Achieve a minimum 18 metre diameter. ii Constructed as hard surfacing. iii Connect to the 14 metre carriageway of the New Road (Stage 2B). iv Be maintained by the owner/s of Balance Lot 506 until new public roads (including turning area/s) will be available within the subject future Stage 3.

Property Notification B which reads:

B	**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 MIN/2022/245. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Is amended to read:

B	**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 MIN/2023/142. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Amended suite of development conditions for development approval MIN/2023/142

For ease of reference only, a consolidated set of the conditions, incorporating the above changes, of the Development permit dated 25 July 2022 for Minor change to Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works is set out below:

PART A – RECONFIGURING A LOT	
General	
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. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.
2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land	Gassman Development	06/07/2023	5941 P STAGE 2A	-

Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Perspectives		001	
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

3 **Approved Plans**

The plan listed below is conceptually approved subject to the stated amendments. Undertake and maintain the development generally in accordance with the approved plan:

Hydraulics and Water Quality				
Plan Title	**Author**	**Date**	**Plan Reference No.**	**Ver**
Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot	Gassman development perspectives	February 2023	Job Number: 5941	6

The abovementioned stormwater management plan is approved on the basis that all internal proposed stormwater drainage infrastructure is sized such that the major / minor stormwater drainage design principles in the Land development guidelines are to be adopted. This is where overland flows on the road surfaces during major events are compliant to the public safety standards in the Queensland Urban Drainage Manual (QUDM).

Trunk Development Infrastructure

4 **Necessary trunk infrastructure (LGIP identified)**

a Provide the following necessary trunk infrastructure (LGIP identified) prior to a request is made to Council to approve the plan of subdivision, unless otherwise approved by Water and Waste:

- GST01A – 55 metres of DN225 gravity sewer
- GST01B – 530 metres of DN 225 gravity sewer

LGIP infrastructure item identified	**Desired Standard of Service**	**Drawing Title & Drawing No**	**Author**	**Date**	**Ver**
Sewer infrastructure	City Plan 4.4.2	Water Supply and Sewerage Infrastructure Plan 2019 (WSSIP 2019) - Stapylton Sewerage Catchment Hydraulic Modelling Report	*COGC*	*August 2020*	*1*

b Comply with the process to provide the necessary trunk infrastructure contained within Schedule 1 of the Council of the City of Gold Coast Charges Resolution – "Schedule 1 – Process if the Council requires the cost of works to be determined through a tender

process."

Trunk Sewer Network

An offset/refund against the levied charge applies for the provision of trunk sewer infrastructure required by the City of Gold Coast's (City) Water Supply and Sewerage Infrastructure Plan 2019 (WSSIP)) and s128(2) of the *Planning Act 2016* and conditioned under development approval COM/2020/262. The offset/refund will be based on the establishment cost (value) of the trunk infrastructure and consistent with the provisions of the City's WSSIP. Details of the estimated value of the trunk infrastructure are set out below.

The entitlement to an offset/refund will accrue when the works are accepted formally 'on maintenance' by the City in accordance with the City Plan Version 7 Schedule 6.11 City Plan Policy – Land Development Guidelines.

The actual value of the trunk infrastructure to be offset for works will be determined in accordance with the process for valuing land and works in Schedule 1 of the City's Charges Resolution. The current Charges Resolution is Charges Resolution No. 1 of 2019.

Prior to the City giving the offset/refund, the value of the offset/refund will be re-assessed and confirmed by the City. The City will apply sections 127-129 of the *Planning Act 2016* and an offset against the infrastructure charges will be available.

Estimated Sewer Network Offset/Refund

Details	Amount
55m of DN225	$88,000.00
530m of DN225	$845,000.00
Total estimated sewer works value	$933,000.00

Refunds
If the final value of the trunk infrastructure that accrues for a stage exceeds the amount of the levied charge for a stage, a refund will be applicable for the difference between the levied charge and the accrued value of trunk infrastructure delivered for that stage.

A refund based on the accrued value of works will be payable by the City within 30 business days after the latter of:

- Notification of 'on maintenance' of the trunk infrastructure provided to the City by the applicant;
- The due date of payment of the charge.

Note:

All other development infrastructure not identified above is non-trunk development infrastructure unless otherwise stated in another condition.

Property

5 **Community Management Statement (CMS)**

a Proposed lots 201 to 205 marked on the drawings listed below must be defined in the CMS as the scheme land:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205,	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-

Drainage Reserve (Lot 901) & New Road				
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b Undertake the above prior to a request is made to Council to approve the plan of subdivision.

c Submit, immediately after its creation, the first CMS (*signed by all relevant parties*) to Council for notation and verification of the above.

d Should a new/amended CMS be created, a copy of the new/amended CMS must be provided to Council within 40 business days of its creation.

6 Land transfer

a Transfer at no cost to Council, the land identified below:

Land to be dedicated	Purpose	Drawing Title & Drawing No.	Author	Date	Ver
Lot 901 (1.653 ha) Stage 2	Drainage Reserve	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	-

b Transfer the land identified above at the same time as registering the plan of subdivision for Stage 2A.

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.

7 Public/private interface

a Construct a boundary fence on the common boundary between private land and adjoining open space (drainage reserve). The boundary fence must be constructed prior to commencement plan sealing.

b The boundary fence must be: The boundary fence must be:

i A maximum of 1.2 metres high if solid/non-transparent construction; or

ii A maximum of 1.8 metres high if 50 per cent transparent construction.

c All works associated with any structures including basements, batters, retaining walls and associated works proposed for private lots(s), must be contained wholly within the private lot in accordance with Planning Scheme Policy 11 – Land development guidelines. No retaining wall structures are to be located on a boundary line adjoining or located within public open space.

8 Required landscape treatment to batters

a All batters of a grade of 1:4 or steeper must be treated in accordance with Planning

Scheme Policy 11 – Land Development Guidelines.

b Batter stabilisation works must commence within 10 days of completion of the construction of the batter.

c Batter revegetation must be a minimum of 1 plant per square metre

d Batters must be revegetated with local native species.

e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period.

f Soil stabilisation and batter improvements including, topsoil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).

9 **Requirement to register easement**

a Register the following easements in favour of Council for the purpose of "Sewerage" in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Edition.

i Sewerage easement minimum wide over all existing or proposed gravity sewerage infrastructure.

b Register the sewer easement(s) as indicated on Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road, dated 06/07/2023 prepared by Gassman Development Perspectives.

c The terms of the easement must include:

i The responsibilities of the Grantor / Grantee for ongoing maintenance.

ii Standard terms document 707918364 must be referenced on Form 9 – easement document.

iii Easement plans and associated documents (i.e.: Form 9 – easement document and general consent form 18) must be fully completed and signed by the owner of the burdened land (and any mortgagees, if necessary) and benefitting land before they are submitted to council for endorsement.

d Registration of the easement must occur at the same time as registering the survey plan or prior to commencement of use whichever is the sooner.

a 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 easement is required to be registered). Therefore is this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware of the non-compliance with this condition.

10 **Requirement to register stormwater drainage easement/s**

a Register the following easements for stormwater drainage purpose in favour of City of Gold Coast at the location marked on the drawings listed below:

Easement	Drawing Title	Author	Date	Drawing No.	Ver
Easement 684m^2 over Lot 204	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-

Easements (83m^2 and 1044m^2) over Lot 201	Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	G

b The terms of the easement must include:

iii Standard terms document 707918364 must be referenced on Form 9 – easement document.

iv Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

f 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 easement 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 the owners' successors in title continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

11 **Requirement to register easement/s**

a Register an easement for the purpose of providing right of way, drainage reserve access in favour of Lot 901 at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06.07.2023	5941 P Stage 2A 001	-

b The terms of the easement must include:

i The responsibilities of the Grantor/Grantee for ongoing maintenance.

ii Standard terms document 709956727 must be referenced on Form 9 – easement document.

iii Easement plans and associated documents (i.e. Form 9 – easement document) must be fully completed and signed by the owner of the burdened land and benefitting land and submitted with the plan when the plan is submitted to Council for endorsement.

c Registration of the easement must occur at the same time as registering the plan of subdivision.

d Ensure infrastructure is positioned in the centre of the easement.

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 easement 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 the owners' successors in title

continue to be obligated to register the easement in accordance with this condition and must do so within 40 business days of becoming aware on the non-compliance with this condition.

12 **'On Maintenance' requirements for stormwater treatment devices** *(specific condition)*

a The applicant is responsible for a 24-month 'On Maintenance' period for the bio-retention basin. During the 'On Maintenance' period, the following requirements must be fulfilled at no cost to Council:

i Maintaining stormwater treatment devices;

ii Rectifying any defects and any damage that occurs, unless the damage is directly attributable to Council activities; and

b Bioretention devices will not be accepted as 'On Maintenance' until at least 80% of the contributing catchments have been completed and stabilised.

c Maintain the bioretention basin at no cost to Council, until the asset is accepted "off maintenance" by the City in accordance with the procedures in Planning Scheme Policy 11 – Land Development Guidelines.

Environmental and Landscaping

13 **Landscaping works on private land**

a Obtain an operational works approval to landscape the 20 metre wide buffer along the eastern boundary of the site, and the common property areas generally in accordance with the Statement of Landscape Intent listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan Stage 2	Gassman Development Perspectives	February 2021	1-12	B

and include in particular:

i Shrub species must be a minimum 200mm pot size at the time of planting.

ii Screening shrubs must be able to achieve a minimum height of three (3) metres at maturity.

iii Compost blanket or hydroseeding must not be used within the buffers.

iv A minimum topsoil depth of 600mm must be provided to the landscaped buffer areas (excluding the buffer areas identified in Condition v. A and Condition vii detailed below).

v The required landscaping plan for the eastern boundary must demonstrate:

A Infill planting to the 10m width strip of retained vegetation directly adjacent the eastern boundary; the plan must include a vegetation survey which identifies the location, size and type of existing retained vegetation;

B The remainder of the 20m width buffer must be wholly reconstruction planting;

C Infill and reconstruction planting must achieve a minimum density of 1 plant per square metre, with a primary focus on tree and shrub planting and a secondary focus on groundcover planting.

vi Where cut batters are flatter than or equal to 1V:3H, they must incorporate a minimum 600mm topsoil depth over the cut surface.

vii Where cut batters are steeper than 1V:3H they must incorporate a minimum 400mm soil depth, installed as per correspondence from Douglas Partners, Project 90520.00. L.002.docx, Dated 24 January 2019, titled Batter Treatment.

b Construct and maintain the private landscaping identified above at no cost to Council at all times.

14 **Landscape works on private land (future development)**

Any future development applications lodged pursuant to this development approval must include the following landscape buffers:

a A landscape buffer with a minimum width of 1.5 metres and average width of 3 metres must be established within private land along the interface between the individual industrial lots and the new road. The landscape buffers must contain screening shrubs at 1 metre centres and 100L tree planting at 6 metre centres; and

b Frontage fencing must be visually open in nature (e.g. palisade or chain mesh).

15 **Common property safety**

At no cost to Council, safety of common property areas must be ensured by a combination of the following:

a Roaming security patrols must be provided by both car and foot throughout the common property parts of the estate;

b Monitored security cameras must be installed throughout the common property parts of the estate; and

c All common property footpaths, exercise equipment and communal spaces must be well lit and be designed to create high visibility and casual surveillance from other users.

16 **Landscaping works within public open spaces**

a Obtain an operational works approval to landscape all public open space generally in accordance with the Statement of Landscape Intent listed below, prior to commencement of any works at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Plan Stage 2	Gassman Development Perspectives	February 2021	Pages 1-12	B

and include in particular:

i Ensure street trees are planted within the road reserve directly fronting each allotment within the subject site.

ii Street trees are to be located in accordance with Planning Scheme Policy 11 – Land Development Guidelines.

iii All street trees planted must be a minimum 100L bag size.

iv Trees must be a single-trunked canopy shade species able to attain a clear trunk height of 1800mm on maturity.

v Delineate between all species to be located within the road reserve, bio retention basin, and batter stabilisation.

vi All vegetation species to be determined in conjunction with the subsequent operational works (landscape) application.

vii Ensure all batters steeper than 1:4 are stabilised.

viii Provide detail of all fencing treatment to be utilised at the public/private interface, ensuring CPTED principles are demonstrated, unless where impractical (i.e. acoustic fencing).

ix Provide locations for Council access including VXO, gate and lock.

x Where trees are located near side boundaries or underground services, root containment systems must be utilised.

xi Trees must be kept a minimum distance of one (1) metre laterally from inlet gullies.

xii All built structures and planting associated with an entry statement must be located within private property.

xiii Provide annual maintenance costings and for all landscape items on public land relevant to the development for the duration of the ‘establishment’ and ‘on

maintenance' periods.

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 Planning Scheme Policy 11 – Land Development Guidelines.

Engineering

17 Christensen Road/ New Road 01 intersection

a Obtain an operational works approval for the design and construction of the new Christensen Road/ New Road 01 intersection. Design and construct the intersection generally as marked on the drawings listed below prior to a request being made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Concept Design of the Proposed Site Access/ Christensen Road Intersection	Rytenskild Traffic Engineering	10/03/2021	Figure 5.1	-

and include in particular:

i Construct a Type CHR and Type AUL turn lane on Christensen Road at the intersection with New Road 01.

ii The intersection design must comply with the requirements of Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.

b Construct and maintain the intersection identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.

18 New roads/ intersections

a Obtain an operational works approval for the design and construction of all new roads marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

iii Road geometry (cross-section profile) for all new roads to an Industrial Collector Street classification.

iv All roads are required to have 'barrier' kerb and channel.

b Construct and maintain the roads identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

19 **Existing roads / intersections**

a Obtain an operational works approval for the design and upgrade of Christensen Road fronting stage 2 marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i Pavement construction (including surfacing) to an Industrial Collector Street classification is required from the new kerb and channel (k&c) to the centreline of the road. The new kerb and channel is to be on an alignment 14 metres from the existing k&c on the opposite side of Christensen Road, to achieve a 14m wide carriageway comprising 2 x 3.5m travel lanes and 2 x3.5m parking lanes.

ii Note that a transition from the existing 12m carriageway width adjacent lot 22 on RP807576 to the 14m carriageway width can occur over the 1st 10m.

iii Pavement depth must comply with an Industrial Collector Street classification.

b Construct and maintain the road identified above at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

20 **Temporary turnaround area** (*Specific condition*)

a Construct a sealed temporary turnaround area within Balance Lot 506 providing connection to the New Road forming part of Stage 2B marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b The temporary turning area must:

v Achieve a minimum 18 metre diameter.

vi Constructed as hard surfacing.

vii Connect to the 14 metre carriageway of the New Road (Stage 2B).

viii Be maintained by the owner/s of Balance Lot 506 until new public roads (including turning area/s) will be available within the subject future Stage 3.

21 Footpaths

a Obtain an operational works approval for the design and construction of all footpaths to the new roads and Christensen Road fronting the site marked on the drawings listed below, prior to a request is made to Council to approve the plan of subdivision at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

and include in particular:

i 1.5m wide footpaths required along both sides of all new roads.

b Construct and maintain the footpaths identified above at no cost to Council until the asset is accepted “off maintenance” by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.

22 Street lighting

a Install a street lighting system, including connections and energising to all new roads and Christensen Road fronting the site marked on the drawings listed below prior to a request is made to Council to approve the plan of subdivision at no cost to Council.

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 201, 204, 205, Drainage Reserve (Lot 901) & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2A 001	-
Proposed Staged Community Title Scheme Reconfiguration of Land Lots 202, 203, 205, Balance Lot 506, & New Road	Gassman Development Perspectives	06/07/2023	5941 P STAGE 2B 001	-

b Obtain an operational works approval for the location of the street lights.

c The street lighting system must:

i Achieve a minimum level of lighting in accordance with City Plan Policy SC6.9 – Land development guidelines, section SC6.2.6.

ii Associated wiring must be installed underground.

iii Be acceptable to the electricity supplier (e.g. Energex) as ‘Rate 2 Public Lighting’.

	iv Meet the requirements of the electricity supplier (e.g. Energex). d Construct and maintain the street lighting system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.
23	**Electrical reticulation** Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: a Provide underground electricity to all proposed lots. b No additional poles and pole-mounted transformers are to be erected within public roads. c Meet the requirements of the electricity supplier (e.g. Energex).
24	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: a Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
25	**Connection to Permanent survey marks** a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.11 – Land Development Guidelines and Guidelines for Creation and Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register. b New permanent survey marks must comply with the requirements of City Plan Policy SC6.11 – Land Development Guidelines and include in particular: i Be placed in locations to provide good coverage over the extent of the survey. ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines. c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.
26	**Rectification of Council's infrastructure** a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior a request is made to Council to approve the plan of subdivision at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision.
Stormwater Drainage	
27	**Overland flow paths and hydraulic alterations** a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: 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.
28	**Detail design drawings and certification of stormwater devices and drainage measures** Detail design drawings submitted for Operational Works (infrastructure) approval must include the following (but not limited to) information: a Stormwater pipes to the basin are designed taking into consideration of the respective contributing catchments; b Scaled (to m AHD) cross sections and a long section of the basin identifying all level information for inlet-outlet systems and pipe inverts, to ensure stormwater collection from the developed site and their distribution into various parts of the basin will work under gravity. The cross and long sections of the basin are also required to represent filter media depths and other layers of the bio-basin in accordance with the Water by Design guidelines; c Stormwater drainage layout and detailed designs are confirmed by appropriate hydraulic analysis and modelling; d Scour protection measures for the main weir (adjacent to Cell #3) is further extended to downstream by 9m (up to the property boundary). e Include a certification from a Registered Professional Engineer Queensland (RPEQ) confirming that the submitted engineering drawings accurately reflect the stormwater management devices contained within the approved stormwater management plan and the above requirements.
Sewer and Water Works	
29	**Sewer reticulation** Obtain an Operational Works approval for the design and construction of a sewer reticulation system to connect each proposed lot to Council's sewer network, prior to a request is made to Council to approve the plan of subdivision of the relevant stage at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The size of the sewer property service connections must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. v Remove / seal / cap redundant sewer property services. *Note:* *An "Application Work on the City's infrastructure" form is required for the above works.* vi Construct and maintain the sewer reticulation system at no cost to Council 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 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
30	**Water reticulation** a Obtain an Operational Works approval for the design and construction of a water

reticulation system to connect each proposed lot to Council's water network, prior to a request is made to Council to approve the plan of subdivision of the relevant stage at no cost to Council and include in particular:

i Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy.

ii Conduits are required to be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Councils potable water supply network.

iii Remove redundant water meters / connections.

Note:

An "Application Work on the City's infrastructure" form is required for the above works.

31 **Fire loading**

Fire loading must not exceed 30 L/s for 4 hours duration.

Construction Management

32 **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	Requesting Council Section
Post construction certification	Prior to a request is made to Council to approve the plan of subdivision	Site Based Stormwater Management Plan – Vantage Yatala – Stage 2, Development Application for Reconfiguring a Lot (Gassman Development Perspectives, February 2023)	Registered Professional Engineer Queensland (RPEQ)	Hydraulics & Water Quality

The certification is to confirm:

All stormwater devices (quantity and quality) shown in the stormwater management plan and associated design drawings have been installed on-site and are functioning as designed.

33 **Erosion and sediment control**

Undertake construction phase works in accordance with an Erosion and sediment control (ESC) plan prepared by a suitably qualified professional generally in accordance with the Land development guidelines and State Planning Policy (SPP, July 2017) requirements. The ESC plan must be prepared prior to any works commencing and must include the following (without limitation):

a Demonstrate that sediment control structures (e.g. sediment fence) will be placed at the

base of all materials on-site to mitigate any sediment runoff.

b Demonstrate that a perimeter bund and/or diversion drain will be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.

c The sediment basin(s) for the construction phase water quality management must be designed in accordance with Appendix B – Revision June 2018 of the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008)

i The sediment basin(s) must be designed to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness, Refer to SPP 2017 Appendix 2 Table A).

ii Sediment basins and associated structures such as inlets, outlets and spillways must be designed and constructed to be structurally sound for a 10% AEP rainfall event under normal circumstances.

iii A high-flow bypass system must be included (if necessary) to prevent any potential re-suspension of accumulated sediment from the basin during major storm events.

iv Accumulated sediment from basins and other controls must be removed within two months and disposed of appropriately without causing water contamination.

d To minimise unvegetated areas, demonstrate that:

i Construction activities will be staged;

ii Filled areas will be turfed or seeded immediately on completion; and

iii No area will remain exposed (unvegetated) for more than 2 weeks unless construction work is being undertaken on that area.

e Immediately after completion of the construction of an open drain, demonstrate that:

i The open drain will be turfed, unless approved otherwise in a Council approved stormwater management plan; and

ii A turf strip will be placed at 90 degrees to the invert every 10 metres to prevent scouring along the turf edge. Reinforced turf must be used where invert grades exceed 5%.

f Immediately after backfilling behind all kerbing, demonstrate that:

i A turf strip 1 metre wide will be placed behind all kerbing; and

ii A turf strip will be placed at 90 degrees to the kerb every 10 metres to prevent scouring along the turf edge,

in accordance with Figure 2.5 (Application of Grassed Filter Strips down a slope) of the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008).

g Demonstrate that all polluted/contaminated water from the site, including dewatering discharge, will be treated to achieve the water quality objectives in Table 8.2.1 of the *Queensland Water Quality Guidelines* (DERM, September 2009) prior to discharging from the site.

h Demonstrate that inspections for erosion and sediment control measures will be in accordance with the compliance procedures in City Planning Policy SC6.11 – Land development guidelines, section 4.5.17.1.2 – Compliance.

34 **Certification of works - Geotechnical Engineering**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Geotechnical Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Batters design	Prior to commencement	-	Registered Professional	Geotechnical Engineering

	of any works		Engineer of Queensland (RPEQ) specialising in geotechnical 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	Requesting Council Section
Batters construction	Prior to a request is made to Council to approve the plan of subdivision		Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

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.

Geotechnical Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Post construction earthworks certification	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Professional Engineer of Queensland (RPEQ) specialising in geotechnical engineering	Geotechnical Engineering

The certification is to confirm:

i All earthworks are carried out in accordance with AS3798-2007: Guidelines on earthworks for commercial and residential developments.

ii Inspection and testing of all earthworks are carried out to Level 1 and the frequency of field density testing is in accordance with Table 8.1 of AS3798-2007.

iii Fill materials are placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 – Minimum Relative Compaction of AS3798-2007.

35 **Certification of works - Subdivision Engineering**

Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Certificate for electricity supply	Prior to a request is made to Council to approve the plan of subdivision	-	An authorised supplier (e.g. Energex)	Contributed Assets
The certification is to confirm: Underground electricity supply is available to all proposed lots.				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to a request is made to Council to approve the plan of subdivision	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Contributed Assets
The certification is to confirm: Underground telecommunication infrastructure has been undertaken and installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).				

Subdivision Engineering				
Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Written confirmation for Permanent Survey Marks works	Prior to a request is made to Council to approve the plan of subdivision	-	Registered Cadastral Surveyor	Contributed Assets

	The certification is to confirm: That all lots are connected to permanent survey marks in accordance with the requirements contained within the permanent survey marks condition.				

36	**Road names to be submitted** Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy, prior to a request is made to Council for any operational works and approve the plan of subdivision at no cost to Council.
37	**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.
38	**Notice of works timetable** Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works. 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
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	**Connections and disconnections** Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
C	**No open trenching of the road pavement for water connections across / in roadways** Conduits must be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
D	**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: **Landscape Assessment** - Operational works - landscape works (Private)

	Open Space Assessment - Operational works - landscape works (Public) **Transport Assessment** - Operational works – infrastructure **Water and Waste** - Operational works - infrastructure - Connections / disconnections: Application to work on the City's Infrastructure 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).
E	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
F	**Operational Works meeting prior to lodgement** Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
G	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
H	**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.
I	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**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: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. 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.
J	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
K	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this 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 liming this obligation, the applicant is responsible for: 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 commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). 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). 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 *Survey and Mapping Infrastructure Act 2003.* 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 and applicable codes. 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 (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. 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.
L	**Access from/works in State-controlled road** 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.
M	**Weeds, pest animals and ants** 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. 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.
N	**Fire ant control** 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 *Biosecurity Act 2014* 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.
O	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
P	**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.
Property Notifications	
A	**Stapylton Landfill and Sewage Treatment Plant** All owners, occupants and users of this land should be aware that the site is near key strategic community facilities, including the Staplyton Landfill and Staplyton Sewage Treatment Plant. All relevant parties should be aware that the overlay area is provided as a risk management tool to manage unexpected or accidental emissions from a facility; as stipulated in the Odour Impact Assessment from Development Guideline, Department of Environment and Heritage Protection (2013). The City of Gold Coast takes all reasonable measures to manage these facilities in such a way to minimise impacts and emissions. Relevant parties should acknowledge the purpose of the overlay in the conduct and operation of any use of the site.
B	**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 MIN/2023/142. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

PART B – OPERATIONAL WORKS (CHANGE TO GROUND LEVEL)	
General	
1	**Timing** All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

Operational Works

Drawing Title	Author	Date	Drawing No.	Ver
DRAWING INDEX AND LOCALITY PLAN	Gassman development perspectives	June 2022	5941 ENG BE2 001	G
GENERAL NOTES SHEET 1 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 002	B
GENERAL NOTES SHEET 2 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 003	B
LEGEND	Gassman development perspectives	24-09-2021	5941 ENG BE2 004	B
KEY PLAN LAYOUT	Gassman development perspectives	24-06-2022	5941 ENG BE2 005	F
EXISTING SURFACE AND FEATURES PLAN SHEET 1 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 010	E
EXISTING SURFACE AND FEATURES PLAN SHEET 2 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 011	D
EXISTING SURFACE AND FEATURES PLAN SHEET 3 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 012	D
EXISTING SURFACE AND FEATURES PLAN SHEET 4 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 013	D
EXISTING SURFACE AND FEATURES PLAN SHEET 5 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 014	C
EXISTING SURFACE AND FEATURES PLAN SHEET 6 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 015	D
EXISTING SURFACE AND FEATURES PLAN SHEET 7 OF 7	Gassman development perspectives	24-09-2021	5941 ENG BE2 016	B
SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 020	F
SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 021	E

	SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 022	F
	SEDIMENT AND EROSION CONTROL PLAN SHEET 4 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 023	E
	SEDIMENT AND EROSION CONTROL PLAN SHEET 5 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 024	C
	SEDIMENT AND EROSION CONTROL PLAN SHEET 6 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 025	D
	SEDIMENT AND EROSION CONTROL PLAN SHEET 7 OF 7	Gassman development perspectives	24-09-2021	5941 ENG BE2 026	D
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 1 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 029	D
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 2 OF 4	Gassman development perspectives	23-05-2022	5941 ENG BE2 030	E
	CONSTRUCTION PHASE SEDIMENT BASIN 1 LAYOUT SHEET 3 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 031	D
	CONSTRUCTION PHASE SEDIMENT BASIN 2 LAYOUT SHEET 4 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 032	C
	CONSTRUCTION PHASE SEDIMENT BASIN SECTIONS	Gassman development perspectives	24-09-2021	5941 ENG BE2 033	C
	CONSTRUCTION PHASE SEDIMENT BASIN TYPICAL SECTIONS	Gassman development perspectives	24-09-2021	5941 ENG BE2 034	C
	SEDIMENT AND EROSION TYPICAL DETAILS	Gassman development perspectives	24-09-2021	5941 ENG BE2 035	B
	BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 050	G
	BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 051	G
	BULK EARTHWORKS LAYOUT PLAN SHEET 3 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 052	G
	BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 053	G
	BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 054	G

BULK EARTHWORKS LAYOUT PLAN SHEET 6 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 055	E
BULK EARTHWORKS LAYOUT PLAN SHEET 7 OF 7	Gassman development perspectives	10-02-2022	5941 ENG BE2 056	E
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 1 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 100	F
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 2 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 101	E
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 3 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 102	F
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 4 OF 7	Gassman development perspectives	24-06-2022	5941 ENG BE2 103	E
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 5 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 104	D
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 6 OF 7	Gassman development perspectives	23-05-2022	5941 ENG BE2 105	D
FINISHED BULK EARTHWORKS SURFACE LEVEL PLAN SHEET 7 OF 7	Gassman development perspectives	24-09-2021	5941 ENG BE2 106	D
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 1 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 150	D
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 2 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 151	F
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 3 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 152	G
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 4 OF 11	Gassman development perspectives	17-12-2021	5941 ENG BE2 153	D
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 5 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 154	D

FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 6 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 155	C
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 7 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 156	B
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 8 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 158	C
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 9 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 159	B
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 10 OF 11	Gassman development perspectives	24-09-2021	5941 ENG BE2 160	B
FINISHED BULK EARTHWORKS CROSS SECTIONS SHEET 11 OF 11	Gassman development perspectives	24-06-2022	5941 ENG BE2 161	C
BULK EARTHWORKS ROAD TYPICAL SECTIONS	Gassman development perspectives	24-09-2021	5941 ENG BE2 163	B
CONTROL LINE LAYOUT PLAN	Gassman development perspectives	24-06-2022	5941 ENG BE2 400	F
CONTROL LINE SETOUT TABLES SHEET 1 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 401	B
CONTROL LINE SETOUT TABLES SHEET 2 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 402	B
ROAD 01 LONGITUDINAL SECTION SHEET 1 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 410	B
ROAD 01 LONGITUDINAL SECTION SHEET 2 OF 2	Gassman development perspectives	24-09-2021	5941 ENG BE2 411	B
FAIRWAY STREET LONGITUDINAL SECTION	Gassman development perspectives	24-09-2021	5941 ENG BE2 412	B
AMGROW DAM OVERFLOW DRAIN LONGITUDINAL SECTION	Gassman development perspectives	24-09-2021	5941 ENG BE2 414	B
ROAD 01 CROSS SECTIONS SHEET 1 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 430	B
ROAD 01 CROSS SECTIONS SHEET 2 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 431	B
ROAD 01 CROSS SECTIONS SHEET 3 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 432	B
ROAD 01 CROSS SECTIONS SHEET 4 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 433	B
ROAD 01 CROSS SECTIONS SHEET 5 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 434	B

	ROAD 01 CROSS SECTIONS SHEET 6 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 435	B
	ROAD 01 CROSS SECTIONS SHEET 7 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 436	B
	ROAD 01 CROSS SECTIONS SHEET 8 OF 8	Gassman development perspectives	24-09-2021	5941 ENG BE2 437	B
	FAIRWAY STREET CROSS SECTIONS SHEET 1 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 438	B
	FAIRWAY STREET CROSS SECTIONS SHEET 2 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 439	B
	FAIRWAY STREET CROSS SECTIONS SHEET 3 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 440	B
	FAIRWAY STREET CROSS SECTIONS SHEET 4 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 441	B
	ROAD USER SAFETY CROSS SECTIONS SHEET 1 OF 5	Gassman development perspectives	24-06-2022	5941 ENG BE2 442	C
	ROAD USER SAFETY CROSS SECTIONS SHEET 2 OF 5	Gassman development perspectives	24-06-2022	5941 ENG BE2 443	D
	ROAD USER SAFETY CROSS SECTIONS SHEET 3 OF 5	Gassman development perspectives	24-06-2022	5941 ENG BE2 444	D
	ROAD USER SAFETY CROSS SECTIONS SHEET 4 OF 5	Gassman development perspectives	10-11-2021	5941 ENG BE2 445	C
	ROAD USER SAFETY CROSS SECTIONS SHEET 5 OF 5	Gassman development perspectives	24-09-2021	5941 ENG BE2 446	B
	SWALE CONTROL LINE LAYOUT PLAN	Gassman development perspectives	23-05-2022	5941 ENG BE2 460	A
	SWALE LONGITUDINAL SECTION AND SETOUT TABLE	Gassman development perspectives	23-05-2022	5941 ENG BE2 461	A
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 1 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 570	D
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 2 OF 4	Gassman development perspectives	23-05-2022	5941 ENG BE2 571	E
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 3 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 572	D
	OPERATIONAL PHASE BIORETENTION BASIN SHEET 4 OF 4	Gassman development perspectives	24-09-2021	5941 ENG BE2 573	C
	LOT 205 BOULDER RETAINING WALL	Gassman development perspectives	24-06-2022	5941 ENG BE2 850	C

CONTROL LINE AND SETOUT TABLE				
BOULDER RETAINING WALL TYPICAL DETAILS	Gassman development perspectives	23-05-2022	5941 ENG BE2 854	B
LOT 205 BOULDER RETAINING WALL LONGITUDINAL SECTION RW1	Gassman development perspectives	23-05-2022	5941 ENG BE2 851	B
LOT 205 BOULDER RETAINING WALL LONGITUDINAL SECTION RW2	Gassman development perspectives	23-05-2022	5941 ENG BE2 850	B
LOT 205 BOULDER RETAINING WALL LONGITUDINAL SECTION RW3	Gassman development perspectives	23-05-2022	5941 ENG BE2 853	B
LOT 201 BOULDER RETAINING WALL LAYOUT PLAN AND DETAILS	Gassman development perspectives	23-05-2022	5941 ENG BE2 860	A

The conditions of this approval are to be read in conjunction with the attached stamped approved drawings. Where a conflict occurs between the conditions of this approval and the stamped approved drawings, the conditions of this approval shall take precedence.

Environmental and Landscaping

3 **Required landscape treatment to batters**

a All batters of a grade of 1:4 or steeper must be treated in accordance with *Planning Scheme Policy 11 – Land Development Guidelines*.

b Batter stabilisation works must commence within 10 days of completion of the construction of the batter.

c Batter revegetation must be a minimum of 1 plant per square metre.

d Batters must be revegetated with local native species.

e The revegetation planting on the constructed batter must be fertilised every 6 months during the 'Establishment' & On Maintenance period.

f Soil stabilisation and batter improvements including, top soil, mulch, jute-matting must be undertaken unless otherwise agreed upon at pre-start by Council Officer (Contributed Assets).

Engineering

4 **Rectification of Council's infrastructure**

a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to an 'on maintenance' inspection, at no cost to Council.

b Maintain the rectified Council infrastructure at no cost to Council at all times.

5 **Earthworks and private retaining walls**

a Construct the earthworks and private retaining walls identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Planning Policy SC6.11 – Land development guidelines, sections 3 Change to Ground level standards, 7 Procedures, 8.5 As-constructed requirements and 9 Specifications and 10 Standard drawings.

b Maintain the earthworks and private retaining walls (inclusive of any associated drainage) identified above at no cost to Council at all times.

Stormwater Drainage	
6	**Overland flow paths and hydraulic alterations** a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: 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.
7	**Erosion and sediment control** a Undertake works generally in accordance with the operational works approval and include in particular: i. Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A). ii. Erosion, sediment and dust control measures must be implemented in accordance with the approved plan/drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008). iii. Sediment control structures (eg. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff. iv. 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. v. All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM, September 2009) prior to discharging from the site.
Construction Management	
8	**Certification of works - Geotechnical Engineering** Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Operational Works				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Appendix A Certification from the Land Development Guidelines	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets
The certification is to confirm: • All works have been undertaken generally in accordance with the approval.				

Operational Works				
Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section

Design and inspection intent certificate for retaining walls	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- The retaining walls have been designed in accordance with relevant standards (i.e AS4678).
- Retaining walls have been adequately completed with inspections completed at the following stages:
  - Footing (including excavation and reinforcement);
  - Drainage behind the wall (including geo-fabric, backfill and perforated pipe) and completion (including point of stormwater discharge)

Geotechnical

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for stability	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Cut/fill batters and retaining structures associated with the proposed development have been adequately designed based on existing geotechnical conditions of the site taking into account all predicted surcharge loadings; and they will achieve a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.
- Constructed cut/fill batters and retaining structures on the site have achieved adequate stability with a long-term factor of safety greater than or equal to 1.5 against geotechnical failure.

Geotechnical

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Geotech certification for level 1	Upon practical completion of works.	N/A	Registered Professional Engineer Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

- Earthworks have been carried out in accordance with AS 3798-2007: *Guidelines on earthworks for commercial and residential developments*.
- Supervision of bulk earthworks was completed to Level 1 and the frequency of field

density testing must be in accordance with Table 8.1 of AS 3798-2007.

- Fill materials were placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.

8A **Supervision of works**

During construction of any works the following professionals must be appointed to supervise the below described actions:

Operational works	
Expertise required of the suitably qualified professional	**Actions to be overseen by the professional**
Registered Professional Engineer of Queensland (RPEQ)	Bulk earthworks inspected to level 1 in accordance with AS3798-2007

9 **Compliance with Australian Standard**

a All future earthworks must be carried out in accordance with AS 3798-2007: Guidelines on earthworks for commercial and residential developments.

b Inspection and testing of all earthworks must be to Level 1 and the frequency of field density testing must be in accordance with Table 8.1 of AS 3798-2007.

c Fill materials must be placed in layers, watered if required and compacted to achieve the specified density ratio as specified in Table 5.1 - Minimum Relative Compaction of AS 3798-2007.

10 **Haulage access/site management plan**

a Prepare and implement a Haulage access/site management plan generally in accordance with the Change to ground level and creation of new waterways code of Planning Scheme 2003 prior to any works commencing.

b The Haulage access/site management plan must be prepared by a suitably qualified professional and include in particular.

i Address the provision of vehicle barrier(s) along the frontages of the land to ensure vehicles use approved crossovers

ii Provide Loading/unloading operations.

iii Address nuisance from dust, noise, vibration, smoke and material tracked onto public roads as a result of hauling and filling operations and how complaints will be addressed.

iv Identity measures and work practices to ensure the site will be maintained in a clean and tidy state at all times including collection, storage and disposal of all waste materials.

v Identify measures and work practices to ensure non- recyclable debris transported from the site is disposed of at an approved waste facility. Combustion of any material is not permitted on the subject site without prior approval of Council.

vi Identify measures and work procedures to ensure gravel access areas to the site, transport dust covers and shake (hose) down areas are in place to control both on-site dust nuisance and contamination of external properties, roadways and receiving waterways.

c Comply with the Haulage access/site management plan during all construction works at no cost to Council.

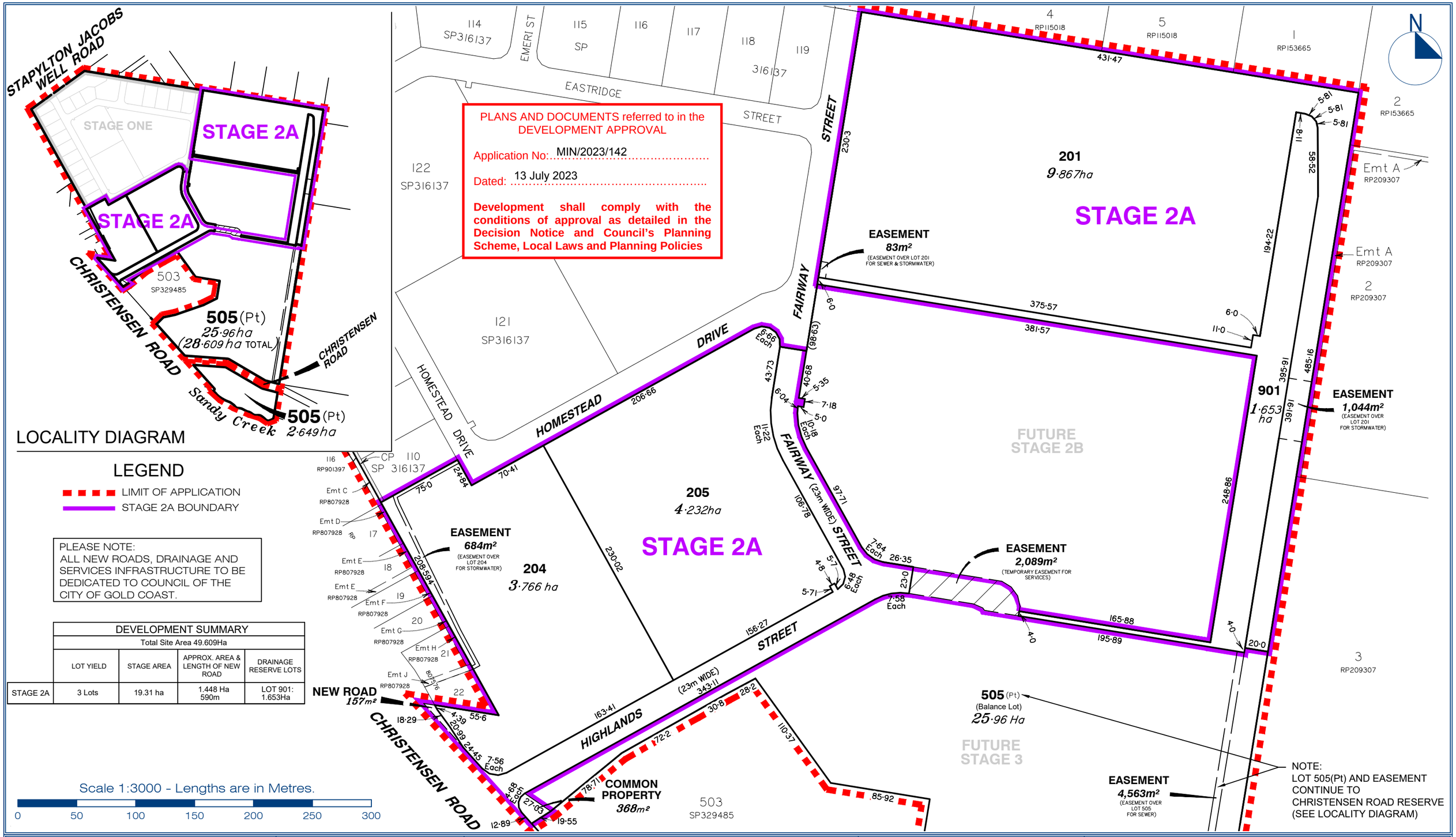
11 **Transport of soil/fill/excavated material**

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. b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis. c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.
12	**Earthworks as-constructed data** Prepare and submit for approval as-constructed data for the constructed earthworks generally in accordance with the approved drawings prior to request for practical completion of the works/ prior to acceptance of On maintenance.
13	**Pre-start inspection** Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in the Planning Scheme 2003 – Land development guidelines for the following: **Purpose** / **Council contact** Review and discuss Operational works – change to ground level approval / Contributed Assets (07) 5582 9034 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.
14	**Hold point inspection** Arrange a hold point inspection to complete the requirements identified in Planning Scheme 2003 – Land development guidelines/Landscape work code of the City Plan for the following: **Purpose** / **Hold Point** / **Council contact** Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in the Planning Scheme 2003 – Land development guidelines / As indicated in Planning Scheme 2003 – Land development guidelines / Contributed Assets (07) 5582 9034 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.
15	**Practical Completion** Arrange a practical completion meeting to complete the requirements identified in Planning Scheme 2003 – Land development guidelines City civil engineering inspections for the following: **Purpose** / **Hold Point** / **Council contact** Confirm completion of works have been undertaken in accordance with this approval / Prior to receiving a practical completion letter / Contributed Assets 07 5582 9034 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.
16	**Bond** Provide security to Council in the form of an unconditional and irrevocable bank guarantee or cash in the amount of $100,000.00 to secure the Performance Bond for sediment and erosion control purposes prior to the commencement of works. Where a performance bond is in place with Council for previous stages within the development for sediment and erosion control purposes, this bond can be rolled over to Stage 2 so that the total performance bond value over the subject site is maintained at $100,000.00 whilst operational works for a change to ground level is being undertaken over the subject site.

	The Performance Bond will not be released until: i practical completion of the bulk earthworks associated with the development is achieved.
17	**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	**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.
B	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**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: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. 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.
C	**Encroachment of works** If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
D	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this 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 liming this obligation, the applicant is responsible for: 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 commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). 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). 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 *Survey and Mapping Infrastructure Act 2003.* 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 and applicable codes. 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 (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. 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.
E	**Water usage** The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water and Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
F	**Fire ant control** 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 *Biosecurity Act 2014* 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.



DEVELOPMENT SUMMARY				
Total Site Area 49.609Ha				
	LOT YIELD	STAGE AREA	APPROX. AREA & LENGTH OF NEW ROAD	DRAINAGE RESERVE LOTS
STAGE 2A	3 Lots	19.31 ha	1.448 Ha 590m	LOT 901: 1.653Ha

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Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Scale at A3:	1:3000
Date:	06-07-23
Design:	MG
Drawn:	SH
Checked:	MG/AWG

Issue	Date	Description	DRN	CHK
-	06/07/2023	ORIGINAL ISSUE	SJH	AWG

Project: VantageYatala

Client: FRASERS PROPERTY

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Drawing Title:

Proposed Staged, Community Title Scheme Reconfiguration of Land

Lots 201, 204, 205, Balance Lot 505, Drainage Reserve (Lot 901) & New Road

CANCELLING LOT: 504 on SP329485

LOCATION: 60 Stapylton Jacobs Well Road, Stapylton QLD

Drawing No: 5941 P STAGE 2A 001

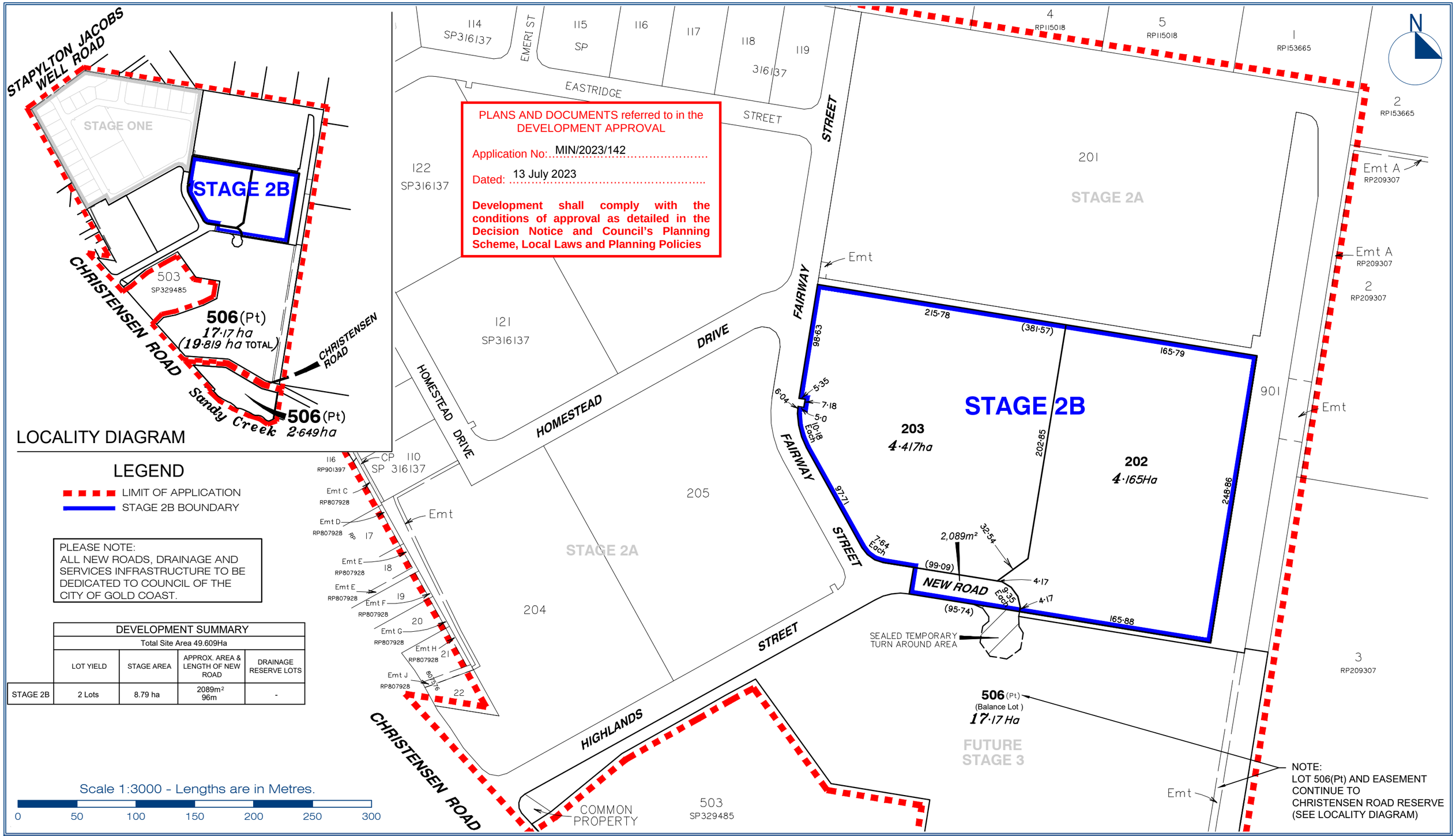
Revision No:

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: MIN/2023/142

Dated: 13 July 2023

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies



DEVELOPMENT SUMMARY				
Total Site Area 49.609Ha				
	LOT YIELD	STAGE AREA	APPROX. AREA & LENGTH OF NEW ROAD	DRAINAGE RESERVE LOTS
STAGE 2B	2 Lots	8.79 ha	2089m² 96m	-

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Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

Scale at A3:	1:3000
Date:	29-06-23
Design:	MG
Drawn:	SH
Checked:	MG/AWG

Issue	Date	Description	DRN	CHK
-	29-06-2023	ORIGINAL ISSUE	SJH	AWG

Project: VantageYatala

Client: FRASERS PROPERTY

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Proposed Staged, Community Title Scheme Reconfiguration of Land

Lots 202, 203, Balance Lot 506, & New Road

CANCELLING LOT: 504 on SP329485

LOCATION: 60 Stapylton Jacobs Well Road, Stapylton QLD

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Revision No: