

Our Ref: Q25388
Your Ref: MCU/2026/34
Sue Wilkinson



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Zone Planning QLD Pty Ltd
ABN 13 660 561 704

16 March 2026

The Chief Executive Officer
City of Gold Coast
PO Box 5042
GCMC QLD 9726

via email: mail@goldcoast.qld.gov.au
swilkinson@goldcoast.qld.gov.au

Dear Sue,

**RESPONSE TO ASSESSMENT MANAGER'S INFORMATION REQUEST
DEVELOPMENT ASSESSMENT RULES 2017 PART 3 S13
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR AN INDUSTRY DEVELOPMENT AT
167-191 CHRISTENSEN ROAD SOUTH, STAPYLTON
(LOT 304 SP329491)**

We act on behalf of our client, VPH07 Pty Ltd A.C.N. 690 603 591, regarding the abovementioned Development Application.

On 20 February 2026 an Information Request was received from the City of Gold Coast. Pursuant to Section 13.2 of the *Development Assessment Rules 2017*, we provide our response to this information request below.

The following information is attached in support of this response:

1. Copy of Council's Information Request dated 20 February 2026 (**Attachment 1**);
2. Revised Proposal Plans prepared by Victo (**Attachment 2**);
3. Revised Statement of Landscape Intent prepared by Studio 8 Concept & Design (**Attachment 3**);
4. Bushfire Management Plan prepared by Wollemi Eco-Logical (**Attachment 4**).
5. Structural Engineer Statement prepared by Prascon (**Attachment 5**).

In accordance with Section 13.2 of the *Development Assessment Rules 2017* this letter and attachments constitute a response to all of the information requested. We submit that the below and attached information together with that provided with the application submission, provides sufficient information for Council to now complete its assessment and favourably determine the application.



PLANNING ASSESSMENT

1. *Inconsistencies between documentation lodged*

There are a number of minor inconsistencies in the documentation between the planning report, code assessment and plans. For example, in relation to PC25, the code assessment against the M38 Industrial Estate Place Code identifies a proposed 3m wide front landscape buffer whereas the proposal plans indicate a landscape buffer with a minimum width of 1.5m. The assessment against PC43 identifies a single vehicular crossover whereas the proposal plans show two vehicular crossovers.

The applicant is requested to review and update the documents and plans to ensure consistency between them in relation to the proposed development and any changes as a result of this information request.

RESPONSE

Reference is made to the revised proposal plans within **Attachment 2** and the revised Statement of Landscape Intent within **Attachment 3**.

It is acknowledged there were some minor inconsistencies in the Code Compliance Template response which are inconsequential to the overall assessment of the application.

The frontage landscape buffer provides a minimum width of 1.5m, with areas widening to more than 3m towards the edges of the site. The plans also indicate two proposed vehicular crossovers, which are reflected in the landscape plan. Council officers are requested to assess the submitted plans as they represent the intended development outcome.

2. *Amended drawings/plans*

Information request items will necessitate changes to the development footprint as currently proposed. Please be advised this will have impacts to proposed built form to accommodate necessary development infrastructure/requirements.

The applicant is requested to provide amended drawings and plans to reflect the items identified below.

RESPONSE

This item is noted and the revised proposal plans have been included within **Attachment 2**.



BUSHFIRE ASSESSMENT

3. Bushfire hazard assessment and management plan

AS1.1.3 of the Bushfire Management Areas Constraint Code

The proposed development is identified as having a Low and Medium Potential Bushfire Hazard Rating on the Gold Coast Planning Scheme 2003 - Potential Bushfire Hazard Areas Overlay Map. Under the Bushfire hazard overlay of the City Plan Version 13, the site is identified within the Medium bushfire hazard and Potential bushfire impact buffer.

The applicant is requested to provide a written bushfire hazard assessment prepared by a suitably qualified and experienced bushfire management consultant confirming that the site is not contained within a bushfire hazard area and accordingly, specific fire mitigation measures are not mandated for the development in accordance with Acceptable Solution 1.1.3 of the Gold Coast Planning Scheme 2003 - Bushfire Management Areas Constraint Code.

If a bushfire management consultant confirms that the proposed development is within a bushfire hazard area including the potential bushfire impact buffer, the applicant is requested to comply with the Acceptable Solutions or Performance Criteria of the Gold Coast Planning Scheme 2003 - Bushfire Management Areas Constraint Code.

Where a Bushfire Management Plan (BMP) is required, the BMP is to be prepared in accordance with Planning Scheme Policy 9 – Guidelines for Preparing Fire Management Plans and City Plan Policy – SC6.3 Bushfire management plans.

Please note that the bushfire assessment undertaken as part of the Preliminary approval prepared in 2012 is no longer considered valid as it was prepared over 13 years ago and may not reflect the current site conditions.

Please note - The City will not accept management or maintenance of adjacent public land for the purpose of mitigating the subject premises' bushfire hazard risk.

RESPONSE

A Bushfire Management Plan has been prepared and included within **Attachment 4**. It is important to note that the design of the development will involve a Class 8 building, which is not subject to specific bushfire-related design and construction standards under the National Construction Code (NCC) or AS3959–2018. Notwithstanding, the buildings will be constructed using non-combustible materials commonly used in warehouse construction namely, a combination of tilt-up concrete panels and sheet metal thereby significantly reducing the risk to persons and property.

Examples of industrial developments built within bushfire hazard areas are present across the City such as the Empire Industrial Estate (Aliciajay Circuit), Yatala Logistics Hub (Warehouse Circuit), Pine Ridge Road Coombabah and Thomas Hanlon Court. Also of note, there is no maintenance obligation on Council with



respect to the adjoining park. Accordingly, and as confirmed within the Bushfire Report, no increase to the rear boundary setback is required.

LANDSCAPE AND OPEN SPACE

4. **Building setback to proposed public open space**

AS4.3 of the M38 Industrial Estate Place Code

AS4.3 of the M38 Industrial Estate Place Code requires a 3m setback from the common boundary of public open space which includes a fence and landscape buffer strip. Further to this PC14 and PC15 requires buildings to be sited to prevent potential conflicts between uses and a clear separation between public access areas and areas set aside to service the building. Further to this, condition 50 of MIN/2023/64 requires retaining walls to be setback from the public open space by 600mm in accordance with Planning Scheme Policy 11 - Land Development Guidelines.

The current proposal shows built to boundary tenancies for 1 to 11 with tilt walls and block retaining walls, with 12 to 15 showing boulder retaining walls to proposed public open space (Lot 904) to be dedicated as part of COM/2023/82. A chainmesh fence appears to be already constructed on the boundary which would appear to require any proposed maintenance of the buildings to be undertaken from within the development site.

The applicant is requested to demonstrate through amended plans how the buildings will be maintained and adequately setback from proposed Lot 904 to be dedicated as public open space for conservation purposes in accordance with existing conditions of approval as well as the M38 Industrial Estate Place Code. All bushfire management requirements requested as part of Bushfire Assessment information request items are to be undertaken within the development footprint and not impact upon proposed Lot 904.

Please Note: this may have considerations to the bushfire assessment information request item above.

RESPONSE

Reference is made to the revised proposal plans within **Attachment 2**. Whilst Council's feedback is noted and considered on balance, the irregularity of the lot dimensions and constructions costs means that internal floor area to the tenancies is extremely valuable to the realisation of any development on the site.

A 600mm increase to the rear setback would require extending the proposed setback by 550mm, resulting in a total loss of 126.7m² of gross floor area, given the 230.29m length of the development fronting the recently dedicated conservation lot.

In response, the proposal has revised the rear boundary setback to 200mm, which reduces the gross floor area loss to 34.5m².



It is commonplace for industrial developments to be built to boundary, particularly where adjoining a conservation/open space lot. There are endless examples of this throughout the City of this occurring and maintenance of the rear boundary/side boundary walls and retaining walls has never been questioned. For completeness, a structural engineers statement has been included in **Attachment 5** confirming no maintenance of the wall will be required.

To this end, AS4.3 and the corresponding PC4, being the relevant assessment benchmarks, relates to the visual design and ensuring an attractive and orderly appearance where development is visible from the public domain. As extensively detailed and demonstrated in the application submission, the development is not visible from the public domain at the rear of the site, therefore the proposed setback of 200mm is compliant with PC4 and entirely reasonable.

Updated sections of the rear boundary and the proposed footings of the retaining walls have been provided within the amended proposal plans (**Attachment 2**) and demonstrate that the footings will be entirely contained within the subject site, with no encroachment into the adjoining conservation lot.

5. Landscape design

Condition 10 of COM/2023/82 requires a landscape buffer width of 1.5m and an average of 3m along the frontage of the subject site. Proposed car park lengths are only 4.9m as opposed to standard length of 5.4m. As such parked cars will overhang into the front 1.5m garden bed severely constraining the ability to successfully establish plants within the proposed garden beds. It is requested that the applicant amend the car park lengths to 5.4m and introduce wheel stops so that compliance with Condition 10 can be achieved.

Overhang into the frontage landscaping buffer will not be supported.

Further to this, batters to the constructed bioretention basin have not been approved as part of OPW/2023/1493 Private Landscape OPW Stage 3. The Statement of Landscape Intent (SLI) does not propose landscape treatment to the bioretention basin batters.

It is requested that the SLI is amended to clearly detail a minimum 1.5m wide landscape buffer along the subject site frontage clear of car parking. All other relevant plans are requested to also reflect this. Include the landscape treatment of the balance of bio-basin areas not approved as part of OPW/2023/1493 within the amended SLI.

RESPONSE

Reference is made to the revised proposal plans within **Attachment 2** and the revised Statement of Landscape Intent within **Attachment 3**.

The carparking spaces have been amended to reflect a minimum length of 5.4m with no overhang to the frontage landscape buffer. The resulting outcome is that the frontage landscape buffer achieves a minimum width of 1.5m and is suitable for successfully establishing plants and trees.



Further to this, planting of the batters to the bioretention basin have been incorporated within the revised statement of landscape intent.

TRANSPORT

6. M38 Industrial Estate Place Code

Vehicular parking PC8

To comply with AS8.1.2 of the M38 Industrial Estate Place Code, the development must provide car parking spaces in accordance with Table AS8.1.2.

The proposal comprises 15 Medium Impact Industry tenancies with a total Gross Floor Area (GFA) of 4,457.3m² and a Total Use Area (TUA) of 3,688.7m².

Council officers acknowledge that the definition of TUA under the Transport Code and GFA under the Gold Coast Planning Scheme 2003 are broadly comparable for the purposes of parking demand assessment. Based on the applicable parking rates under AS8.1.2 and the proposed development yield, a total of 72 car parking spaces is required. The development proposes 66 car parking spaces, resulting in a shortfall of 6 spaces.

It is noted that the applicant seeks to rely on a performance-based assessment under Performance Criterion PC8. However, the information submitted to date does not sufficiently justify the reduced parking provision, particularly having regard to:

- The overall scale of the development (15 industrial tenancies).*
- The uncertainty associated with future tenancy mix and car parking requirements.*
- The anticipated workforce size, including the expected number of staff per tenancy.*
- The likely visitor parking demand associated with the proposed industrial uses.*

To demonstrate compliance with the PC8/AS8.1.2 of the M38 Industrial Estate Place code, the applicant is requested to either:

- a. Amend the proposal to provide a minimum of 72 compliant on-site car parking spaces in accordance with AS8.1.2; or*
- b. Submit a robust performance-based assessment addressing PC8 of the M38 Industrial Estate Place Code. Any such assessment must include:*
 - i. Identification of the intended or likely future users and the types of industrial land uses anticipated to occupy the tenancies.*
 - ii. An evaluation of the anticipated number of staff per tenancy and the overall peak staff generation for the site.*
 - iii. An assessment of expected visitor parking demand associated with the proposed industrial uses.*

RESPONSE



With consideration to a revised design now incorporating a maximum of 14-tenancies, the proposal provides a total of 63 car parking spaces, resulting in a shortfall of eight spaces across the 14-tenancy development. The site benefits from approximately 260m of frontage to Christensen Road South, which is capable of accommodating on-street parking along its length.

Based on a typical parking bay length of 6m, the frontage could theoretically support up to 43 on-street spaces. While this number will be slightly reduced due to the inclusion of two vehicular crossovers, there remains a substantial amount of on-street parking available to comfortably absorb the relatively minor shortfall of eight spaces associated with the development. Similarly, there is ample onstreet parking on the other side of the road and no surrounding industrial premises other than the subject site which would place any real demand on this onstreet parking.

Accordingly, the proposal is considered to comply with PC8 of the M38 Industrial Estate Place Code, and the car parking assessment prepared for the proposed spec-build development (where no specific tenants have been confirmed) is considered appropriate for the purposes of Council's assessment.

7. Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme)

Design of car parking areas and car park space – PC3/ AS3.1

To comply with AS3.1 of the Car Parking, Access and Transport Integration Constraint Code, the proposed car parking facilities must be designed to comply with the requirements of AS2890.1:2004.

To demonstrate compliance with the abovementioned standards, the applicant is therefore requested to submit amended drawings addressing the following changes:

- a. Provide fully dimensioned car parking spaces in accordance with AS2890.1 requirements.*

Officers note that the proposed car parking bays are 5.0 metres in length, which does not meet the minimum bay length required under AS2890.1.

RESPONSE

The revised carparking bays as discussed within the response to Item 5 above have been amended to reflect a minimum length of 5.4m with no vehicle overhang. All carparks have been dimensioned within the revised proposal plans (**Attachment 2**).

8. Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme)

Loading bay and set down area and design service vehicle requirements PC13 / PC14

To comply with AS14.1 of the Car Parking, Access and Transport Integration Constraint Code, the development must be designed to accommodate an Articulated Vehicle (AV) in accordance with Table to Acceptable Solution AS14.1. Given the site area exceeds 4,000m², provision of a dedicated service bay designed for an AV is required with restricted manoeuvring access from Christensen Road South is permitted.



The current proposal nominates a Heavy Rigid Vehicle (HRV) as the design vehicle and provides a corresponding service bay. While it is acknowledged that the applicant has advised that the proposed tenancy sizes (approximately 186m²–328m²) are unlikely to generate demand for Articulated Vehicle servicing, no substantive traffic or operational assessment has been submitted to justify this assumption.

As such, council officers are not supportive of the provision of HRV in lieu of AV given the overall scale of the development (15 tenancies) and the uncertainty regarding future tenancy mix and servicing requirements.

To demonstrate compliance, the applicant is requested to submit a swept path assessment, generated by AutoTURN or similar software for a standard Articulated Vehicle entering the site, manoeuvring within the site, and exiting the site. The assessment must demonstrate a minimum 500mm clearance to all obstructions, including buildings, landscaping, and parked vehicles.

RESPONSE

It is reiterated that the tenancy sizes (approximately 196.6m²–409.3m²) do not warrant servicing by the largest design vehicle, being an articulated vehicle (AV). Each tenancy is likely to operate independently and therefore have its own servicing requirements. In most instances, servicing would be undertaken by a van or small rigid vehicle (SRV), with the occasional medium rigid vehicle (MRV) if required.

The design has adopted a heavy rigid vehicle (HRV) as a worst-case scenario. Providing for an AV on site would necessitate the removal of several car parking spaces to accommodate a service vehicle size that would not reasonably be required to service tenancies of this scale. Given the importance of carparking spaces to the overall development (as reiterated through Item 6 above), it is considered onerous for such a request to accommodate an articulated vehicle and associated loading bay on the site.

9. Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme)

Access to car park areas – PC9/AS9.1

AS9.1 of Car Parking, Access and Transport Integration Constraint Code requires all car park areas to have unrestricted accesses by employees or visitors.

The submitted plans indicate the provision of security gates at the vehicle driveway. However, no information has been provided to demonstrate how unrestricted vehicular access will be achieved.

Therefore, the applicant is requested to demonstrate how compliance with AS9.1 will be met.

Advice Note:

The applicant is advised that, in the event of approval, council officers intend to impose a condition of approval requiring both gates to remain open during hours of operation



RESPONSE

As is standard practice for industrial developments, the gates will remain open during typical business hours. Council also typically imposes a condition to this effect and are invited to do so here.

In accordance with Section 13.2 of the *Development Assessment Rules 2017* this letter constitutes a response to all of the information requested. Therefore, we ask that the Requesting Authority (Council) proceed with the assessment of this Development Application.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Andre Sultan or the undersigned on 07 5562 2303.

Yours sincerely,

David Geyer | Director
ZONE PLANNING QLD



ATTACHMENT 1

Copy of Council Information Request



Date: 20 February 2026
Contact: Sue Wilkinson
Location: City Development
Telephone: 07 5582 8866
Your reference: Q25388
Our reference: MCU/2026/34

VPH07 Pty Ltd A.C.N. 690 603 591
C/- Zone Planning QLD
PO BOX 3805
BURLEIGH HEADS QLD 3805

Dear Sir/Madam

Confirmation Notice and Information Request – Assessment Manager

(Confirmation Notice given under section 2 and Information Request given under section 12 of the Development Assessment Rules)

I refer to the development application lodged by:

Applicant name: VPH07 Pty Ltd A.C.N. 690 603 591
Applicant contact details: C/- Zone Planning QLD
PO BOX 3805
BURLEIGH HEADS QLD 3805

in relation to development of land/premises described as:

Street address: 167-191 Christensen Road South, STAPYLTON QLD 4207
Real property description: Lot 304 SP329491

CONFIRMATION NOTICE

The development application described below was properly made to the Council of the City of Gold Coast (Council) on 6 February 2026

Application number: MCU/2026/34

Approval(s) sought: Development permit for a Material change of use (code assessment) for Industry (15 tenancies)

This development application is not a development application to carry out a development under a superseded planning scheme. However, the overarching categorising instrument in effect over the premises is the M38 Industrial Estate Place Code, and not the City Plan.

Nature of development proposed: Industry (15 tenancies)

Council's Project Team

The assessment of this application will be undertaken by the following Council project team.

Assessment Manager Sue Wilkinson Planner (07) 5582 8680 swilkinson@goldcoast.qld.gov.au	Planning Coordinator Adam Morris Coordinator Planning Assessment North (07) 5667 3856 asmorris@goldcoast.qld.gov.au	Transport Planning Eslam Hassan Transport Engineer (07) 5581 1735 ehassan@goldcoast.qld.gov.au
Civil Engineering Fatema Akram Senior Civil Engineer (07) 5582 8102 fakram@goldcoast.qld.gov.au	Environmental and Bushfire Assessment Karen Vigoya Ortiz A/Senior Environmental Assessment Officer (07) 5582 8238 KVIGOYAORTIZ@goldcoast.qld.gov.au	Landscape and Open Space Karl Cvelbar Senior Landscape Planner (07) 5528 2151 kcvelbar@goldcoast.qld.gov.au
Plumbing and Drainage Matt Merigan Senior Plumbing and Drainage Inspector (07) 5582 8671 mmerigan@goldcoast.qld.gov.au		

Referral Agencies

There are no referral agencies identified for this development application.

Information Request

You have stated on the approved form that you agree to accept an information request in accordance with Part 3 of the Development Assessment Rules.

Public Notification

Public Notification is not required for this development application.

Development Infrastructure

Non trunk development infrastructure

This development application has not identified proposed trunk infrastructure. The proposal will be assessed on the basis that you are not proposing trunk infrastructure for the networks listed below:

- Transport
- Recreation Facilities
- Stormwater
- Water Supply
- Wastewater

INFORMATION REQUEST

Council has reviewed your development application for the premises previously described and determined that the following additional information is needed to assess the application:

Planning Assessment

1. Inconsistencies between documentation lodged

There are a number of minor inconsistencies in the documentation between the planning report, code assessment and plans. For example, in relation to PC25, the code assessment against the M38 Industrial Estate Place Code identifies a proposed 3m wide front landscape buffer whereas the proposal plans indicate a landscape buffer with a minimum width of 1.5m. The assessment against PC43 identifies a single vehicular crossover whereas the proposal plans show two vehicular crossovers.

The applicant is requested to review and update the documents and plans to ensure consistency between them in relation to the proposed development and any changes as a result of this information request.

2. Amended drawings/plans

Information request items will necessitate changes to the development footprint as currently proposed. Please be advised this will have impacts to proposed built form to accommodate necessary development infrastructure/requirements.

The applicant is requested to provide amended drawings and plans to reflect the items identified below.

Bushfire Assessment

3. Bushfire hazard assessment and management plan

AS1.1.3 of the Bushfire Management Areas Constraint Code

The proposed development is identified as having a Low and Medium Potential Bushfire Hazard Rating on the Gold Coast Planning Scheme 2003 - Potential Bushfire Hazard Areas Overlay Map. Under the Bushfire hazard overlay of the City Plan Version 13, the site is identified within the Medium bushfire hazard and Potential bushfire impact buffer.

The applicant is requested to provide a written bushfire hazard assessment prepared by a suitably qualified and experienced bushfire management consultant confirming that the site is not contained within a bushfire hazard area and accordingly, specific fire mitigation measures are not mandated for the development in accordance with Acceptable Solution 1.1.3 of the Gold Coast Planning Scheme 2003 - Bushfire Management Areas Constraint Code.

If a bushfire management consultant confirms that the proposed development is within a bushfire hazard area including the potential bushfire impact buffer, the applicant is requested to comply with the Acceptable Solutions or Performance Criteria of the Gold Coast Planning Scheme 2003 - Bushfire Management Areas Constraint Code.

Where a Bushfire Management Plan (BMP) is required, the BMP is to be prepared in accordance with Planning Scheme Policy 9 – Guidelines for Preparing Fire Management Plans and City Plan Policy – SC6.3 Bushfire management plans.

Please note that the bushfire assessment undertaken as part of the Preliminary approval prepared in 2012 is no longer considered valid as it was prepared over 13 years ago and may not reflect the current site conditions.

Please note - The City will not accept management or maintenance of adjacent public land for the purpose of mitigating the subject premises' bushfire hazard risk.

Landscape and Open Space

4. Building setback to proposed public open space

AS4.3 of the M38 Industrial Estate Place Code

AS4.3 of the M38 Industrial Estate Place Code requires a 3m setback from the common boundary of public open space which includes a fence and landscape buffer strip. Further to this PC14 and PC15 requires buildings to be sited to prevent potential conflicts between uses and a clear separation between public access areas and areas set aside to service the building. Further to this, condition 50 of MIN/2023/64 requires retaining walls to be setback from the public open space by 600mm in accordance with Planning Scheme Policy 11 - Land Development Guidelines.

The current proposal shows built to boundary tenancies for 1 to 11 with tilt walls and block retaining walls, with 12 to 15 showing boulder retaining walls to proposed public open space (Lot 904) to be dedicated as part of COM/2023/82. A chainmesh fence appears to be already constructed on the boundary which would appear to require any proposed maintenance of the buildings to be undertaken from within the development site.

The applicant is requested to demonstrate through amended plans how the buildings will be maintained and adequately setback from proposed Lot 904 to be dedicated as public open space for conservation purposes in accordance with existing conditions of approval as well as the M38 Industrial Estate Place Code. All bushfire management requirements requested as part of Bushfire Assessment information request items are to be undertaken within the development footprint and not impact upon proposed Lot 904.

Please Note: this may have considerations to the bushfire assessment information request item above.

5. Landscape design

Condition 10 of COM/2023/82 requires a landscape buffer width of 1.5m and an average of 3m along the frontage of the subject site. Proposed car park lengths are only 4.9m as opposed to standard length of 5.4m. As such parked cars will overhang into the front 1.5m garden bed severely constraining the ability to successfully establish plants within the proposed garden beds. It is requested that the applicant amend the car park lengths to 5.4m and introduce wheel stops so that compliance with Condition 10 can be achieved.

Overhang into the frontage landscaping buffer will not be supported.

Further to this, batters to the constructed bioretention basin have not been approved as part of OPW/2023/1493 Private Landscape OPW Stage 3. The Statement of Landscape Intent (SLI) does not propose landscape treatment to the bioretention basin batters.

It is requested that the SLI is amended to clearly detail a minimum 1.5m wide landscape buffer along the subject site frontage clear of car parking. All other relevant plans are requested to also reflect this. Include the landscape treatment of the balance of bio-basin areas not approved as part of OPW/2023/1493 within the amended SLI.

Transport

6. M38 Industrial Estate Place Code

Vehicular parking PC8

To comply with AS8.1.2 of the M38 Industrial Estate Place Code, the development must provide car parking spaces in accordance with Table AS8.1.2.

The proposal comprises 15 Medium Impact Industry tenancies with a total Gross Floor Area (GFA) of 4,457.3m² and a Total Use Area (TUA) of 3,688.7m².

Council officers acknowledge that the definition of TUA under the Transport Code and GFA under the Gold Coast Planning Scheme 2003 are broadly comparable for the purposes of parking demand assessment. Based on the applicable parking rates under AS8.1.2 and the proposed development yield, a total of 72 car parking spaces is required. The development proposes 66 car parking spaces, resulting in a shortfall of 6 spaces.

It is noted that the applicant seeks to rely on a performance-based assessment under Performance Criterion PC8. However, the information submitted to date does not sufficiently justify the reduced parking provision, particularly having regard to:

- The overall scale of the development (15 industrial tenancies).
- The uncertainty associated with future tenancy mix and car parking requirements.
- The anticipated workforce size, including the expected number of staff per tenancy.
- The likely visitor parking demand associated with the proposed industrial uses.

To demonstrate compliance with the PC8/AS8.1.2 of the M38 Industrial Estate Place code, the applicant is requested to either:

- a. Amend the proposal to provide a minimum of 72 compliant on-site car parking spaces in accordance with AS8.1.2; or
- b. Submit a robust performance-based assessment addressing PC8 of the M38 Industrial Estate Place Code. Any such assessment must include:
 - i. Identification of the intended or likely future users and the types of industrial land uses anticipated to occupy the tenancies.
 - ii. An evaluation of the anticipated number of staff per tenancy and the overall peak staff generation for the site.
 - iii. An assessment of expected visitor parking demand associated with the proposed industrial uses.

7. Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme)

Design of car parking areas and car park space – PC3/ AS3.1

To comply with AS3.1 of the Car Parking, Access and Transport Integration Constraint Code, the proposed car parking facilities must be designed to comply with the requirements of AS2890.1:2004.

To demonstrate compliance with the abovementioned standards, the applicant is therefore requested to submit amended drawings addressing the following changes:

- a. Provide fully dimensioned car parking spaces in accordance with AS2890.1 requirements.
Officers note that the proposed car parking bays are 5.0 metres in length, which does not meet the minimum bay length required under AS2890.1.

8. Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme)

Loading bay and set down area and design service vehicle requirements PC13 / PC14

To comply with AS14.1 of the Car Parking, Access and Transport Integration Constraint Code, the development must be designed to accommodate an Articulated Vehicle (AV) in accordance with Table to Acceptable Solution AS14.1. Given the site area exceeds 4,000m², provision of a dedicated service bay designed for an AV is required with restricted manoeuvring access from Christensen Road South is permitted.

The current proposal nominates a Heavy Rigid Vehicle (HRV) as the design vehicle and provides a corresponding service bay. While it is acknowledged that the applicant has advised that the proposed tenancy sizes (approximately 186m²–328m²) are unlikely to generate demand for Articulated Vehicle servicing, no substantive traffic or operational assessment has been submitted to justify this assumption.

As such, council officers are not supportive of the provision of HRV in lieu of AV given the overall scale of the development (15 tenancies) and the uncertainty regarding future tenancy mix and servicing requirements.

To demonstrate compliance, the applicant is requested to submit a swept path assessment, generated by AutoTURN or similar software for a standard Articulated Vehicle entering the site, manoeuvring within the site, and exiting the site. The assessment must demonstrate a minimum 500mm clearance to all obstructions, including buildings, landscaping, and parked vehicles.

9. Car Parking, Access and Transport Integration Constraint Code (Gold Coast '03 Planning Scheme)

Access to car park areas – PC9/AS9.1

AS9.1 of Car Parking, Access and Transport Integration Constraint Code requires all car park areas to have unrestricted accesses by employees or visitors.

The submitted plans indicate the provision of security gates at the vehicle driveway. However, no information has been provided to demonstrate how unrestricted vehicular access will be achieved.

Therefore, the applicant is requested to demonstrate how compliance with AS9.1 will be met.

Advice Note:

The applicant is advised that, in the event of approval, council officers intend to impose a condition of approval requiring both gates to remain open during hours of operation

Response Due Date

The due date for providing the requested information is 20 May 2026.

To assist Council with finalising the assessment of this development application, can you please advise whether you intend to:

- a) Provide all of the information requested;
- b) Provide part of the information requested; or
- c) Not provide any of the information requested.

Notwithstanding the above, as Council's assessment of this development application will be based on the information provided, it is recommended that you provide all of the information requested. If Council has not received a response to the information requested from you on or before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Advice Note

The applicant is advised that should Council give further advice about the application (in accordance with s35 of the DA Rules) to resolve outstanding items not adequately addressed within the information request response, the applicant will be requested to complete a 'Notice to Stop the Current Period' for the above-mentioned application until the items within the further advice are adequately addressed. Alternatively, the applicant may choose to provide a reasonable extension to the Decision period, as advised by the Assessment manager. If the applicant does not stop the Current Period or provide a reasonable extension to the Decision period, Council officers will proceed with assessing and deciding the application based on the information provided in the information request response, which could result in an unfavourable recommendation by Council officers.

Notice to Stop the Current Period Form:

<https://dsdmipprd.blob.core.windows.net/general/Applicanttemplate9.0-Noticeaboutstoppingthecurrentperiod.doc>

DA Rules extract:

s35.1 An assessment manager or concurrence agency for the application may, at any time before the application is decided, give further advice about the application to the applicant.

s35.2 Further advice may include advice about how the applicant may change the application.

Response format

As this application was lodged electronically, please direct all future correspondence regarding this application in the required PDF format i.e.:

- **Supporting documents** (separate the supporting documents into individual PDF appendices)
- **Plans** (combine as one single PDF)
- **Specialist reports** (separate each specialist report into individual PDF appendices)

Do not password protect the PDF.

The electronic response should be forwarded to mail@goldcoast.qld.gov.au with the Assessment Manager Sue Wilkinson copied into the email swilkinson@goldcoast.qld.gov.au.

Please note all development applications are publicly viewable on the Council's City of Gold Coast's PD Online: cityofgoldcoast.com.au/pdonline.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact Planning Assessment on 07 5582 8866.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adam Morris', is written in a cursive style.

Adam Morris

Coordinator Planning North

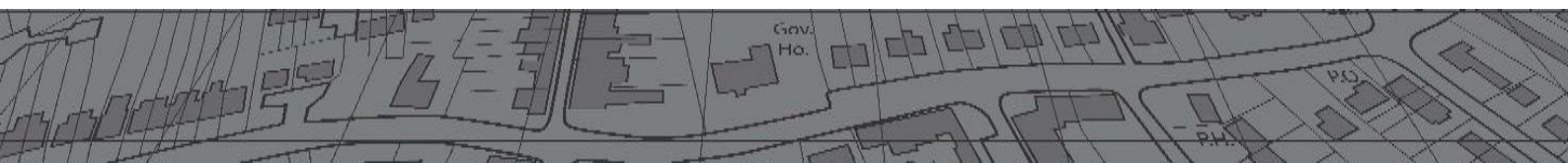
For the Chief Executive Officer

Council of the City of Gold Coast



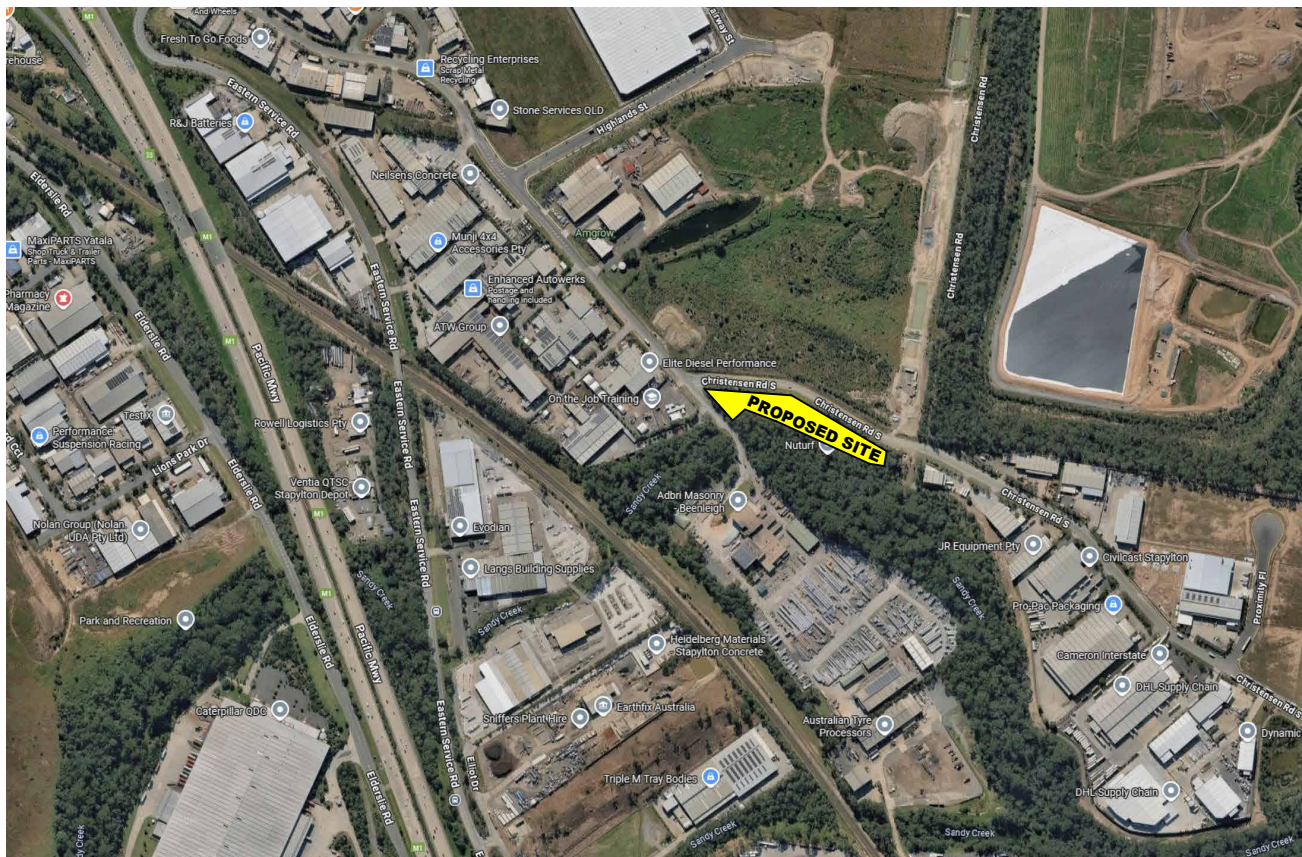
ATTACHMENT 2

Revised Proposal Plans

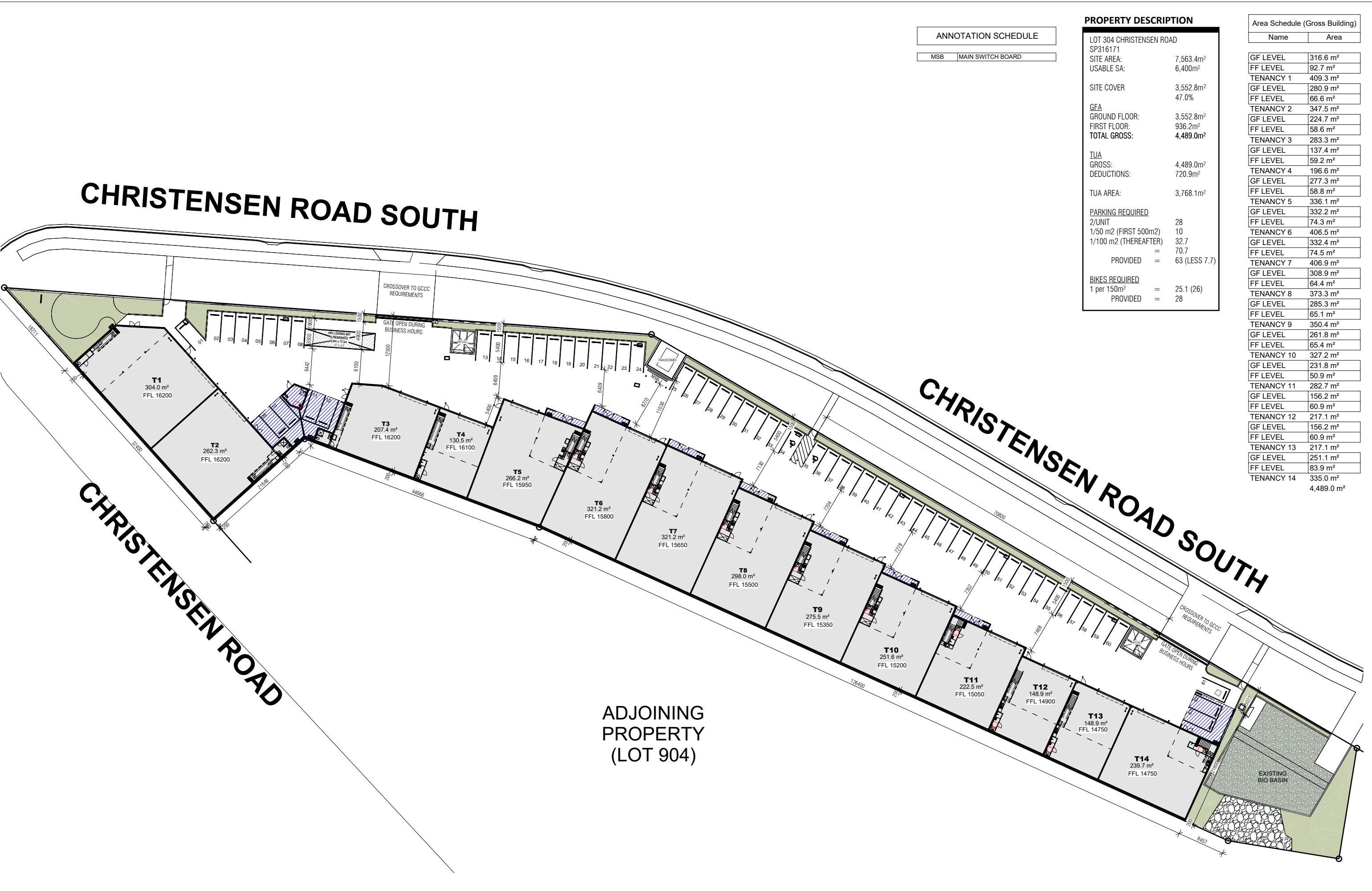


PROPOSED INDUSTRIAL BUILDINGS

LOT 304 CHRISTENSEN ROAD, STAPYLTON, QLD, 4207



REV.	DESCRIPTION	DATE	ISSUED BY				
A	PRELIMINARY ISSUE	16.02.26	JW				
B	AMENDED DA ISSUE	10.03.26	JW				
				C:\Users\Josh\Victo Construction Pty Ltd\VICTO - 7. DESIGN\1. PROJECTS\Lot 304 Christensen Road\1. Design Docs\1. Architectural\WD_304 CHRISTENSEN ROAD_09.03.26.rvt			
				VICTO 1/19 Gateway Court, Coomera QLD 4209 OBA LICENCE NUMBER 15383037 ACN 668 144 965 ABN 92 668 144 965 www.victo.com.au			
				PROJECT:	PROPOSED INDUSTRY DEVELOPMENT	TITLE SHEET	
				ADDRESS:	LOT 304 CHRISTENSEN ROAD		
				CLIENT:	VICTO	PRELIMINARY SET	SHEET No. REV. 0-00 B
							PROJECT No. 2602



ANNOTATION SCHEDULE	
MSB	MAIN SWITCH BOARD

PROPERTY DESCRIPTION	
LOT 304 CHRISTENSEN ROAD SP316171	
SITE AREA:	7,563.4m ²
USABLE SA:	6,400m ²
SITE COVER	
	3,552.8m ²
	47.0%
GEA	
GROUND FLOOR:	3,552.8m ²
FIRST FLOOR:	936.2m ²
TOTAL GROSS:	4,489.0m ²
TUA	
GROSS:	4,489.0m ²
DEDUCTIONS:	720.9m ²
TUA AREA:	
	3,768.1m ²
PARKING REQUIRED	
2/UNIT	28
1/50 m2 (FIRST 500m2)	10
1/100 m2 (THEREAFTER)	32.7
	= 70.7
PROVIDED	= 63 (LESS 7.7)
BIKES REQUIRED	
1 per 150m ²	= 25.1 (26)
PROVIDED	= 28

Area Schedule (Gross Building)	
Name	Area
GF LEVEL	316.6 m ²
FF LEVEL	92.7 m ²
TENANCY 1	409.3 m ²
GF LEVEL	280.9 m ²
FF LEVEL	66.6 m ²
TENANCY 2	347.5 m ²
GF LEVEL	224.7 m ²
FF LEVEL	58.6 m ²
TENANCY 3	283.3 m ²
GF LEVEL	137.4 m ²
FF LEVEL	59.2 m ²
TENANCY 4	196.6 m ²
GF LEVEL	277.3 m ²
FF LEVEL	58.8 m ²
TENANCY 5	336.1 m ²
GF LEVEL	332.2 m ²
FF LEVEL	74.3 m ²
TENANCY 6	406.5 m ²
GF LEVEL	332.4 m ²
FF LEVEL	74.5 m ²
TENANCY 7	406.9 m ²
GF LEVEL	308.9 m ²
FF LEVEL	64.4 m ²
TENANCY 8	373.3 m ²
GF LEVEL	285.3 m ²
FF LEVEL	65.1 m ²
TENANCY 9	350.4 m ²
GF LEVEL	261.8 m ²
FF LEVEL	65.4 m ²
TENANCY 10	327.2 m ²
GF LEVEL	231.8 m ²
FF LEVEL	50.9 m ²
TENANCY 11	282.7 m ²
GF LEVEL	156.2 m ²
FF LEVEL	60.9 m ²
TENANCY 12	217.1 m ²
GF LEVEL	156.2 m ²
FF LEVEL	60.9 m ²
TENANCY 13	217.1 m ²
GF LEVEL	251.1 m ²
FF LEVEL	83.9 m ²
TENANCY 14	335.0 m ²
	4,489.0 m ²

REV.	DESCRIPTION	DATE	ISSUED BY
A	PRELIMINARY ISSUE	16.02.26	JW
B	AMENDED DA ISSUE	10.03.26	JW
C	ADDITIONAL REFUSE ADDED, 1 CARPARK REMOVED	12.03.26	JW

Scale 1: 300 @ A1 (1: 600 @ A3)

1/19 Gateway Court, Coomera QLD 4209
OBA LICENCE NUMBER 15383037
ACN 668 144 965
ABN 92 668 144 965
www.victo.com.au

PROJECT: PROPOSED INDUSTRY DEVELOPMENT

ADDRESS: LOT 304 CHRISTENSEN ROAD

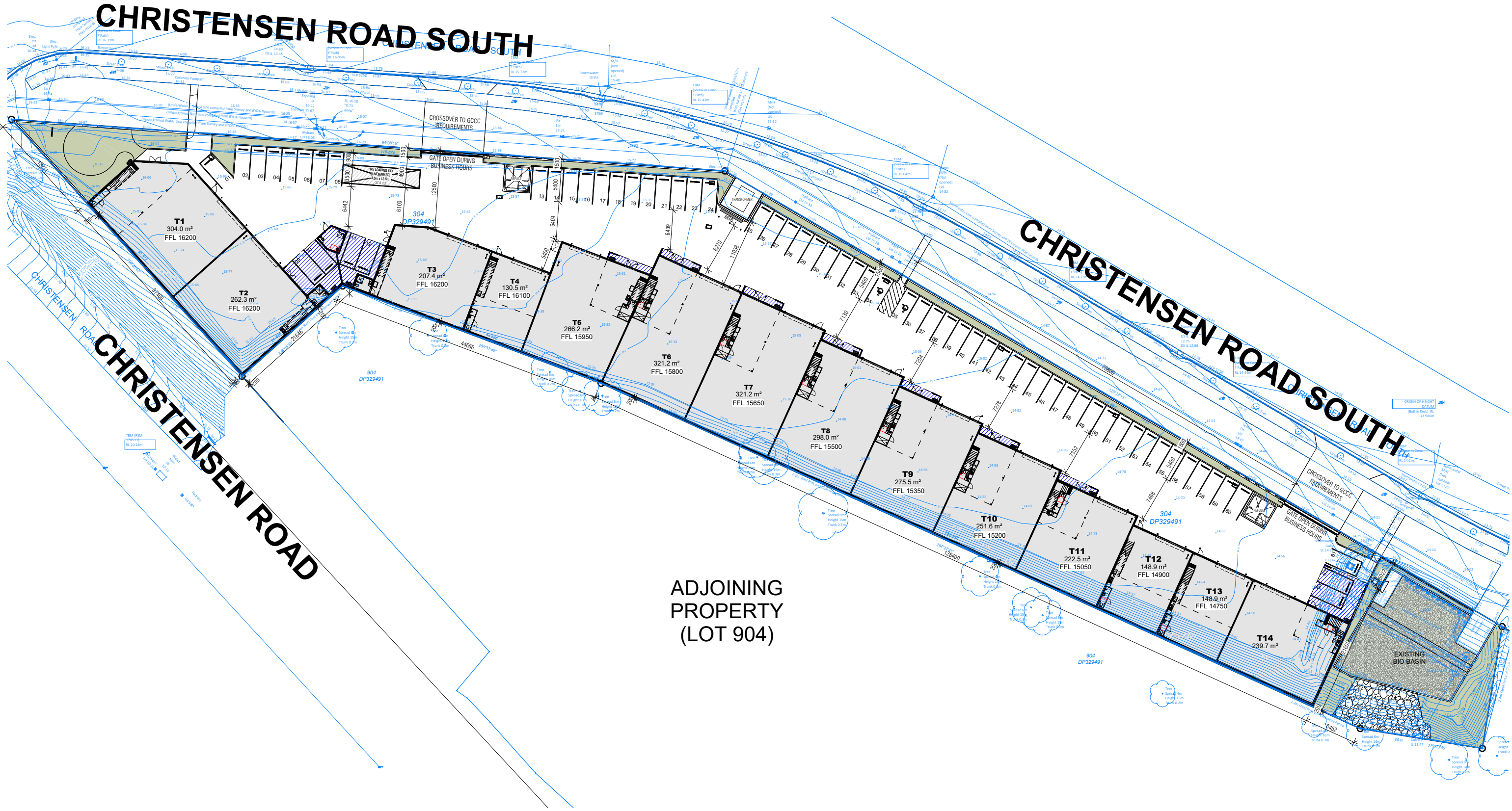
CLIENT: VICTO

SITE PLAN

PRELIMINARY SET

SHEET No. 0-10 C

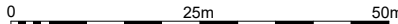
PROJECT No. 2602





NORTH

REV.	DESCRIPTION	DATE	ISSUED BY
A	PRELIMINARY ISSUE	16.02.26	JW
B	AMENDED DA ISSUE	10.03.26	JW
C	ADDITIONAL REFUSE ADDED, 1 CARPARK REMOVED	12.03.26	JW



0 25m 50m

Scale 1: 500 @ A1 (1: 1000 @ A3)



VICTO

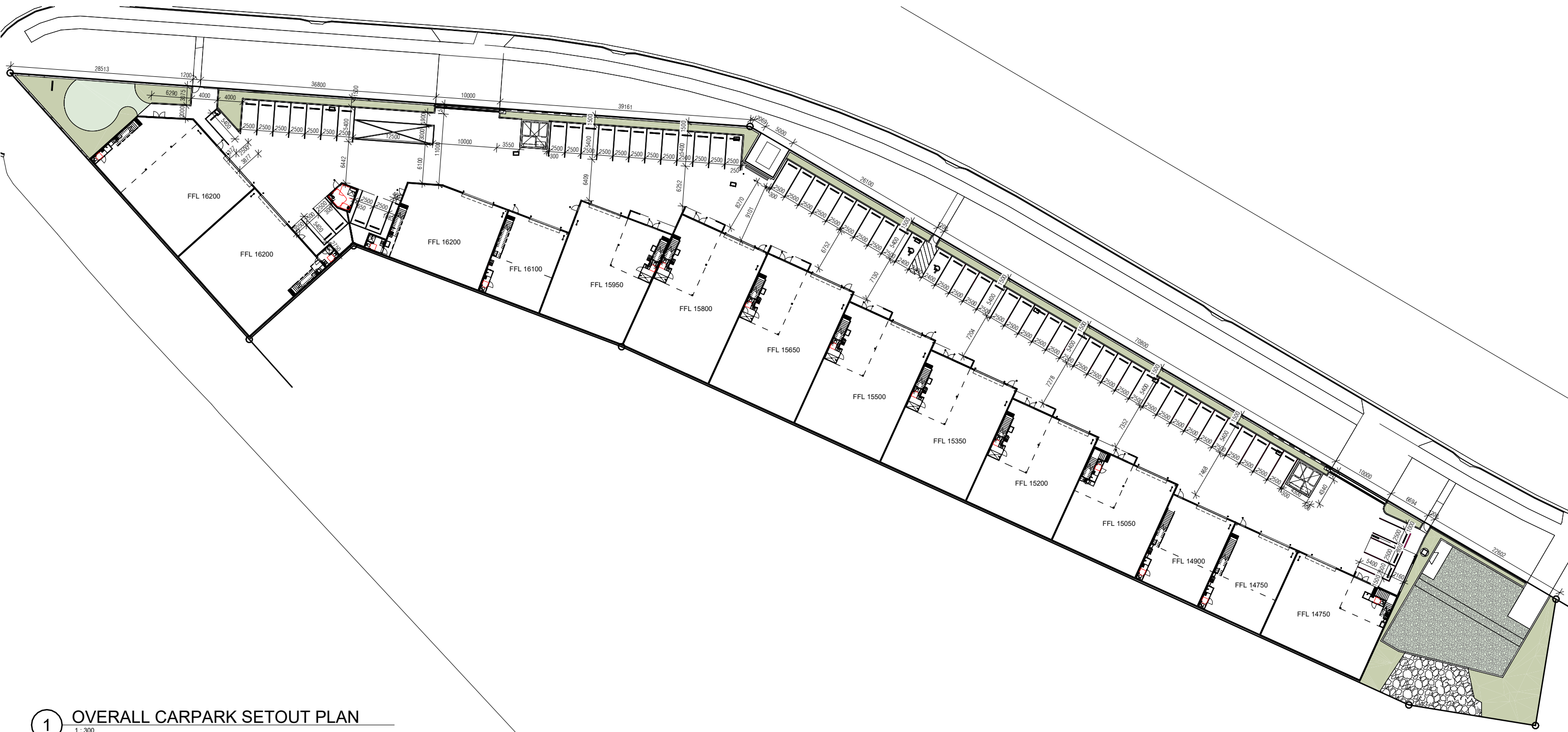
1/19 Gateway Court, Coomera QLD 4209
QBA LICENCE NUMBER 15383037
ACN 668 144 965
ABN 92 668 144 965
www.victo.com.au

PROJECT: PROPOSED INDUSTRY DEVELOPMENT
ADDRESS: LOT 304 CHRISTENSEN ROAD
CLIENT: VICTO

SITE PLAN WITH SURVEY OVERLAYED

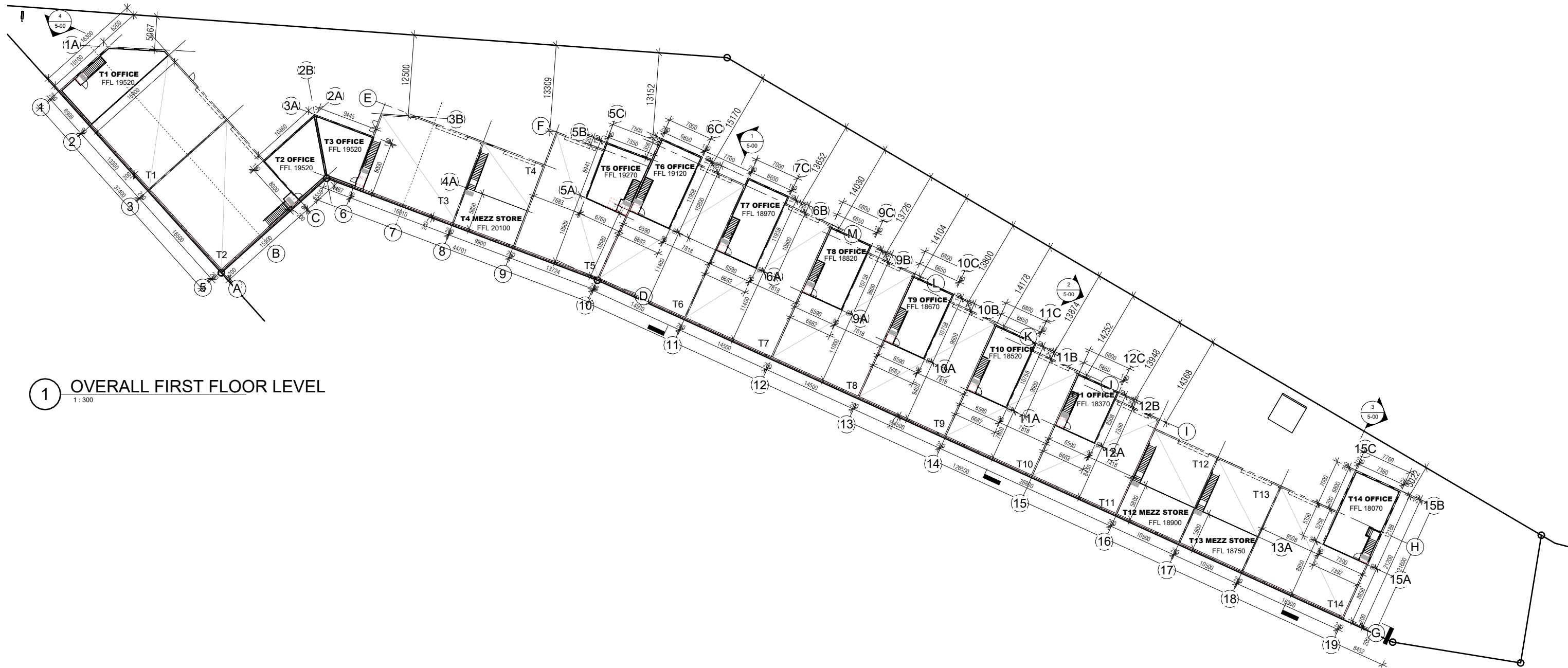
PRELIMINARY SET

SHEET No. 0-11 C
PROJECT No. 2602



1 OVERALL CARPARK SETOUT PLAN
1 : 300

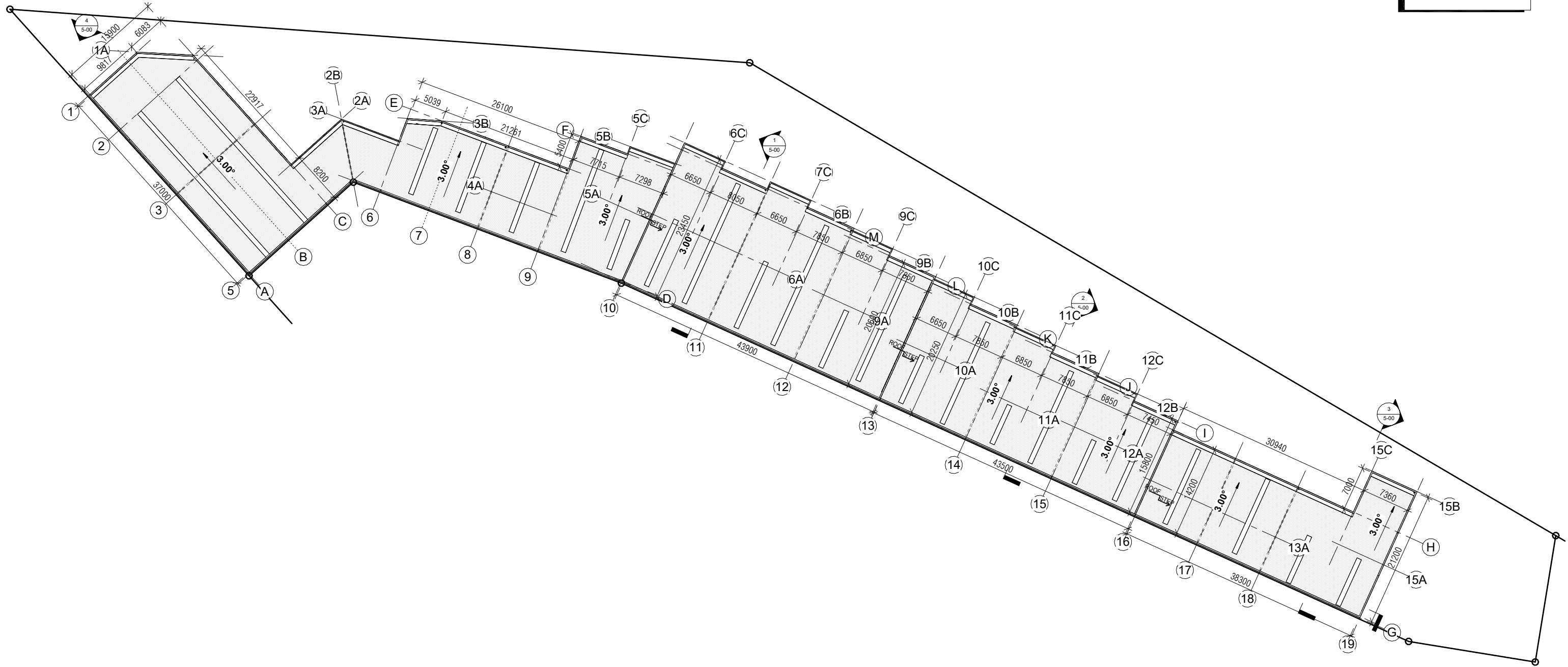




1 OVERALL FIRST FLOOR LEVEL
1: 300

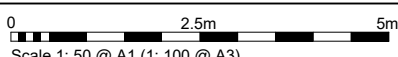
GUTTER GUARDS TO BE INSTALLED ON ALL EAVE GUTTERS.

ALLOW FOR FALL ARRESTOR ANCHOR POINTS AND LADDER DOOR TO AUSTRALIAN STANDARD





REV.	DESCRIPTION	DATE	ISSUED BY
A	PRELIMINARY ISSUE	16.02.26	JW
B	AMENDED DA ISSUE	10.03.26	JW



Scale 1: 50 @ A1 (1: 100 @ A3)



1/19 Gateway Court, Coomera QLD 4209
QBA LICENCE NUMBER 15383037
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ABN 92 668 144 965
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PROJECT: PROPOSED INDUSTRY DEVELOPMENT

ADDRESS: LOT 304 CHRISTENSEN ROAD

CLIENT: VICTO

OVERALL ROOF PLAN

PRELIMINARY SET

SHEET No. REV.

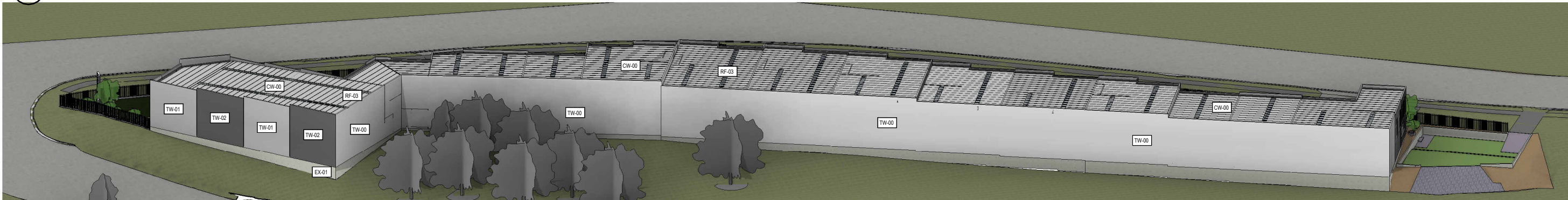
1-02 B

PROJECT No.

2602



1 BUILDING ISOMETRIC 1



2 BUILDING ISOMETRIC 2

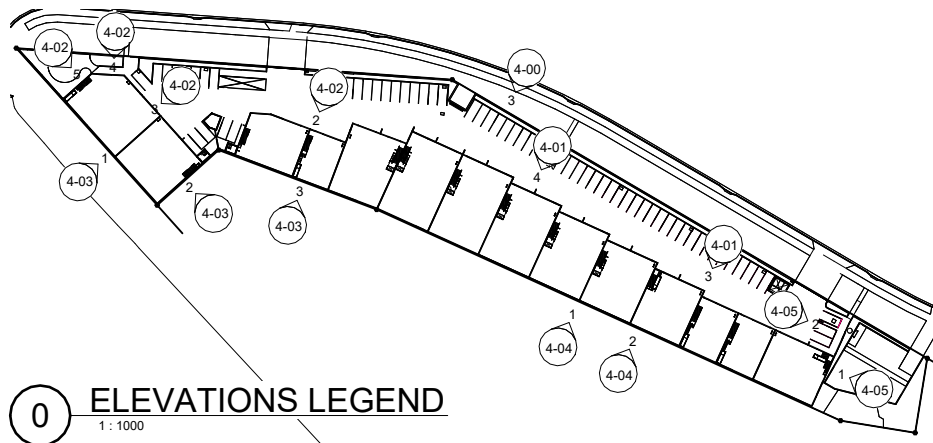


3 CHRISTENSEN ROAD SOUTH STREET ELE
1 : 300

Multi-Category Material Takeoff External				
Material: Keynote	Material: Description	Material: Manufacturer	Material: Comments	Material: Model
CW-00	ROOF SHEETING	ZINCLUME	-	-
DT-01	FEATURE COLOUR 1 - TENANCY SIGNAGE	DULUX	LEXICON (WHITE)	-
DT-02	GUTTERS	COLORBOND	MONUMENT	-
DT-03	FASCIA / FLASHING	COLORBOND	MONUMENT	-
G-02	EXTERNAL GATES	-	BLACK	-
RD-01	ROLLER DOOR	COLORBOND	MONUMENT	-
TW-00	TILT WALL - UNPAINTED FINISH	-	-	-
TW-03	PAINTED FINISH COLOUR 3	DULUX	BILBY	-
WF-01	WINDOW/DOOR FRAME	COLORBOND	MONUMENT	-

ANNOTATION SCHEDULE	
CW-00	EXTERNAL ROOF SHEETING
D-02	DOOR FINISH
DT-02	DETAIL COLOUR 2
EX-01	EXPOSED STRUCTURE
GL-01	GLASS COLOUR 1
RC-01	RENDERED FINISH COLOUR 1
RD-01	ROLLER DOOR - FINISH COLOUR 1
RF-03	SC 3050gsm FR50 TRANSLUCENT ROOF SHEETING PANELS AS SHOWN
TW-00	TILT WALL - UNPAINTED FINISH
TW-01	TILT WALL - PAINTED FINISH COLOUR 1
TW-02	TILT WALL - PAINTED FINISH COLOUR 2
TW-03	TILT WALL - PAINTED FINISH COLOUR 3
WF-01	WINDOW/DOOR FRAME COLOUR 1

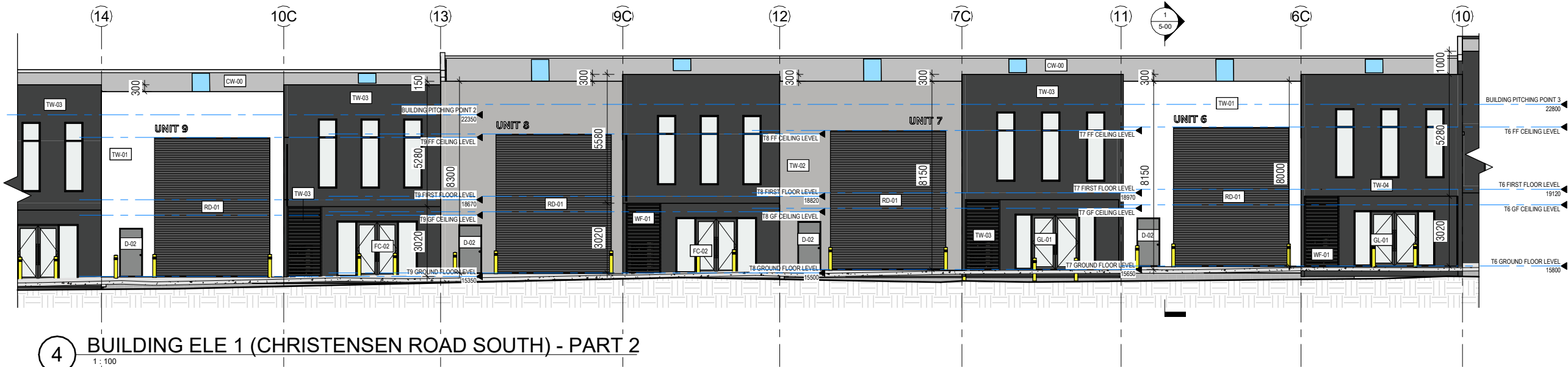
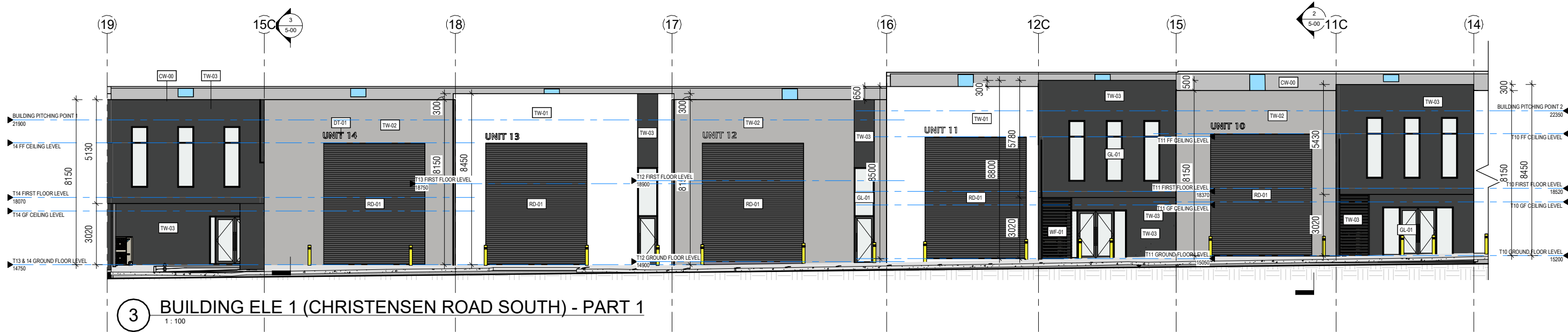
CW-00	MONOCLAD METAL ROOF SHEETING: ZINCLUME		TW-01	DULUX: LEXICON (WHITE)	
DT-01	LEXICON (WHITE)		TW-02	DULUX: SOUTHERLY	
FC-02	COLOURBOND: SOUTHERLY		TW-03	DULUX: BILBY	
RD-01	COLOURBOND: MONUMENT		WF-01	BLACK	

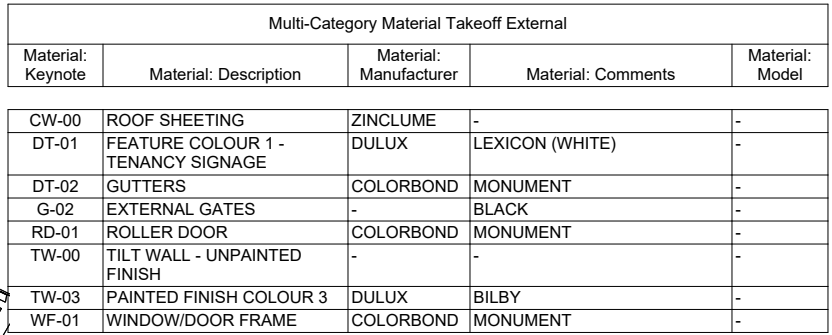


ANNOTATION SCHEDULE	
CW-00	EXTERNAL ROOF SHEETING
D-02	DOOR FINISH
DT-01	DETAIL COLOUR 1
FC-02	FEATURE COLOUR 2
GL-01	GLASS COLOUR 1
RD-01	ROLLER DOOR - FINISH COLOUR 1
TW-01	TILT WALL - PAINTED FINISH COLOUR 1
TW-02	TILT WALL - PAINTED FINISH COLOUR 2
TW-03	TILT WALL - PAINTED FINISH COLOUR 3
TW-04	TILT WALL - PAINTED FINISH COLOUR 4
WF-01	WINDOW/DOOR FRAME COLOUR 1

Multi-Category Material Takeoff External				
Material: Keynote	Material: Description	Material: Manufacturer	Material: Comments	Material: Model
CW-00	ROOF SHEETING	ZINCLUME	-	-
DT-01	FEATURE COLOUR 1 - TENANCY SIGNAGE	DULUX	LEXICON (WHITE)	-
DT-02	GUTTERS	COLORBOND	MONUMENT	-
G-02	EXTERNAL GATES	-	BLACK	-
RD-01	ROLLER DOOR	COLORBOND	MONUMENT	-
TW-00	TILT WALL - UNPAINTED FINISH	-	-	-
TW-03	PAINTED FINISH COLOUR 3	DULUX	BILBY	-
WF-01	WINDOW/DOOR FRAME	COLORBOND	MONUMENT	-

CW-00	MONOCLAD METAL ROOF SHEETING: ZINCLUME		TW-01	DULUX: LEXICON (WHITE)	
DT-01	LEXICON (WHITE)		TW-02	DULUX: SOUTHERLY	
FC-02	COLOURBOND: SOUTHERLY		TW-03	DULUX: BILBY	
RD-01	COLOURBOND: MONUMENT		WF-01	BLACK	

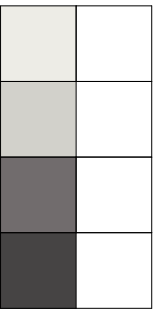
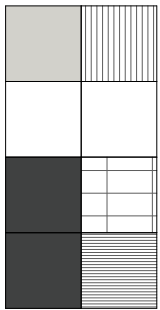




ANNOTATION SCHEDULE	
CW-00	EXTERNAL ROOF SHEETING
D-02	DOOR FINISH
EX-01	EXPOSED STRUCTURE
GL-01	GLASS COLOUR 1
RD-01	ROLLER DOOR - FINISH COLOUR 1
TW-01	TILT WALL - PAINTED FINISH COLOUR 1
TW-02	TILT WALL - PAINTED FINISH COLOUR 2
TW-03	TILT WALL - PAINTED FINISH COLOUR 3
WF-01	WINDOW/DOOR FRAME COLOUR 1

CW-00	MONOCLAD METAL ROOF SHEETING: ZINCLUME
DT-01	LEXICON (WHITE)
FC-02	COLOURBOND: SOUTHERLY
RD-01	COLOURBOND: MONUMENT

TW-01	DULUX: LEXICON (WHITE)
TW-02	DULUX: SOUTHERLY
TW-03	DULUX: BILBY
WF-01	BLACK



2 BUILDING ELE 2 (CHRISTENSEN ROAD SOUTH)
1 : 100

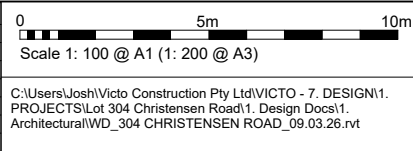
The drawing shows a long, low building with three main units. Unit 5 is on the left, Unit 4 in the middle, and Unit 3 on the right. Each unit has a large roller door (RD-01) and a smaller door (WF-01). There are also windows (GL-01) and transoms (TW-01, TW-02, TW-03). The building is shown with a pitched roof and various level markers on the right side.

Labels and Dimensions:

- Units:** UNIT 5, UNIT 4, UNIT 3
- Components:** TW-01, TW-02, TW-03, GL-01, RD-01, WF-01
- Dimensions:** 300, 8850, 8900, 6130, 3020, 6180, 9500
- Level Markers:**
 - BUILDING PITCHING POINT 4 23200
 - T5 FF CEILING LEVEL
 - T5 FIRST FLOOR LEVEL 19270
 - T5 GF CEILING LEVEL
 - T5 GROUND FLOOR LEVEL 19950
 - T4 FIRST FLOOR LEVEL T1, 2, & 3 FIRST FLOOR LEVEL 19520
 - T1, 2 & 3 GF CEILING LEVEL
 - T1, 2, & 3 GROUND FLOOR LEVEL
 - T4 GROUND FLOOR LEVEL

The image displays three architectural elevation drawings of a building, labeled 3, 4, and 5.

- Building Ele 3 (Christensen Road South):** This elevation shows two units, UNIT 1 and UNIT 2, each with a large roller door (RD-01). The building has a dark facade with vertical window strips (GL-01) and horizontal window strips (TW-01, TW-02). The total height is 9200. The drawing includes a north arrow and a scale of 1:100.
- Building Ele 4 (T1 Facade):** This elevation shows the T1 facade with a dark facade and vertical window strips (GL-01). The total height is 8800. The drawing includes a north arrow and a scale of 1:100.
- Building Ele 5 (Christensen Road South):** This elevation shows the building facade with a dark facade and vertical window strips (GL-01). The building has a complex roofline with a pitch of 1:5.01. The drawing includes a north arrow and a scale of 1:100.

[illegible]

VICTO

1/19 Gateway Court, Coomera QLD 4209
QBA LICENCE NUMBER 15383037
ACN 668 144 965
ABN 92 668 144 965
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PROJECT: PROPOSED INDUSTRY
DEVELOPMENT

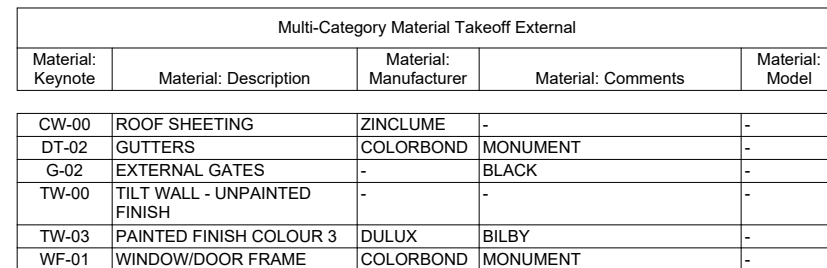
ADDRESS: LOT 304 CHRISTENSEN ROAD

CLIENT: VICTO

BUILDING ELE 2-5
(CHRISTENSEN SOUTH)

PRELIMINARY SET

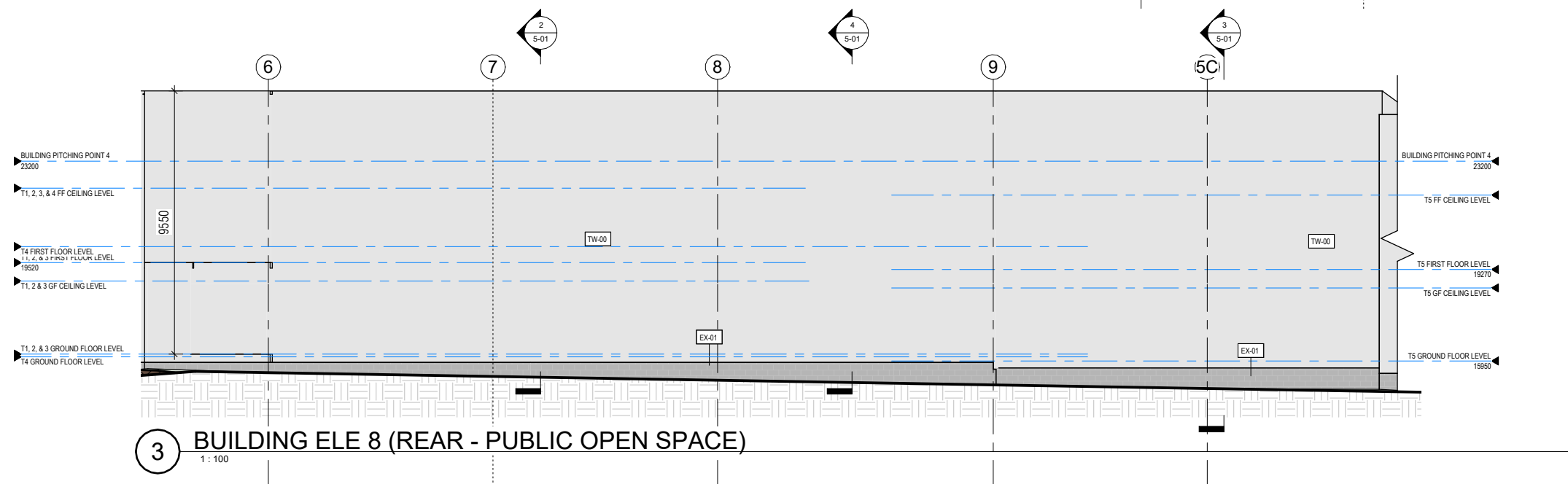
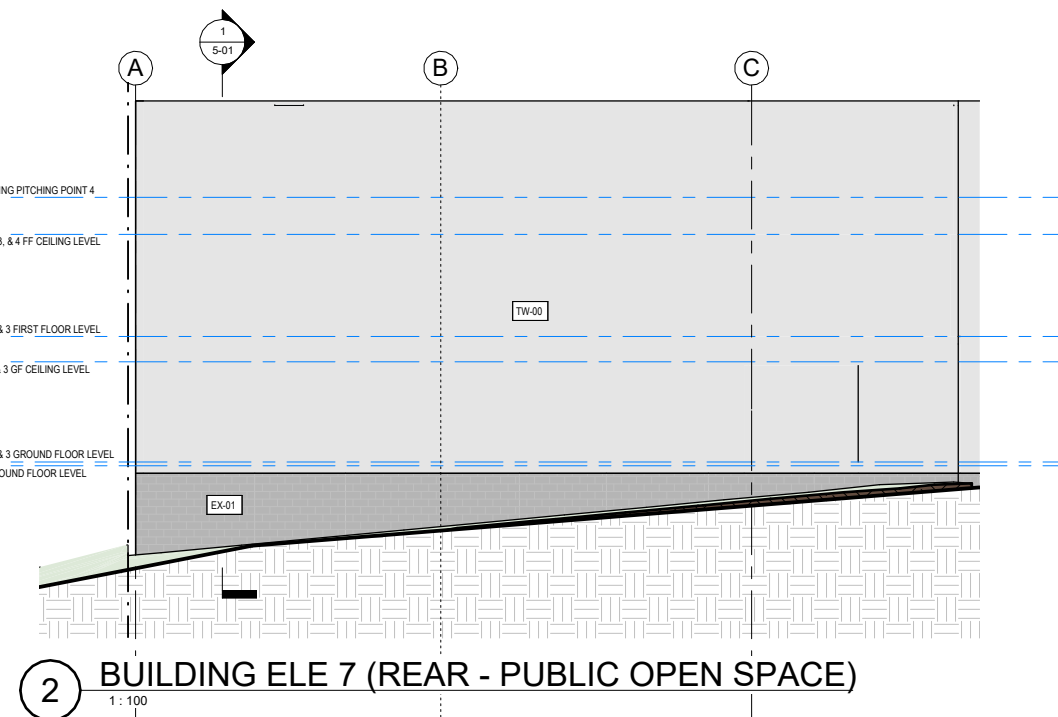
SHEET No. 4-02
PROJECT No. 2602

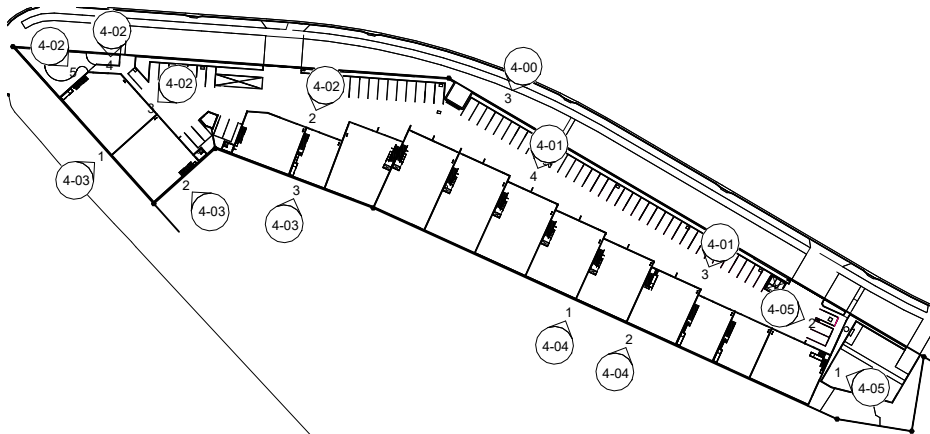


ANNOTATION SCHEDULE	
EX-01	EXPOSED STRUCTURE
TW-00	TILT WALL - UNPAINTED FINISH
TW-01	TILT WALL - PAINTED FINISH COLOUR 1
TW-02	TILT WALL - PAINTED FINISH COLOUR 2

CW-00	MONOCLAD METAL ROOF SHEETING: ZINCUME		TW-01	DULUX: LEXICON (WHITE)	
DT-01	LEXICON (WHITE)		TW-02	DULUX: SOUTHERLY	
FC-02	COLOURBOND: SOUTHERLY		TW-03	DULUX: BILBY	
RD-01	COLOURBOND: MONUMENT		WF-01	BLACK	

1 : 1000

[illegible]

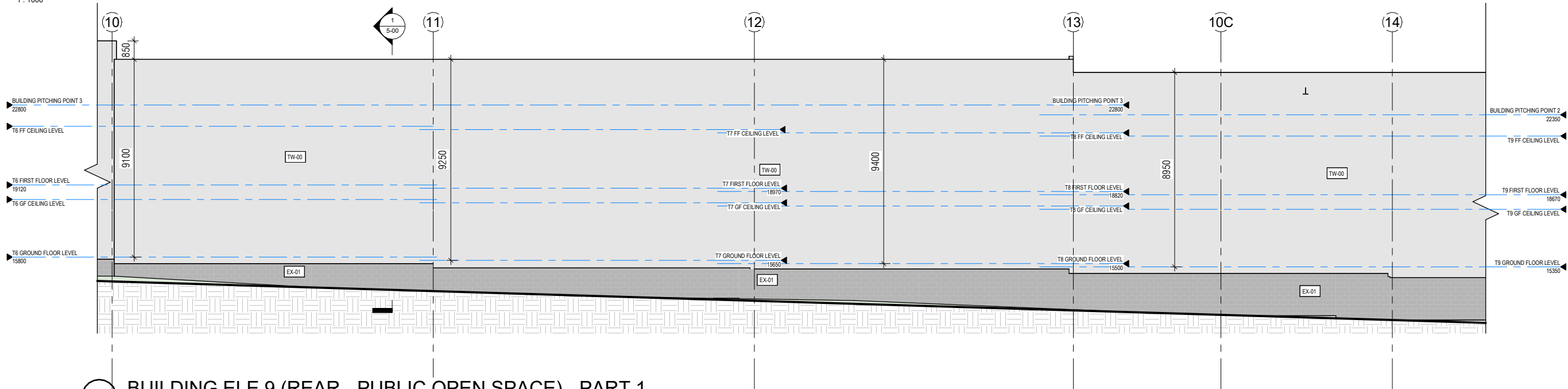


Multi-Category Material Takeoff External				
Material: Keynote	Material: Description	Material: Manufacturer	Material: Comments	Material: Model
CW-00	ROOF SHEETING	ZINCLUME	-	-
DT-02	GUTTERS	COLORBOND	MONUMENT	-
G-02	EXTERNAL GATES	-	BLACK	-
TW-00	TILT WALL - UNPAINTED FINISH	-	-	-
TW-03	PAINTED FINISH COLOUR 3	DULUX	BILBY	-

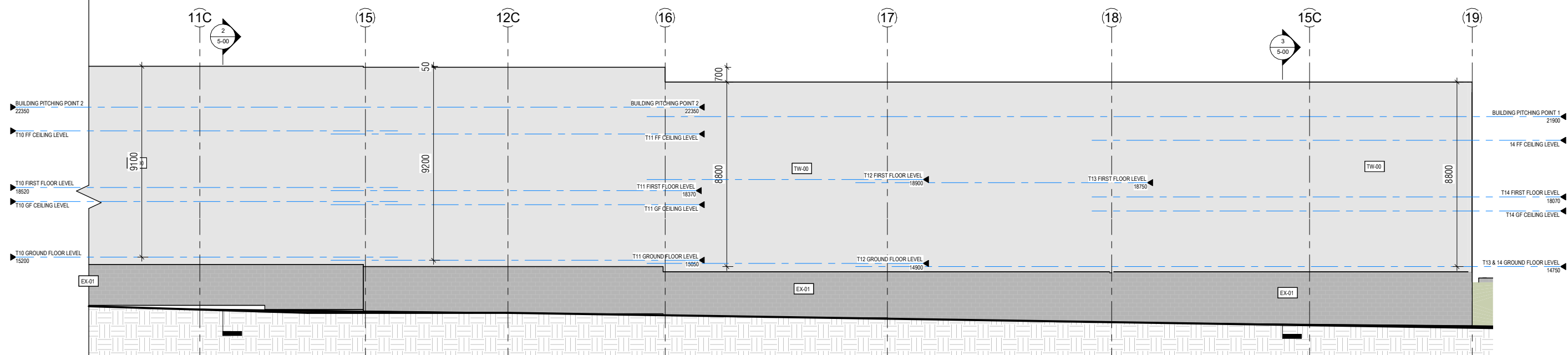
ANNOTATION SCHEDULE	
EX-01	EXPOSED STRUCTURE
TW-00	TILT WALL - UNPAINTED FINISH

CW-00	MONOCLAD METAL ROOF SHEETING: ZINCLUME		TW-01	DULUX: LEXICON (WHITE)	
DT-01	LEXICON (WHITE)		TW-02	DULUX: SOUTHERLY	
FC-02	COLOURBOND: SOUTHERLY		TW-03	DULUX: BILBY	
RD-01	COLOURBOND: MONUMENT		WF-01	BLACK	

3 ELEVATIONS LEGEND..



1 BUILDING ELE 9 (REAR - PUBLIC OPEN SPACE) - PART 1



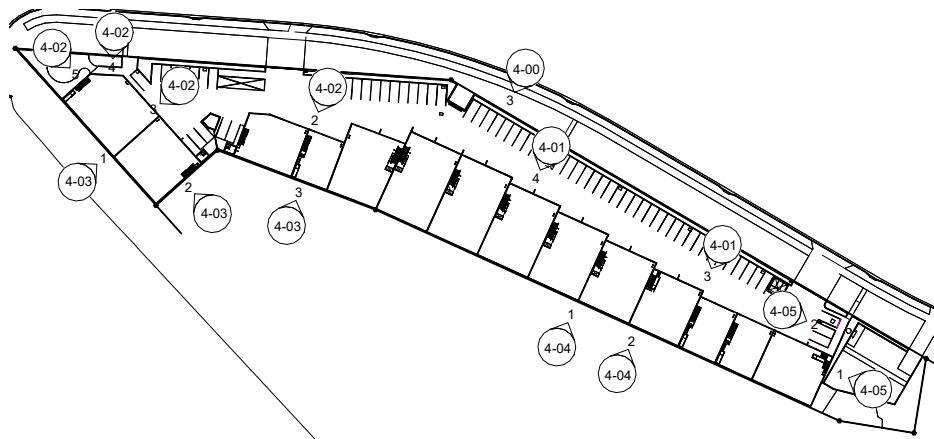
2 BUILDING ELE 9 (REAR - PUBLIC OPEN SPACE) - PART 2

REV.	DESCRIPTION	DATE	ISSUED BY	0	5m	10m	PROJECT:	PROPOSED INDUSTRY DEVELOPMENT	BUILDING ELE 9 (REAR - PUBLIC OPEN SPACE)	SHEET No.	REV.
A	PRELIMINARY ISSUE	16.02.26	JW	Scale 1: 100 @ A1 (1: 200 @ A3)			ADDRESS:	LOT 304 CHRISTENSEN ROAD		4-04	B
B	AMENDED DA ISSUE	10.03.26	JW				CLIENT:	VICTO	PRELIMINARY SET		
										PROJECT No.	
										2602	

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VICTO

1/19 Gateway Court, Coomera QLD 4209
QBA LICENCE NUMBER 15383037
ACN 668 144 965
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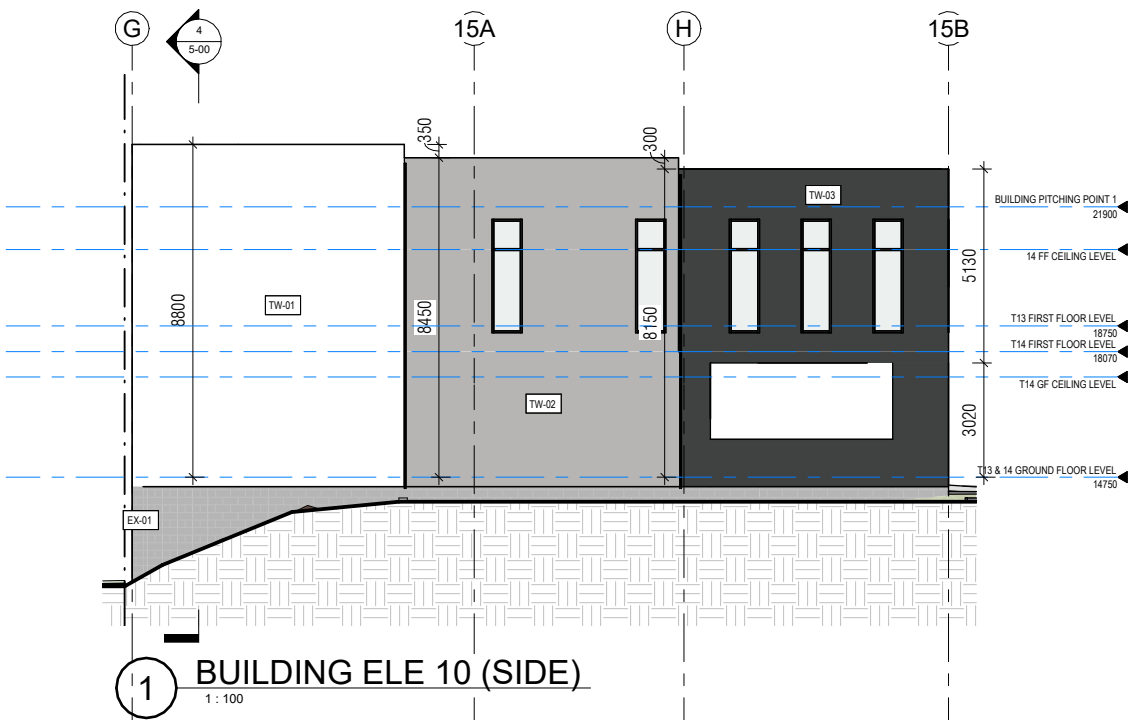
Multi-Category Material Takeoff External				
Material: Keynote	Material: Description	Material: Manufacturer	Material: Comments	Material: Model
CW-00	ROOF SHEETING	ZINCLUME	-	-
DT-02	GUTTERS	COLORBOND	MONUMENT	-
G-02	EXTERNAL GATES	-	BLACK	-
TW-00	TILT WALL - UNPAINTED FINISH	-	-	-
TW-03	PAINTED FINISH COLOUR 3	DULUX	BILBY	-
WF-01	WINDOW/DOOR FRAME	COLORBOND	MONUMENT	-

ANNOTATION SCHEDULE	
EX-01	EXPOSED STRUCTURE
GL-01	GLASS COLOUR 1
TW-01	TILT WALL - PAINTED FINISH COLOUR 1
TW-02	TILT WALL - PAINTED FINISH COLOUR 2
TW-03	TILT WALL - PAINTED FINISH COLOUR 3

CW-00	MONOCLAD METAL ROOF SHEETING: ZINCLUME		TW-01	DULUX: LEXICON (WHITE)	
DT-01	LEXICON (WHITE)		TW-02	DULUX: SOUTHERLY	
FC-02	COLOURBOND: SOUTHERLY		TW-03	DULUX: BILBY	
RD-01	COLOURBOND: MONUMENT		WF-01	BLACK	

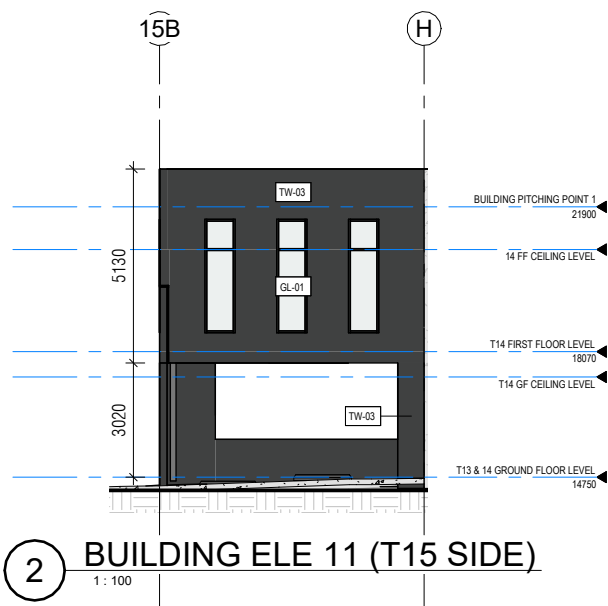
3 ELEVATIONS LEGEND

1 : 1000



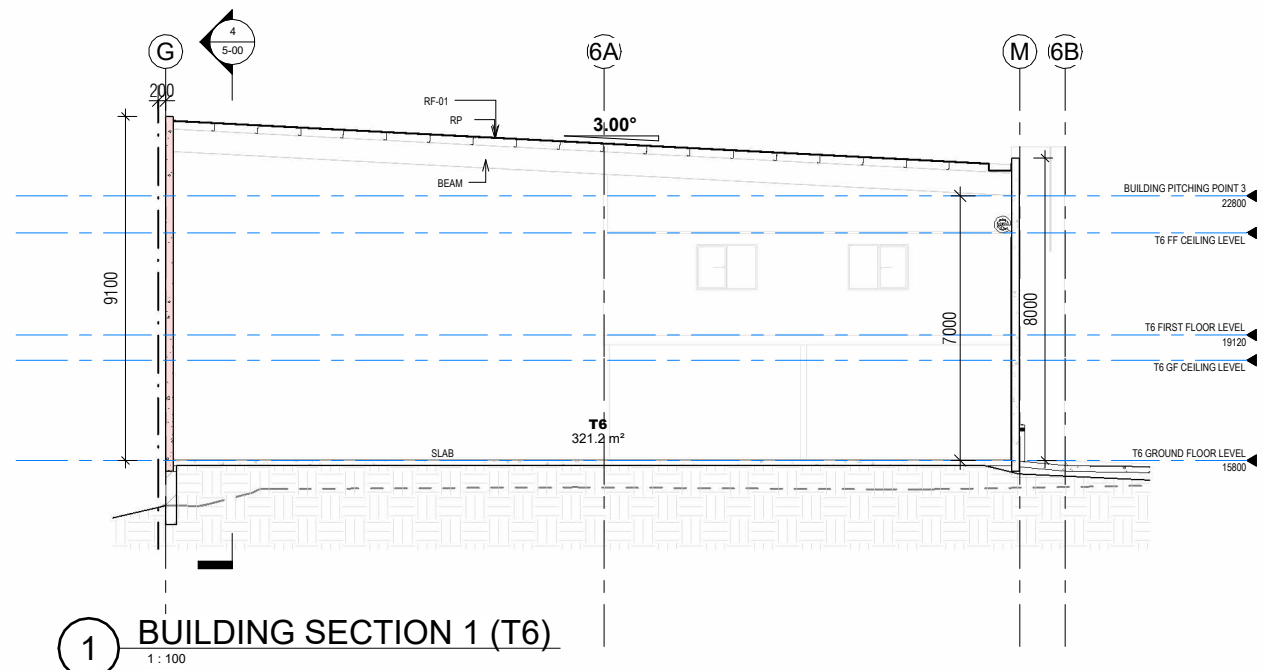
1 BUILDING ELE 10 (SIDE)

1 : 100

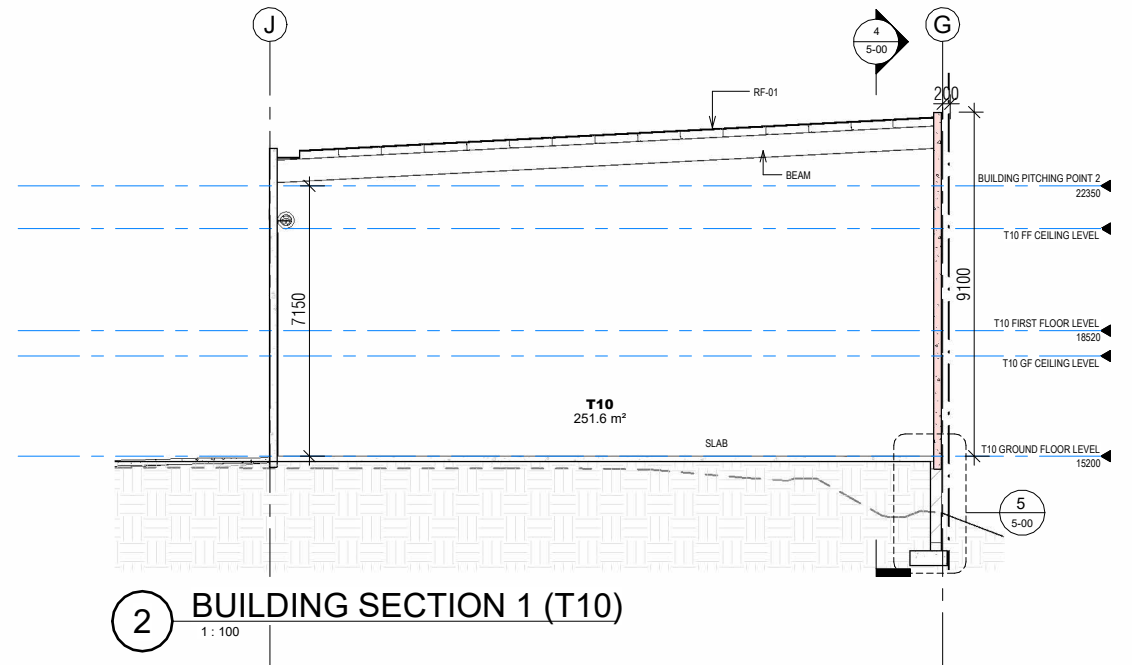


2 BUILDING ELE 11 (T15 SIDE)

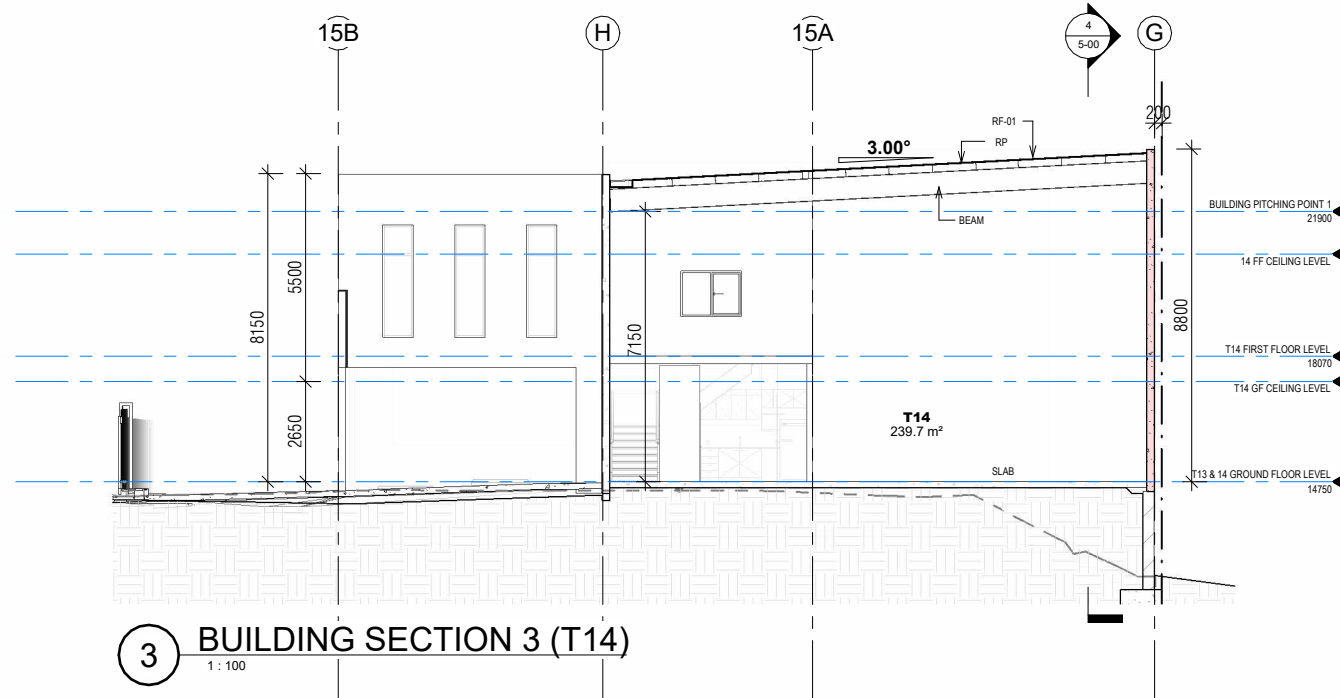
1 : 100



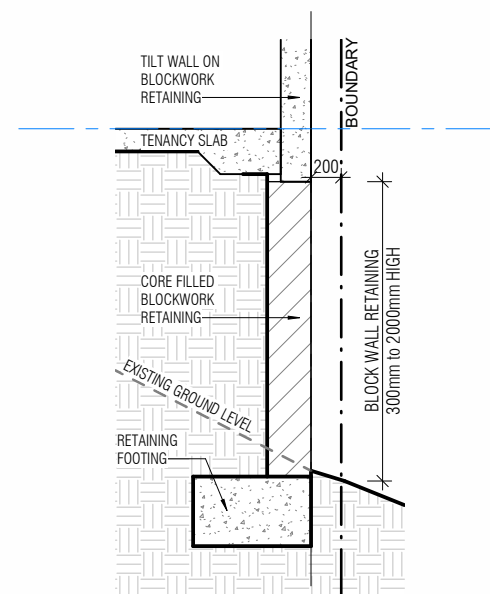
1 BUILDING SECTION 1 (T6)
1:100



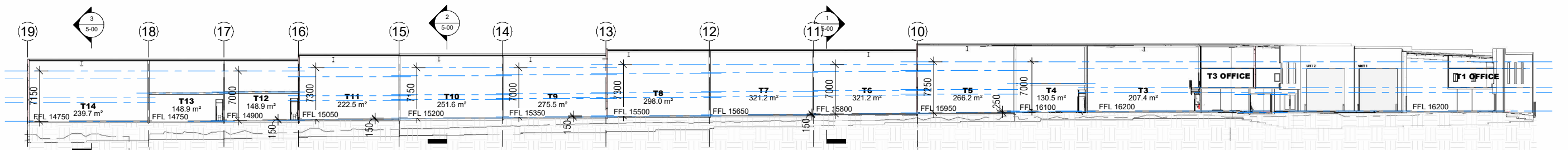
2 BUILDING SECTION 1 (T10)
1:100



3 BUILDING SECTION 3 (T14)
1:100



5 STANDARD BLOCK WALL RETAINING
1:25



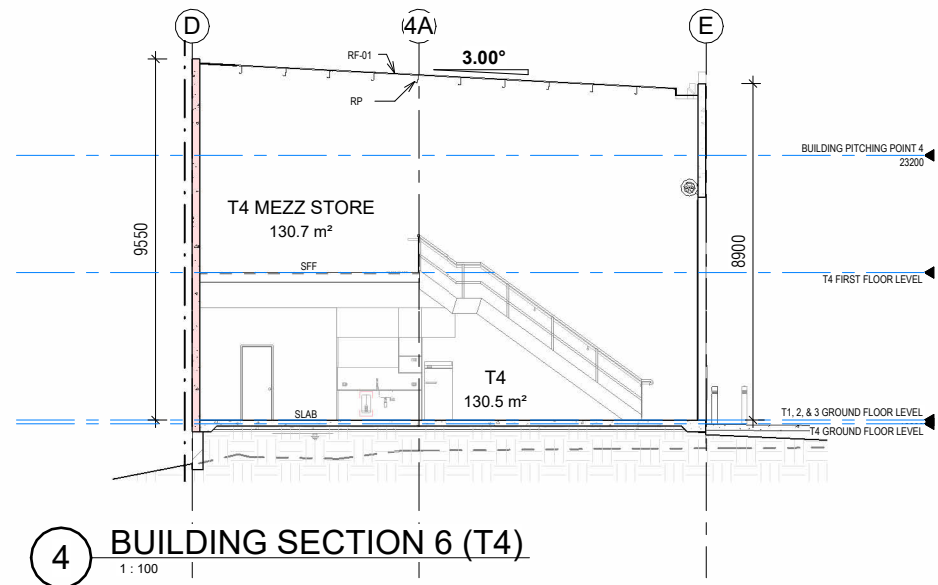
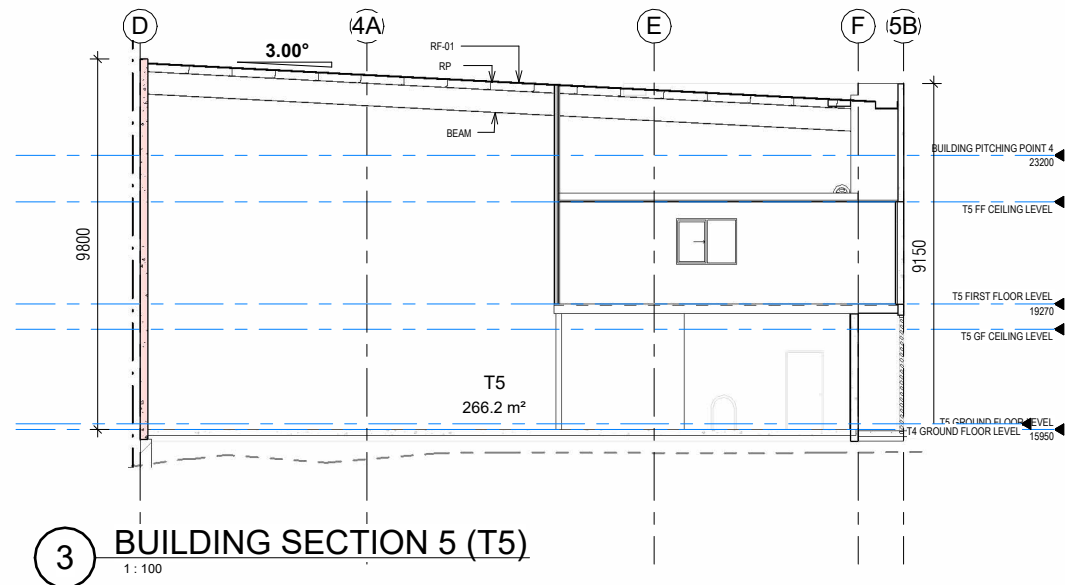
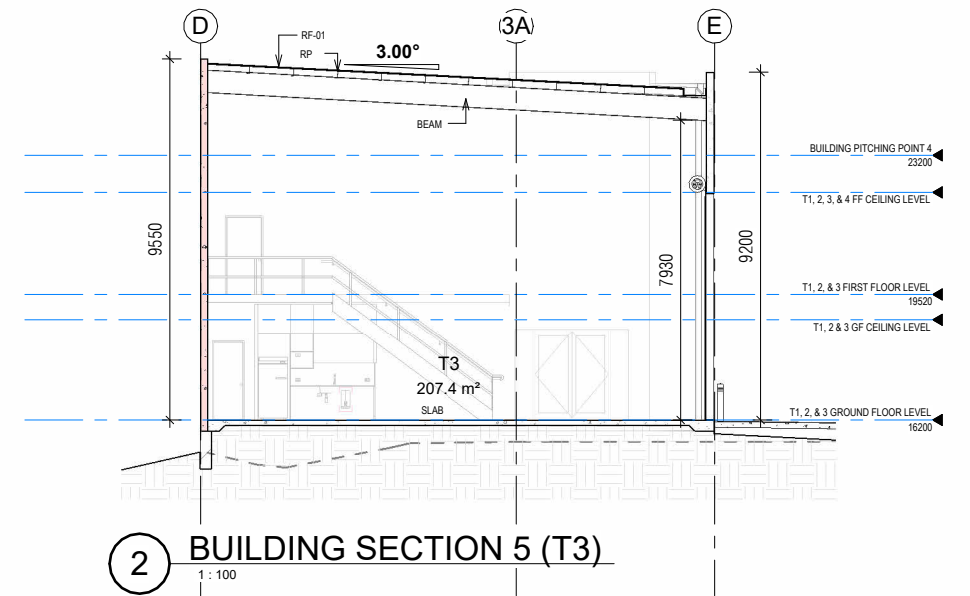
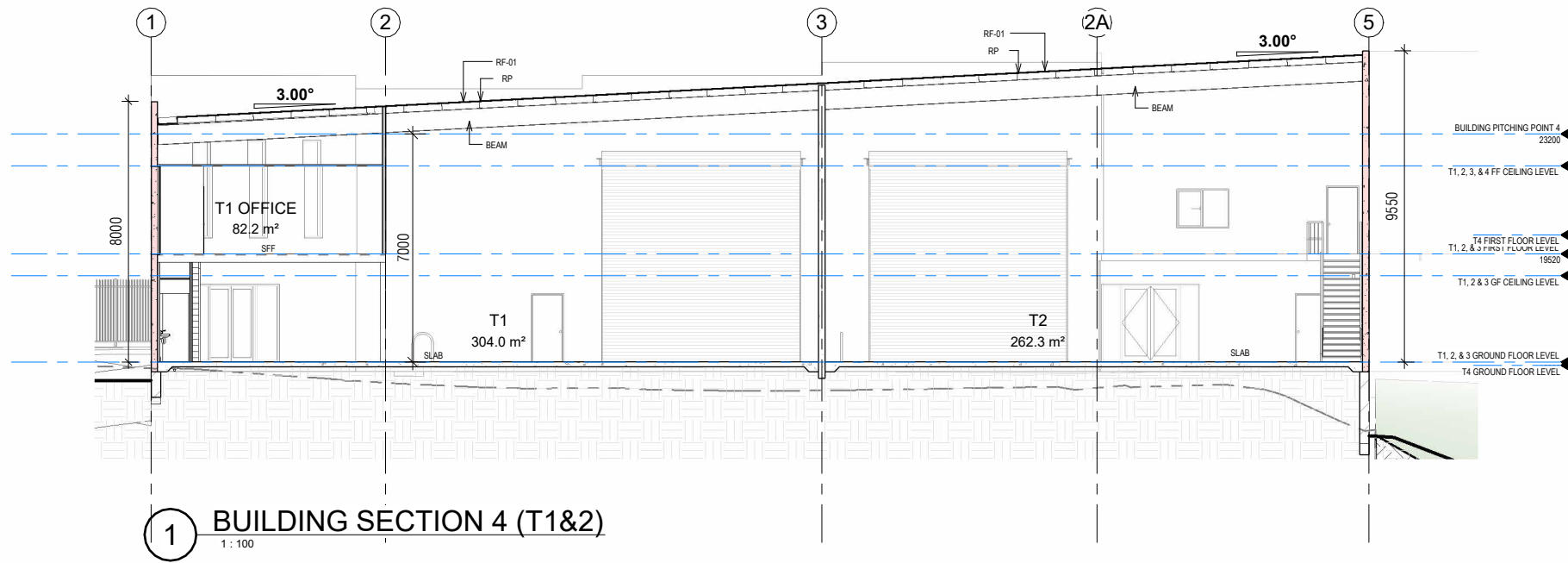
4 OVERALL BUILDING SECTION
1:300

REV.	DESCRIPTION	DATE	ISSUED BY	0 5m 10m	Scale 1: 100 @ A1 (1: 200 @ A3)	PROJECT:	PROPOSED INDUSTRY DEVELOPMENT	BUILDING SECTIONS	SHEET No. REV.
A	PRELIMINARY ISSUE	16.02.26	JW			ADDRESS:	LOT 304 CHRISTENSEN ROAD		5-00 B
B	AMENDED DA ISSUE	10.03.26	JW			CLIENT:	VICTO	PRELIMINARY SET	
									PROJECT No. 2602

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VICTO

1/19 Gateway Court, Coomera QLD 4209
QBA LICENCE NUMBER 15383037
ACN 668 144 965
ABN 92 668 144 965
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ANNOTATION SCHEDULE	
BEAM	STEEL BEAM - REFER TO STRUCTURAL ENGINEER'S DETAILS
RF-01	MONOCLAD PROFILED METAL ROOF SHEETING WITH INSULATION
RP	ROOF PURLINS - REFER TO STRUCTURAL ENGINEER'S DETAILS
SFF	STEEL FLOOR FRAMING - REFER TO STRUCTURAL ENGINEER'S DETAILS
SLAB	CONCRETE SLAB - REFER TO STRUCTURAL ENGINEER'S DETAILS

REV.	DESCRIPTION	DATE	ISSUED BY
A	PRELIMINARY ISSUE	16.02.26	JW
B	AMENDED DA ISSUE	10.03.26	JW

0 10m 20m
Scale 1: 200 @ A1 (1: 400 @ A3)

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PROJECT: PROPOSED INDUSTRY DEVELOPMENT

ADDRESS: LOT 304 CHRISTENSEN ROAD

CLIENT: VICTO

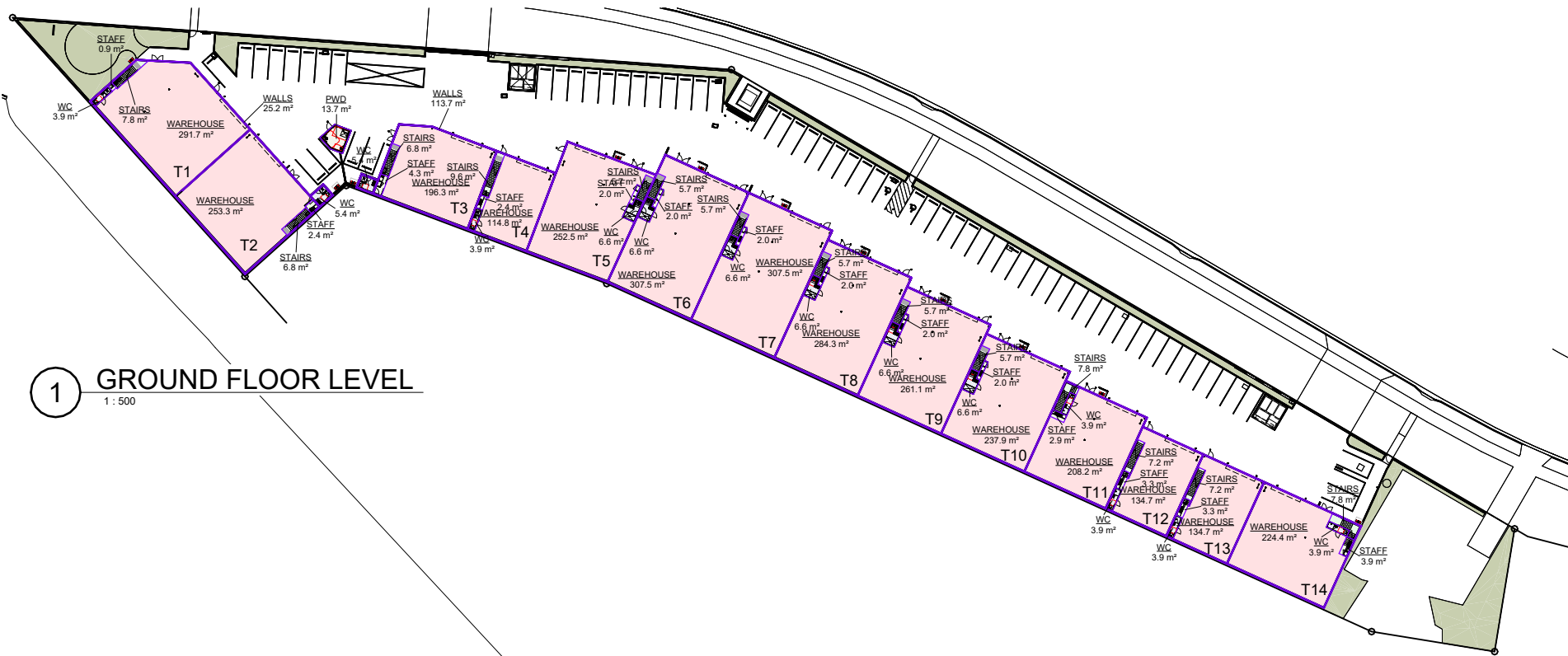
BUILDING SECTIONS

PRELIMINARY SET

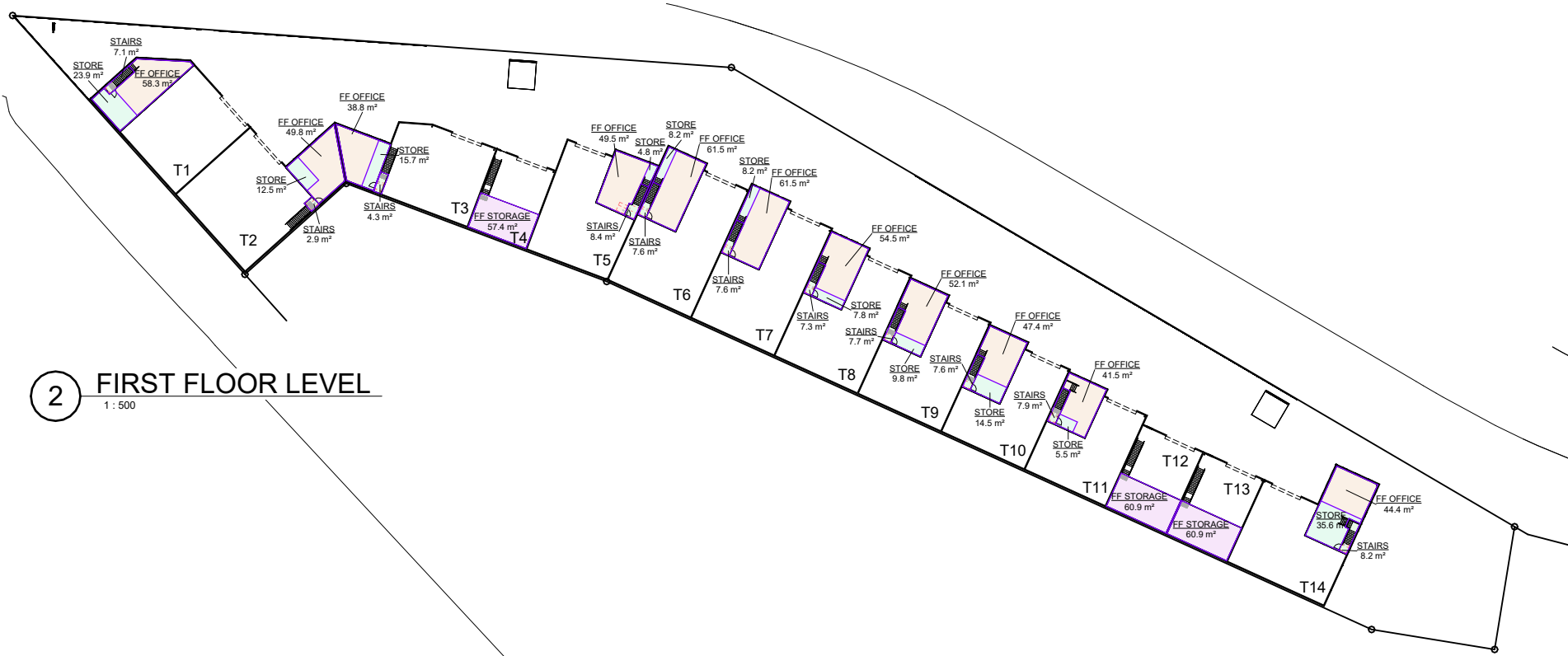
SHEET No. 5-01 REV. B

PROJECT No. 2602





1 GROUND FLOOR LEVEL
1 : 500



2 FIRST FLOOR LEVEL
1 : 500

PROPERTY DESCRIPTION

LOT 304 CHRISTENSEN ROAD	
SP316171	
SITE AREA:	7,563.4m ²
USABLE SA:	6,400m ²
SITE COVER	3,552.8m ²
	47.0%
GFA	
GROUND FLOOR:	3,552.8m ²
FIRST FLOOR:	936.2m ²
TOTAL GROSS:	4,489.0m ²
TUA	
GROSS:	4,489.0m ²
DEDUCTIONS:	720.9m ²
TUA AREA:	3,768.1m ²
PARKING REQUIRED	
2/UNIT	28
1/50 m2 (FIRST 500m2)	10
1/100 m2 (THEREAFTER)	32.7
	= 70.7
PROVIDED	= 63 (LESS 7.7)
BIKES REQUIRED	
1 per 150m ²	= 25.1 (26)
PROVIDED	= 28

Area Schedule (Gross Building)	
Name	Area

GF LEVEL	316.6 m ²
FF LEVEL	92.7 m ²
TENANCY 1	409.3 m ²
GF LEVEL	280.9 m ²
FF LEVEL	66.6 m ²
TENANCY 2	347.5 m ²
GF LEVEL	224.7 m ²
FF LEVEL	58.6 m ²
TENANCY 3	283.3 m ²
GF LEVEL	137.4 m ²
FF LEVEL	59.2 m ²
TENANCY 4	196.6 m ²
GF LEVEL	277.3 m ²
FF LEVEL	58.8 m ²
TENANCY 5	336.1 m ²
GF LEVEL	332.2 m ²
FF LEVEL	74.3 m ²
TENANCY 6	406.5 m ²
GF LEVEL	332.4 m ²
FF LEVEL	74.5 m ²
TENANCY 7	406.9 m ²
GF LEVEL	308.9 m ²
FF LEVEL	64.4 m ²
TENANCY 8	373.3 m ²
GF LEVEL	285.3 m ²
FF LEVEL	65.1 m ²
TENANCY 9	350.4 m ²
GF LEVEL	261.8 m ²
FF LEVEL	65.4 m ²
TENANCY 10	327.2 m ²
GF LEVEL	231.8 m ²
FF LEVEL	50.9 m ²
TENANCY 11	282.7 m ²
GF LEVEL	156.2 m ²
FF LEVEL	60.9 m ²
TENANCY 12	217.1 m ²
GF LEVEL	156.2 m ²
FF LEVEL	60.9 m ²
TENANCY 13	217.1 m ²
GF LEVEL	251.1 m ²
FF LEVEL	83.9 m ²
TENANCY 14	335.0 m ²
	4,489.0 m ²

Area Schedule (Rentable)	
Name	Area

WALLS	25.2 m ²
WALLS	113.7 m ²
PWD	13.7 m ²
DEDUCTIONS	152.6 m ²
SITE	152.6 m ²
STAIRS	7.8 m ²
STAFF	0.9 m ²
WC	3.9 m ²
STAIRS	7.1 m ²
STORE	23.9 m ²
DEDUCTIONS	43.6 m ²
WAREHOUSE	291.7 m ²
FF OFFICE	58.3 m ²
TUA	350.0 m ²
T1	393.6 m ²
STAFF	2.4 m ²
WC	5.4 m ²
STAIRS	6.8 m ²
STAIRS	2.9 m ²
STORE	12.5 m ²
DEDUCTIONS	30.0 m ²
WAREHOUSE	253.3 m ²
FF OFFICE	49.8 m ²
TUA	303.1 m ²
T2	333.1 m ²
STAFF	4.3 m ²
WC	5.4 m ²
STAIRS	6.8 m ²
STAIRS	4.3 m ²
STORE	15.7 m ²
DEDUCTIONS	36.5 m ²
WAREHOUSE	196.3 m ²
FF OFFICE	38.8 m ²
TUA	235.1 m ²
T3	271.6 m ²
FF STORAGE	57.4 m ²
STAFF	2.4 m ²
WC	3.9 m ²
STAIRS	9.6 m ²
DEDUCTIONS	73.3 m ²
WAREHOUSE	114.8 m ²
TUA	114.8 m ²
T4	188.1 m ²
STAFF	2.0 m ²
WC	6.6 m ²
STAIRS	5.7 m ²
STAIRS	8.4 m ²
STORE	4.8 m ²
DEDUCTIONS	27.6 m ²
FF OFFICE	49.5 m ²
WAREHOUSE	252.5 m ²
TUA	301.9 m ²
T5	329.5 m ²
STAFF	2.0 m ²
WC	6.6 m ²
STAIRS	5.7 m ²
STAIRS	7.6 m ²
STORE	8.2 m ²
DEDUCTIONS	30.2 m ²
WAREHOUSE	307.5 m ²
FF OFFICE	61.5 m ²
TUA	369.0 m ²
T6	399.2 m ²
STAFF	2.0 m ²
WC	6.6 m ²
STAIRS	5.7 m ²
STAIRS	7.6 m ²
STORE	8.2 m ²
DEDUCTIONS	30.2 m ²
WAREHOUSE	307.5 m ²
FF OFFICE	61.5 m ²
TUA	369.0 m ²
T7	399.2 m ²

Area Schedule (Rentable)	
Name	Area

STAFF	2.0 m ²
WC	6.6 m ²
STAIRS	5.7 m ²
STAIRS	7.3 m ²
STORE	7.8 m ²
DEDUCTIONS	29.4 m ²
WAREHOUSE	284.3 m ²
FF OFFICE	54.5 m ²
TUA	338.8 m ²
T8	368.2 m ²
STAFF	2.0 m ²
WC	6.6 m ²
STAIRS	5.7 m ²
STAIRS	7.7 m ²
STORE	9.8 m ²
DEDUCTIONS	31.9 m ²
WAREHOUSE	261.1 m ²
FF OFFICE	52.1 m ²
TUA	313.2 m ²
T9	345.0 m ²
STAFF	2.0 m ²
WC	6.6 m ²
STAIRS	5.7 m ²
STAIRS	7.6 m ²
STORE	14.5 m ²
DEDUCTIONS	36.5 m ²
WAREHOUSE	237.9 m ²
FF OFFICE	47.4 m ²
TUA	285.4 m ²
T10	321.8 m ²
STAFF	2.9 m ²
WC	3.9 m ²
STAIRS	7.8 m ²
STAIRS	7.9 m ²
STORE	5.5 m ²
DEDUCTIONS	27.9 m ²
WAREHOUSE	208.2 m ²
FF OFFICE	41.5 m ²
TUA	249.7 m ²
T11	277.7 m ²
FF STORAGE	60.9 m ²
STAIRS	7.2 m ²
WC	3.9 m ²
STAFF	3.3 m ²
DEDUCTIONS	75.3 m ²
WAREHOUSE	134.7 m ²
TUA	134.7 m ²
T12	210.0 m ²
FF STORAGE	60.9 m ²
STAIRS	7.2 m ²
WC	3.9 m ²
STAFF	3.3 m ²
DEDUCTIONS	75.3 m ²
WAREHOUSE	134.7 m ²
TUA	134.7 m ²
T13	210.0 m ²
STAFF	3.9 m ²
WC	3.9 m ²
STAIRS	7.8 m ²
STAIRS	8.2 m ²
STORE	35.6 m ²
DEDUCTIONS	59.4 m ²
WAREHOUSE	224.4 m ²
FF OFFICE	44.4 m ²
TUA	268.8 m ²
T14	328.2 m ²
Grand total	4,528.0 m ²

WAREHOUSE / OFFICE
54.5 / 284.3 = 19.2%
RATIO > REQ 20%

WAREHOUSE / OFFICE
52.1 / 261.1 = 19.9%
RATIO > REQ 20%

WAREHOUSE / OFFICE
47.4 / 237.9 = 19.9%
RATIO > REQ 20%

WAREHOUSE / OFFICE
41.5 / 208.2 = 19.9%
RATIO > REQ 20%

WAREHOUSE / OFFICE
41.5 / 208.2 = 19.9%
RATIO > REQ 20%

WAREHOUSE / OFFICE
44.4 / 224.4 = 19.8%
RATIO > REQ 20%

WAREHOUSE / OFFICE
44.4 / 224.4 = 19.8%
RATIO > REQ 20%



REV.	DESCRIPTION	DATE	ISSUED BY
A	PRELIMINARY ISSUE	16.02.26	JW
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0	2.5m	5m
Scale 1: 50 @ A1 (1: 100 @ A3)		
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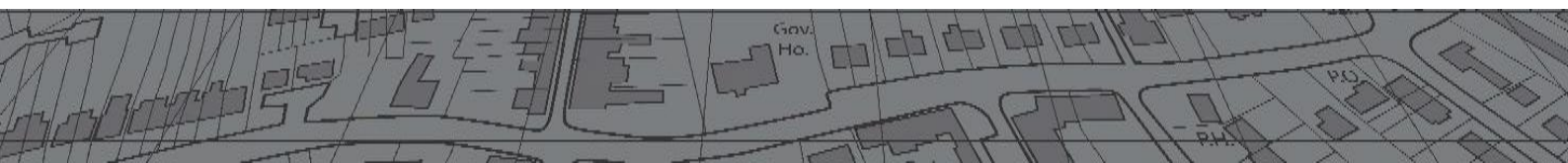
PROJECT:	PROPOSED INDUSTRY DEVELOPMENT
ADDRESS:	LOT 304 CHRISTENSEN ROAD
CLIENT:	VICTO

TUA CALCULATIONS PLAN		SHEET No.	REV.
PRELIMINARY SET		10-00	B
		PROJECT No.	2602



ATTACHMENT 3

Revised Statement of Landscape Intent



SCOPE OF WORKS.....

THE SCOPE OF LANDSCAPE WORKS INCLUDES THE REMOVAL OF ANY EXISTING VEGETATION IF INDICATED AS WELL AS THE PREPARATION AND CULTIVATION OF SUBGRADES PRIOR TO TOPSOILING, FINE GRADING AFTER BULK OR MINOR EXCAVATION WORKS, THE SUPPLY AND INSTALLATION OF TOPSOILS, MULCH AND THE INSTALLATION AND MAINTENANCE (THROUGHOUT THE CONSOLIDATION AND MAINTENANCE PERIOD) OF ALL PLANT MATERIAL AND TURFED AREAS.

HARDSCAPE WORKS WILL INCLUDE BUT NOT BE LIMITED TO THE SUPPLY AND CONSTRUCTION OF RETAINING WALLS, PEDESTRIAN PATHWAYS, PAVING/TILING, PLANTER BOXES AND TIMBER DECKING IF AND WHERE INDICATED.

STRIPING & STOCKPILING OF TOPSOIL
PRIOR TO COMMENCEMENT OF EXCAVATION, STRIP TOPSOIL WITHIN THE LIMITS OF EARTHWORKS TO PROVIDE FOR LATER REUSE AS SPECIFIED. ENSURE ALL TOPSOIL IS REMOVED FROM AREAS TO BE COVERED BY PAVING AND STRUCTURES. ALSO STRIP TOPSOIL FROM THE LIMITS OF CLEARING FOR ANY UNDERGROUND SERVICES BEYOND THE LIMITS OF EXCAVATION. UNLESS OTHERWISE DIRECTED, THE DEPTH OF STRIPPING SHALL BE TO THE BOTTOM OF ANY EXISTING ROOTZONE. AVOID CONTAMINATION BY ANY OTHER MATERIAL.

SUBGRADE PREPARATION
ALL BULK EARTHWORKS AND ROUGH FORMING OF THE SUBGRADE TO THE UNDERSIDE OF THE TOPSOIL SHALL BE DONE BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL TRIMMING OF THE SUBGRADE TO ACHIEVE THE REQUIRED DEPTH FOR TURF AND SHRUB BEDS BELOW THE FINISHED SURFACE SURFACE LEVELS. PREPARE THE SUBGRADE PRIOR TO THE SPREADING OF TOPSOIL AS SPECIFIED BELOW AND ALLOW FOR CLEARING AND REMOVAL OF STONES AND BUILDING DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION. TRIM ALL SURFACES TO SPECIFIED SHAPE AFTER CULTIVATION.

1. TURF AREAS - CULTIVATE AREAS TO BE TURFED SO THAT THE SURFACE SOIL CAN BE WORKED FREELY TO A MINIMUM DEPTH OF 150MM AND TO CORRECT DRAINAGE POINTS (INSTALLED BY OTHERS). REMOVE ANY PERENNIAL WEEDS AND RUBBISH FROM THE SURFACE AFTER CULTIVATION.

2. PLANTING AREAS - EXCAVATE AND REMOVE CLAY SUBSOIL, BUILDER'S DEBRIS (PARTICULARLY CONCRETE/CEMENT) AND OTHER DELETERIOUS MATERIAL FROM THE PLANTING BED TO A MINIMUM DEPTH OF 300MM BELOW THE FINISHED SURFACE LEVEL OF TOPSOIL UNLESS OTHERWISE SPECIFIED. SHAPE THE SUBGRADE TO FALL TO ALL SUBSOIL DRAINS AS PREVIOUSLY MENTIONED. PRIOR TO BACKFILLING, ENSURE THE BASE OF PLANTING BEDS ARE 'BROKEN UP' TO A MINIMUM DEPTH OF 150MM AND SUPPLY AND SPREAD 'CLAY BREAKING' SOIL ADDITIVES IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

TOPSOIL
SOIL TEXTURES (ACCEPTABLE PH IN THE RANGE OF 6.0 - 7.0)

WHERE DETAILED, TREAT AREAS TO BE LANDSCAPED WITH A SUITABLE HERBICIDE PRIOR TO COMMENCING ANY OTHER TREATMENT. PRIOR TO SPREADING TOPSOIL, THE AREA IS TO INSPECTED AND APPROVED BY THE SUPERVISING LANDSCAPE CONTRACTOR.

THE TEXTURE OF ANY IMPORTED SANDY LOAM TOPSOIL SHALL BE LIGHT TO MEDIUM (CAPABLE OF BEING HANDLED WHEN MOIST) BUT LACKING COHESION SO THAT IT WILL FALL APART WHEN DRY.

ALL IMPORTED SOILS, BOTH TURF AND GARDEN, SHALL BE FREE OF WEEDS (PARTICULARLY NUTGRASS). ANY SOIL CONTAINING A HIGH LEVEL OF SALTS, HIGH LEVELS OF CLAY PARTICLES, LOW LEVELS OF CARBON OR ANY OTHER EXTREMES WHICH MAY BE CONSIDERED HAZARDOUS OR TOXIC WILL BE REJECTED PRIOR TO PLACEMENT. SOILS WITH NUTRITIONAL OR TRACE ELEMENT DEFICIENCIES MAY BE ACCEPTED BUT SHALL BE AMENDED WITH THE USE OF SUITABLE SOIL ADDITIVES SUCH AS COMPOST. SOILS NOT CONFORMING TO SUITABLE PARTICLE SIZE DISTRIBUTION OR CONTAINING ANY OF THE AFORE-MENTIONED PROBLEMS MUST BE REJECTED. ANY COSTS INCURRED BY THE REJECTION OF SOILS SHALL BE NEGOTIATED BETWEEN THE LANDSCAPE CONTRACTOR AND THE LANDSCAPE MATERIALS SUPPLIER.

THE USE OF WATER RETENTION PRODUCTS IS HIGHLY ADVISED AND SHOULD BE MIXED INTO ANY IMPORTED SOILS PRIOR TO PLACEMENT. SUCH PRODUCTS SHALL BE UTILISED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

ALL FINISHED SOIL SURFACING, INCLUDING MOUNDING WHERE INDICATED, SHALL BE SMOOTH AND FREE OF DEBRIS IN PREPARATION FOR TURFING OR PLANTING. ALL TURF AND PLANTING AREAS SHALL BE LIGHTLY COMPACTED TO 85% MMDD UNLESS OTHERWISE SPECIFIED.

THE FINISHED SURFACE LEVEL OF TOPSOIL IN TURF AREAS SHALL FINISH AT A SURFACE LEVEL THAT ACCOMMODATES TURF SOD THICKNESS ALLOWING A FLUSH FINISH WITH ADJACENT HARDSTAND SURFACES. THE FINISHED SURFACE LEVEL OF SOILS FOR SHRUB BEDS SHALL FINISH, WHEN THE SPECIFIED DEPTH OF MULCH IS PLACED AND SPREAD, 25MM BELOW ADJACENT HARDSTAND FINISHES AND TURF SODS.

DRAINAGE
ALL SUBSOIL DRAINAGE OR SURFACE DRAINAGE IS TO BE INSTALLED AS PER THE ENGINEER'S DETAIL AND SPECIFICATION. A LICENCED PLUMBER OR DRAINER SHOULD BE CONTRACTED UNLESS THE LANDSCAPE CONTRACTOR HOLDS RELEVANT AND CURRENT LICENCING TO INSTALL DRAINAGE.

MULCH
SUPPLY AND PLACE A HIGH QUALITY GARDEN MULCH TO ALL GARDEN BED AREAS AS INDICATED. ALL MULCHING SHALL BE TO A MINIMUM DEPTH OF 75MM AND BE FREE OF ANY FOREIGN MATTER. MULCH MUST BE REMOVED FROM AROUND THE STEMS OF PLANT SPECIES AND TREES IN SHRUB BEDS TO AVOID COLLAR ROT AND IS TO BE SPREAD TO AN EVEN FINISH OF 25MM BELOW ADJACENT HARDSTAND SURFACE OR TURF. SUITABLE MULCHES INCLUDE: GRADED HOOP PINE, BARK FINES OR CYPRESS PINE UNLESS OTHERWISE INDICATED. THE USE OF WEED MATTING IS FORBIDDEN AS IT STIFLES AIR CIRCULATION WITHIN THE SOIL STRUCTURE RESULTING IN POOR PLANT HEALTH AND COMPACTION.

TURF
SUPPLY AND PLACE SELECTED A GRADE QUALITY TURF. WHWRE SYNTHETIC TURF HAS BEEN SPECIFIED, INSTALLATION WILL BE AS PER MANUFACTURER'S SPECIFICATION.

THE LAYING OF TURF SODS SHOULD BE COMPLETED WITHIN 24 HOURS OF TURF BEING 'CUT' FROM THE TURF SUPPLIER. LAYING PROCEDURES SHOULD BE AS FOLLOWS:
MOISTEN PREPARED SURFACE BEFORE PLACEMENT OF SODS. LAY A HEADER COURSE AROUND THE PERIMETER OF THE AREA BEING TURFED THEN LAY WITH STAGGERED JOINTS CLOSELY BUTTED TOGETHER. ONCE FULLY LAID, MOISTEN TURF SURFACE AND ROLL TO ASSIST IN BOTH SOD COHESION WITH UNDERTURF SOILS AND TO PROVIDE A LEVEL LAWN. NEATLY TRIM SODS TO ALL EDGE PROFILES AND TOPDRESS ANY AREAS WHERE GAPS MAY BE PRESENT. PROTECT NEW TURF FROM VEHICULAR OR PEDESTRIAN TRAFFIC UNTIL TURF HAS LAID ROOTS AND BECOME ESTABLISHED (APPROX. 2 WEEKS).

AFTER 2 WEEKS OF ESTABLISHMENT, REPLACE ANY SODS THAT HAVE NOT 'TAKEN'. THE FIRST CUT AND SUBSEQUENT MOWING DURING THE CONSOLIDATION AND MAINTENANCE PERIOD SHALL BE CARRIED OUT IN REGULAR INTERVALS AT A MOWING HEIGHT RANGE OF NO LESS THAN 25MM - 35MM.

PLANTING
1. SUPPLY OF PLANT MATERIAL - WHERE PLANTS ARE SPECIFIED TO BE SUPPLIED, PLACE ORDER WITHIN 30 DAYS OF NOTICE OF ACCEPTANCE OF TENDER FOR THE REQUIRED PLANT MATERIALS ACCORDING TO THE SPECIES, VARIETIES, SIZES AND QUANTITIES AS LISTED IN THE PROPOSED PLANT SCHEDULE. IN THE EVENT OF PROPOSED PLANT SPECIES NOT BEING AVAILABLE AT TIME OF ORDERING, PLEASE CONTACT STUDIO8 TO ADVISE OF EITHER A PROPOSED SPECIES SUBSTITUTION OR CONTAINER SIZE VARIATION. SUBSTITUTIONS OF SPECIES WILL NOT BE PERMITTED IN CASES WHERE THE LANDSCAPE CONTRACTOR HAS NOT COMPLIED WITH THE ABOVE REQUIREMENTS.

2. INSPECTION - ALL PLANT MATERIAL SHALL BE AVAILABLE FOR INSPECTION BY STUDIO8 AT ANY REASONABLE TIME. PLANTS SHALL BE WELL-GROWN, EITHER SUN OR SHADE TOLERANT AS PER THE PLANTING AREA REQUIRES. NOT ROOTBALLED AND BE FREE OF ALL PEST AND DISEASES.

3. PLANTING - FOR INDIVIDUAL OR MASS PLANTING, INDIVIDUAL HOLES SHALL BE EXCAVATED TO A SIZE THAT ALLOWS 100MM BACKFILLING OF ORGANIC BASED SOILS AROUND THE ROOT SYSTEM FOR SHRUBS, GRASSES AND GROUNDCOVERS AND 300MM FOR SEMI-MATURE AND MATURE TREES AND PALMS. PLANTS SHALL BE PLACED IN THE CENTRE OF THE HOLE AND SET PLUMB. AT SUCH A LEVEL THAT AFTER SETTLING AND FIRING, A NORMAL AND NATURAL RELATIONSHIP OF THE PLANT WITH THE GROUND SURFACE IS ACHIEVED. PLANT ROOT SYSTEMS MUST BE MOIST AT THE TIME OF REMOVAL FROM THE CONTAINERS. MOISTENING OF THE EXCAVATED HOLE PRIOR TO PLANT PLACEMENT WILL ALSO ASSIST IN AVOIDING MOISTURE WITHDRAWAL FROM THE PLANT SPECIMEN FROM SURROUNDING 'DRYER' SOILS.

4. FERTILISING - OVER-FERTILISATION OF NEW PLANT SPECIES IS DETRIMENTAL TO THE HEALTHY ESTABLISHMENT OF THE PLANT. PLANT SPECIES PURCHASED FROM CREDIBLE PLANT SUPPLIERS WILL CONTAIN ADEQUATE SLOW RELEASE FERTILISERS AND THEREFORE ADDITIONAL FERTILISING WILL NOT BE REQUIRED AT TIME OF PLANTING. HOWEVER, A SLOW RELEASE BALANCED FERTILISER WILL BE REQUIRED BEFORE THE EXPIRATION OF THE CONSOLIDATION AND MAINTENANCE PERIOD. SUCH FERTILISERS SHALL BE ADMINISTERED ACCORDING TO THE NUTRITIONAL NEEDS OF THE PLANT SPECIMEN EG. 60G FOR SHRUBS AND GROUNDCOVERS AND 300G FOR SEMI AND MATURE TREE SPECIES. FOR PLANT SPECIES REQUIRING A PARTICULAR TYPE OF FERTILISER EG. LOW PHOSPHORUS TYPES FOR NATIVE PLANT SPECIES, SUCH FERTILISER SUPPLY AND DISTRIBUTION OVER-RIDES THE USE OF 'GENERAL' BALANCED NPK TYPES.

IRRIGATION
ENSURE THAT ALL PLANT SPECIES AND TURFED AREAS RECEIVE AN ADEQUATE AMOUNT OF WATER IMMEDIATELY AFTER PLACEMENT AND AT SUCH TIMES DURING THE CONTRACT PERIOD TO ENSURE A HEALTHY ESTABLISHMENT FREE OF WATER STRESS.

A FULLY AUTOMATED IRRIGATION SYSTEM IS HIGHLY RECOMMENDED WITH WATER BEING DRAWN FROM ON-SITE WATER TANKS IF AVAILABLE IN PREFERENCE TO COUNCIL'S POTABLE WATER SUPPLY. A TESTABLE BACKFLOW DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND COUNCIL'S REQUIREMENTS.

WHERE FREESTANDING PLANTERS OR PLANTERBOXES HAVE BEEN SPECIFIED, INSTALLATION OF A DRIP IRRIGATION SYSTEM IS REQUIRED.

CONSOLIDATION AND MAINTENANCE PERIOD
THE LANDSCAPE CONTRACTOR SHALL CONSOLIDATE AND MAINTAIN THE LANDSCAPE FOR A PERIOD OF 12 WEEKS FROM THE DATE OF PRACTICAL COMPLETION. DURING THIS PERIOD THE CONTRACTOR SHALL MAKE GOOD ALL DEFECTS, BOTH HARDSCAPE AND SOFTSCAPE, WHICH MAY OCCUR. ESTABLISHMENT AND MAINTENANCE SHALL INCLUDE THE CARE AND MAINTENANCE OF THE LANDSCAPED AND TURFED AREAS BY ACCEPTED HORTICULTURAL BEST PRACTICES BY FORMALLY QUALIFIED AND COMPETENT STAFF.

THIS SHALL INCLUDE BUT NOT BE LIMITED TO:
REPLACEMENT OF FAILED PLANT/TURF SPECIES, GENERAL WATERING, TURF AND GARDEN FERTILISING, WEED AND DISEASE CONTROL, LITTER AND DEBRIS REMOVAL, TOPDRESSING OF TURFED AREAS, LAWN MAINTENANCE (MOWING/EDGING/WEED & PEST CONTROL), ADDITIONAL SOILS ADDED WHERE SUBSIDENCE HAS OCCURRED, PRUNING/HEDGE ESTABLISHMENT, STAKING/GUYING TREE SPECIES WHERE REQUIRED, SCHEDULED IRRIGATION SYSTEM TESTING AND REPAIRS AS/IF REQUIRED AND REPAIR OF HARDSCAPE ELEMENTS AS/IF REQUIRED.

LOSS OF PLANT/TURF SPECIES NOT DIRECTLY CAUSED BY THE LANDSCAPE CONTRACTOR (OR STAFF) OR VANDALISM OF ANY ASPECT OF THE LANDSCAPE INCLUDING HARDSCAPE ELEMENTS BY 'OTHER' ONSITE CONTRACTORS OR THE PUBLIC SHALL NOT BE COVERED UNDER THE CONSOLIDATION AND MAINTENANCE CONTRACT. SUCH ISSUES WILL NEED TO BE REPORTED TO THE CLIENT OR AGENT AND A SUITABLE COURSE OF ACTION TAKEN.

AUSTRALIAN STANDARDS
- ALL EXISTING TREES SHOWN TO BE TO BE RETAINED SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4970:2009 PROTECTION OF TREES ON DEVELOPMENT SITES
- MULCH TO BE IN ACCORDANCE WITH AS4454:2012 COMPOSTS, SOIL CONDITIONERS & MULCHES
- TURF SPECIES (INCLUDING VERGE TURF REPLACEMENT IF DAMAGE OCCURS TO BE IN ACCORDANCE WITH AS 5181:2017 USE AND INSTALLATION OF TURF AS AN EROSION, NUTRIENT AND SEDIMENT CONTROL MEASURE

PROPOSED PLANT SCHEDULE - SHEET 2

	CODE	SPECIES	COMMON NAME	HEIGHT & SPREAD	POT SIZE	NO.
TREES & PALMS	ARC ale	Archontophoenix alexandrae*	Alex Palm	varied	100 ltr	5
	CUP ana	Cupaniopsis anacardiodes	Tuckeroo	8 x 5	100 ltr	5
	PEL pte	Peltophorum pteracarpum	Yellow Flame Tree	8 x 5	100 ltr	5
	XAN chr	Xanthostemon chrysanthus	Golden Penda	8 x 5	100 ltr	4
SHRUBS	BAN eri	Banksia ericifolia	Heath Leafed Banksia	3 x 3	300mm	1
	CAL lit	Callistemon cv	Little John	.5 x .5	200mm	36
	CAL sal	Callistemon salignus	Willow Bottlebrush	3 x 2	200mm	3
	CAR mac	Carissa macrocarpa	Desert Star	.5 x .5	200mm	18
	MET col	Metrosideros collina cv	Little Dugald	1.5 x 1.5	200mm	38
	SYZ res	Syzygium cv	Resilience	3 x 1.5	200mm	4
OTHER	WES fru	Westringia fruticosa zena	Wynyabbie Gem	1 x 1	200mm	15
	DIA sil	Dianella cv	Silver Streak	.3 x .3	140mm	48
	LIR mus	Liriope muscari	Giant Evergreen	.4 x .4	140mm	51
	LOM lim	Lomandra cv	Lime Tuff	.75 x .5	140mm	28
	TUL var	Tulbaghia violacea var.	Society Garlic (variegated)	.3 x .3	140mm	19

* GCCC REQUIRES ALL PALMS TO BE A MINIMUM OF 3.0M IN HEIGHT AT TIME OF PLANTING

PROPOSED PLANT SCHEDULE - SHEET 3

	CODE	SPECIES	COMMON NAME	HEIGHT & SPREAD	POT SIZE	NO.
TREES & PALMS	ARC ale	Archontophoenix alexandrae*	Alex Palm	varied	100 ltr	1
	CUP ana	Cupaniopsis anacardiodes	Tuckeroo	8 x 5	100 ltr	7
	PEL pte	Peltophorum pteracarpum	Yellow Flame Tree	8 x 5	100 ltr	1
	XAN chr	Xanthostemon chrysanthus	Golden Penda	8 x 5	100 ltr	7
SHRUBS	CAL lit	Callistemon cv	Little John	.5 x .5	200mm	30
	CAR mac	Carissa macrocarpa	Desert Star	.5 x .5	200mm	9
	MET col	Metrosideros collina cv	Little Dugald	1.5 x 1.5	200mm	24
	WES fru	Westringia fruticosa zena	Wynyabbie Gem	1 x 1	200mm	24
OTHER	DIA sil	Dianella cv	Silver Streak	.3 x .3	140mm	39
	LIR mus	Liriope muscari	Giant Evergreen	.4 x .4	140mm	77

* GCCC REQUIRES ALL PALMS TO BE A MINIMUM OF 3.0M IN HEIGHT AT TIME OF PLANTING

CHRISTENSEN ROAD STAPYLTON

OPERATIONAL WORKS - LANDSCAPE

PROPOSED INDUSTRIAL DEVELOPMENT
LOT 304 CHRISTENSEN ROAD STAPYLTON Q - SP329491

DATE	DWG NO.	ISSUE	SHEET	DESIGNER
11.03.2026	S8-1752LD	C	1	JAMIE SPEEDING

DIP. HORTICULTURE - DIP. MANAGEMENT

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STUDIO8
CONCEPT+DESIGN



M: +61 434 047 903
E: jamie@studio8cd.com.au

SITE EXTENTS

SYMBOL KEY

- INDICATES TREE SPECIES

INDICATES PALM SPECIES

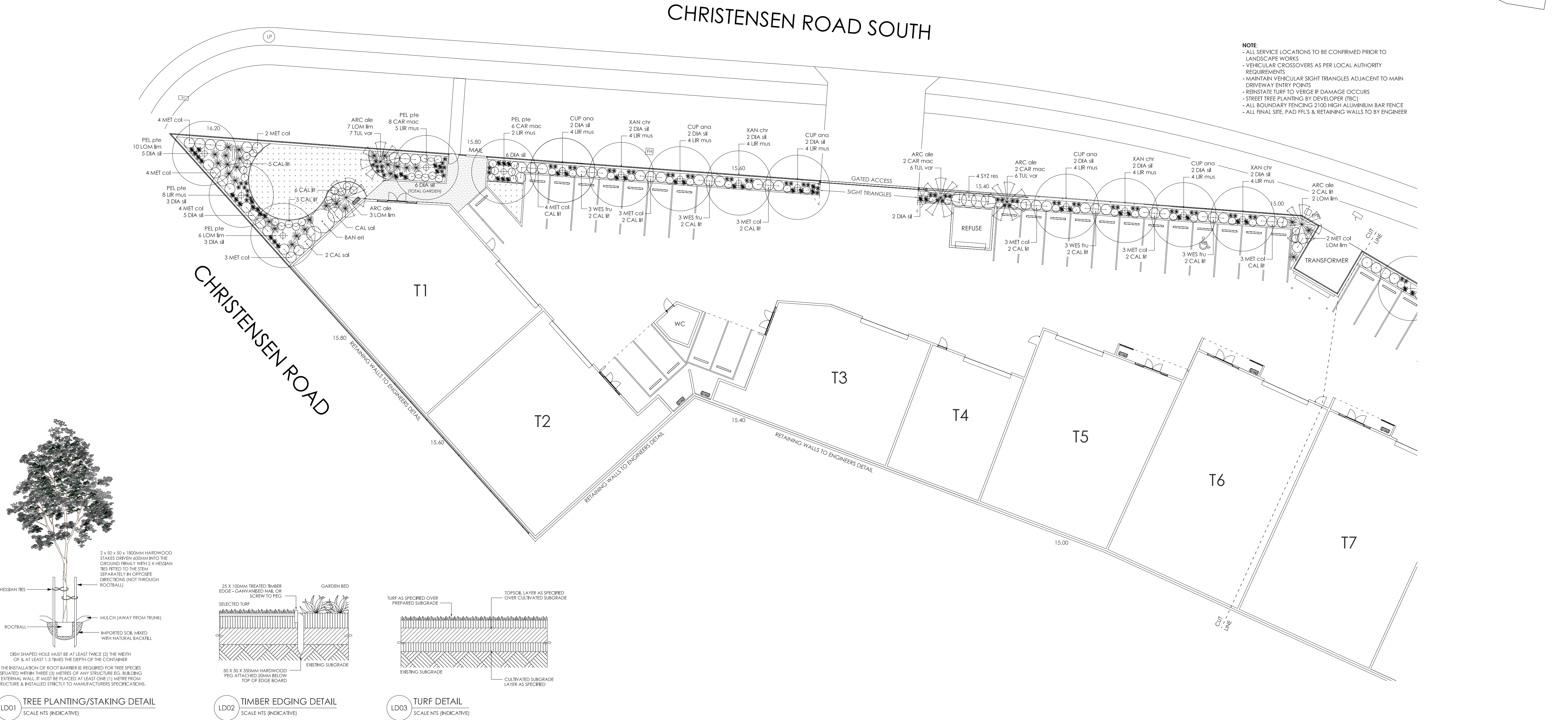
INDICATES SHRUB SPECIES

INDICATES GRASS SPECIES

INDICATES DIANELLA CV
- INDICATES SELECTED CONCRETE

INDICATES SELECTED TURF

INDICATES SELECTED EDGING



CHRISTENSEN ROAD STAPYLTON
OPERATIONAL WORKS - PLANTING PLAN 1-6

PROPOSED INDUSTRIAL DEVELOPMENT
LOT 304 CHRISTENSEN ROAD STAPYLTON Q - SP329491

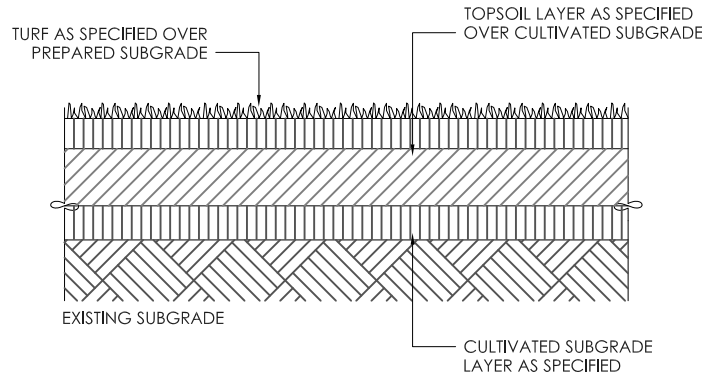
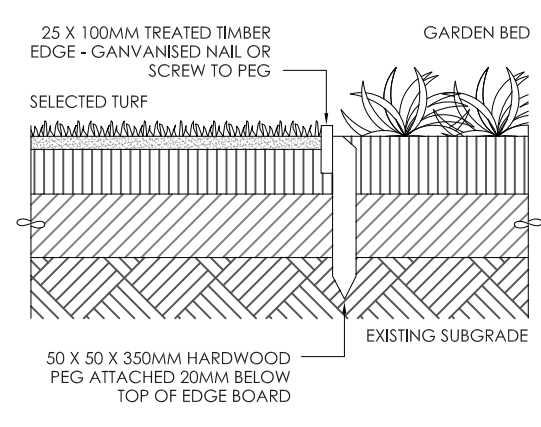
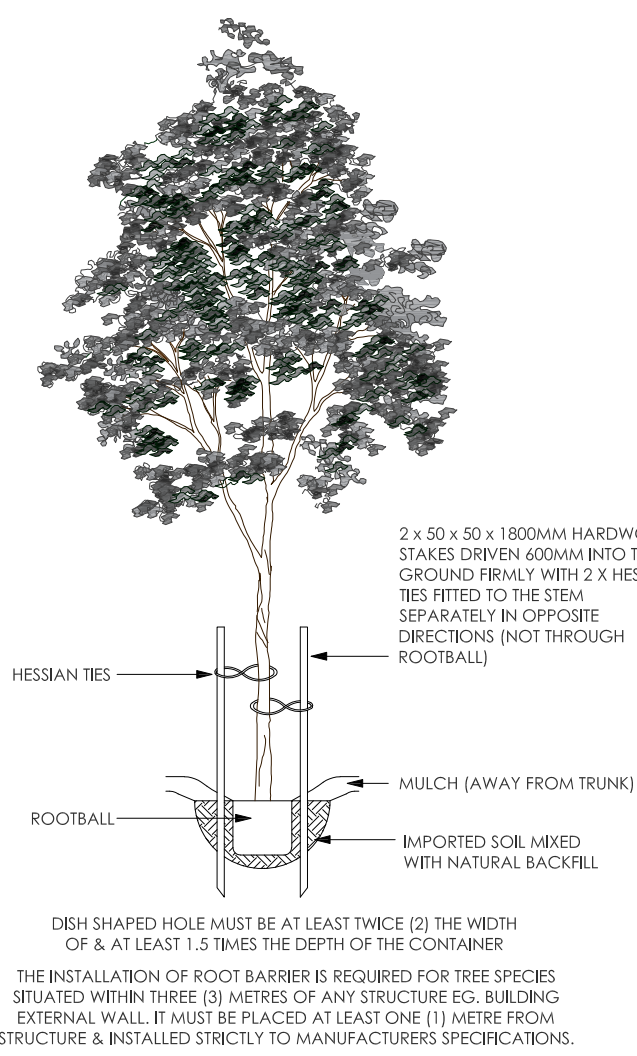
DATE 11.03.2026 DWG NO. S8-1752LD ISSUE C SHEET 2 SCALE 1:200 @ A1 DESIGNER JAMIE SPEEDING
ORP - HORTICULTURE ORP - MANAGEMENT

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SITE EXTENTS



- SYMBOL KEY**
- INDICATES TREE SPECIES
 - INDICATES PALM SPECIES
 - INDICATES SHRUB SPECIES
 - INDICATES GRASS SPECIES
 - INDICATES DIANELLA CV
 - INDICATES SELECTED CONCRETE
 - INDICATES SELECTED TURF
 - INDICATES SELECTED EDGING



NOTE:

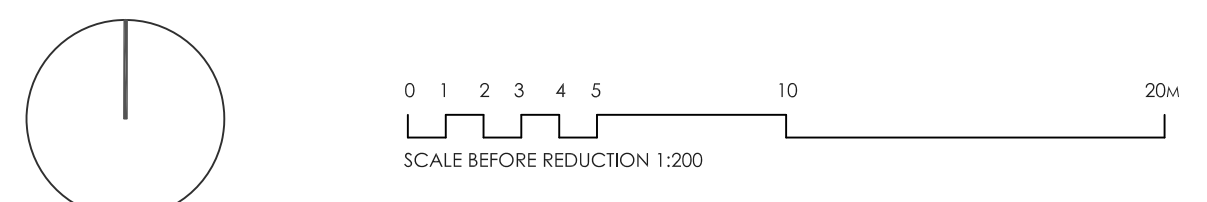
- ALL SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO LANDSCAPE WORKS
- VEHICULAR CROSSOVERS AS PER LOCAL AUTHORITY REQUIREMENTS
- MAINTAIN VEHICULAR SIGHT TRIANGLES ADJACENT TO MAIN DRIVEWAY ENTRY POINTS
- REINSTATE TURF TO VERGE IF DAMAGE OCCURS
- STREET TREE PLANTING BY DEVELOPER (TBC)
- ALL BOUNDARY FENCING 2100 HIGH ALUMINIUM BAR FENCE
- ALL FINAL SITE, PAD FFLS & RETAINING WALLS TO BY ENGINEER

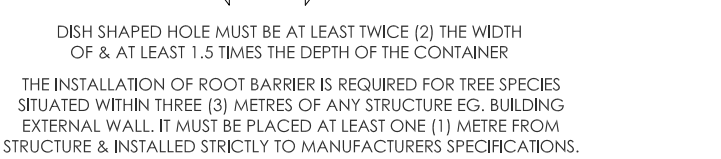
CHRISTENSEN ROAD STAPYLTON
OPERATIONAL WORKS - PLANTING PLAN 7-14

PROPOSED INDUSTRIAL DEVELOPMENT
LOT 304 CHRISTENSEN ROAD STAPYLTON Q - SP329491

DATE 11.03.2026 DWG NO. S8-1752LD ISSUE C SHEET 3 SCALE 1:200 @ A1 DESIGNER JAMIE SPEEDING

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INDICATES TREE SPECIES

INDICATES SHRUB SPECIES

INDICATES GRASS SPECIES

	CODE	SPECIES	COMMON NAME	HEIGHT & SPREAD	POT SIZE	NO.
TREES	TRI lau	<i>Tristanopsis laurina</i>	Water Gum	8 x 5	100 ltr	3
SHRUBS	BAN eri	<i>Banksia ericifolia</i>	Heath Leafed Banksia	3 x 3	200mm	9
	CAL sal	<i>Callistemon salignus</i>	Willow Bottlebrush	3 x 2	200mm	7
	SYZ hin	<i>Syzygium</i> cv	Hinterland Gold	3 x 2	200mm	8
	SYZ res	<i>Syzygium</i> cv	Resilience	3 x 2	200mm	24
	WES fru	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x .15	200mm	22
OTHER	LOM hys	<i>Lomandra hystrix</i>	River Mat Rush	1 x 1	140mm	44

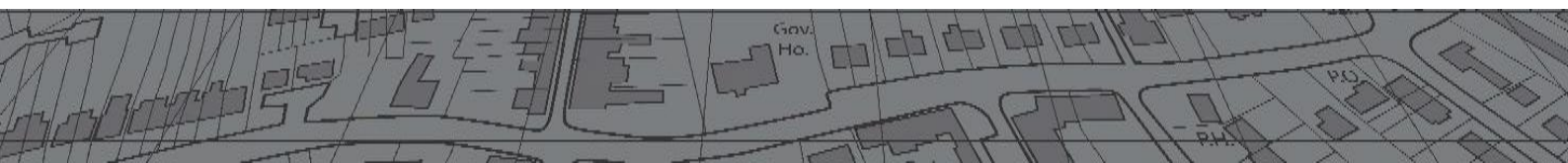
PROPOSED INDUSTRIAL DEVELOPMENT
LOT 304 CHRISTENSEN ROAD STAPYLTON Q - SP329491

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ATTACHMENT 4

Bushfire Management Plan





Bushfire Management Plan

167-191 Christensen Road South Stapylton

Lot 304SP316171 (Part of Parent Lot 506SP329487)

Gold Coast City Council, Qld

Prepared by:

Wollemi Eco-Logical Pty Ltd

PO BOX 123

WAMURAN QLD 4512

Project Reference: **25121**

Version / Date: **12 March 2025**

Author: **Scott Edwards**

Prepared for:

VICTO

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Coomera Qld 4209



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It should be noted that the recommendations within this BMP have been formulated based on site conditions at the time of writing and utilising current best-practise hazard and impact assessment methodologies, and have been developed to reduce the potential severity of impacts on the proposed development in the event of a bushfire emergency rather than prevent impacts altogether. No guarantee is provided or assumed that the area will not be affected by bushfire at some time.



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1.0 INTRODUCTION

Wollemi Eco-Logical has been commissioned to undertake a Site Specific Bushfire Hazard Assessment and to prepare a Bushfire Management Plan for a proposed development on the subject site (**Figure 1**).

This report aims to assess the Bushfire Hazard and risk to the proposed development with regard to the Queensland State Government Single State Planning Policy - Part E (SPP 2017), the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019), the *Gold Coast City Council, Bushfire Hazard Overlay Code (8.2.3)*, and the *Australian Standard – Construction in Bushfire Prone Areas (AS3959:2018)*. These documents detail both the State and Council interest in Bushfire Hazard with regard to determining suitability of development applications.

The potential Bushfire Hazard acting on the proposed development, is informed by vegetation composition and extent, slope and industry standard fuel load classifications, and assessment methodologies. Bushfire Risk Mitigation Measures are subsequently detailed in order to demonstrate compliance with Councils Planning Scheme Performance Outcomes, and to inform the safety of people and property in the event of a bushfire emergency.

1.1 Suitably Qualified Person

This BMP has been prepared by Scott Edwards, a suitably qualified and experienced Bushfire Consultant with over 25 years of relevant experience in Environmental Management & Bushfire Planning and Design experience specific to South East Queensland. Scott is the Managing Director of Wollemi Eco-Logical Pty Ltd, and has Degree qualifications in Environmental Science supported by diverse experience in Ecological Assessment, Land Management and Environmental Resource Management consistent with the requirements for suitably qualified persons as per the *SPP State Planning Policy (SPP) – Natural Hazards, Risk & Resilience – Bushfire (DSDMIP 2019)* and the supporting document *Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)*.



1.2 Subject Site

Address:	167-191 Christensen Road South Stapylton
Titles:	Lot 304SP316171 (Part of Parent Lot 506SP329487)
Local Government:	Gold Coast City Council
Total Area:	7,563sqm
Zoning:	High Impact Industry
Topography:	The proposed development footprint is effectively flat, with a mild downslope to the southeast at ~1 degree.
Current Use:	No formal land use. Site has been benched as part of approved industrial land use.



Figure 1: Subject Site

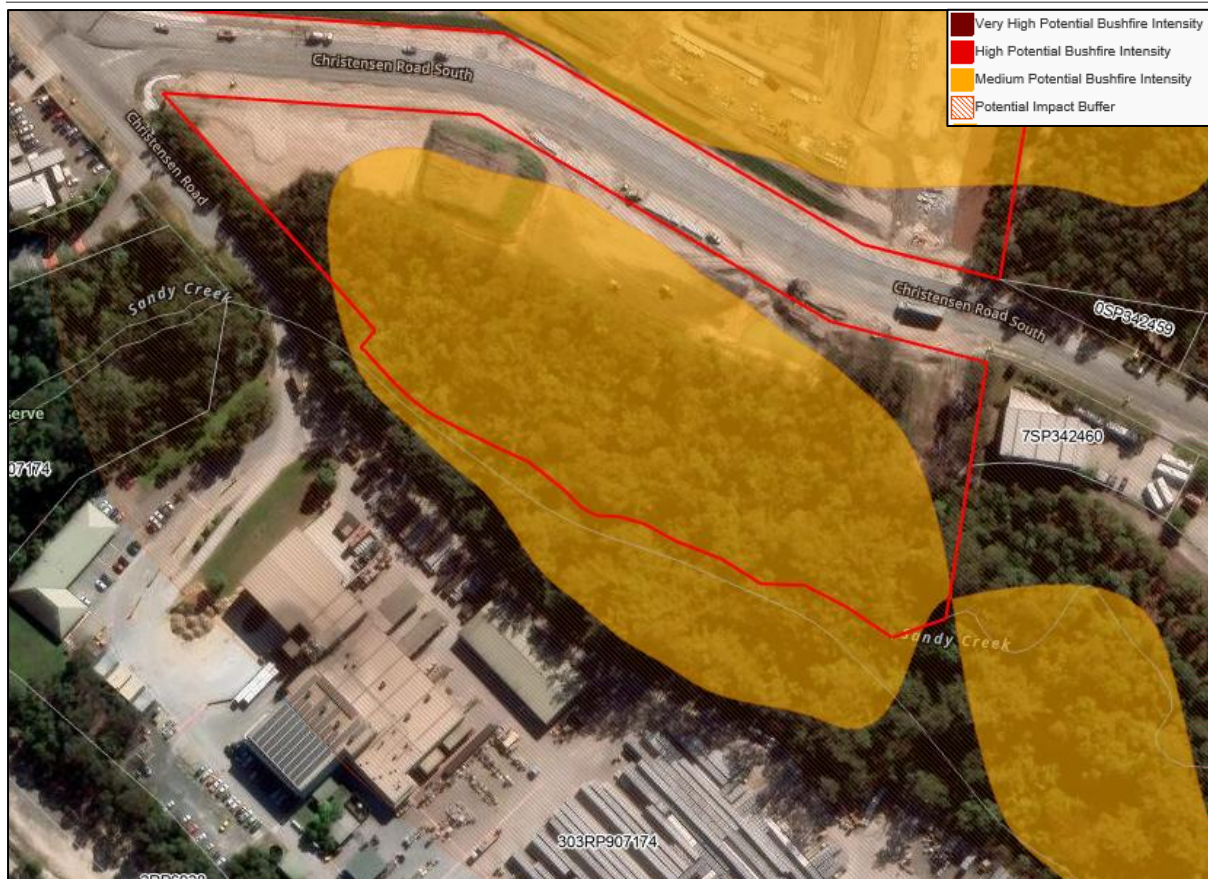


Figure 3: State Bushfire Hazard Overlay Mapping

To verify the Council Bushfire Hazard mapping, a Site-Specific Bushfire Hazard Assessment is triggered, and is addressed below.

2.2 On-Site Hazard Assessment

This site-specific Bushfire Hazard Assessment and Management Plan, references: *State Planning Policy (SPP) – Natural Hazards, Risk & Resilience – Bushfire* (DSDMIP 2019); *A new methodology for state-wide mapping of bushfire prone areas in Queensland*. CSIRO, Australia. (2014)¹; the *Bushfire Resilient Communities Technical Reference Guide* (QFES, 2019)²; the *Bushfire Attack Level (BAL)*, Building setback requirements and Construction Standards as per the Australian Standard AS 3959- 2018 - *Construction of buildings in bushfire prone areas*³; and current industry best-practice assessment and Risk Mitigation Measures in compliance with the SPP Assessment Benchmarks where triggered.

¹ This methodology updates the calculations apparent in the Australian Standard AS3959: 2018 based on current fire weather modelling and includes detailed Vegetation Hazard Classes, used to inform State-wide Mapping.

² The Bushfire Resilient Communities Technical Reference Guide (QFES, 2019), supports the SPP 2019 by providing technical guidance for bushfire hazard assessment and bushfire management Planning.

³ The Australian Standard AS3959: 2018 defines Fire Danger Index as the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short term drought effects.



Additionally, this BMP will address the requirements of the proposed development against *Gold Coast City Council, Bushfire Hazard Overlay Code (8.2.3)* with regard to the proposed development.

Two key features of the landscape strongly contribute towards the behaviour of bushfires:

1. Vegetation community structure/composition

The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.

2. Slope

As a general rule, bushfire intensity and the rate of spread of bushfires rises in proportion to slope, with bushfires burning faster uphill and slower downhill. Studies have shown that the speed and intensity of fires moving up slopes generally doubles every 10 degrees of slope. Steeper slopes also increase the difficulty of constructing ring roads and firebreaks and limit the access for emergency crews.

Several investigative tools were utilised to determine the site specific bushfire hazard risk including:

- A review of local aerial photography;
- A review of site and local topography;
- Review of site development plan;
- A review of DoR Regional Ecosystem Mapping; and
- An inspection of the site.

The risk assessment comprised an analysis of the site and the surrounding lands (i.e. within 100m) to determine characteristic bushfire risk based on Vegetation Hazard Classifications for vegetation within 100m of the site.

2.2.1 Site Inspection & Findings

A site inspection was completed on the 3rd March 2026 to verify the bushfire hazard mapping over the site and surrounds. All vegetated areas of the site and within 100m of the proposed development site were assessed during the site investigations.

A summary of the findings of the site inspection is provided:

1. Site access is via Christensen Road South from the immediate north through northeast of the site. Christensen Road South is a formed bitumen public roadway.



2. The subject site is part of a previously subdivided industrial subdivision (i.e. Lot 506SP329487) for the purpose of industrial land uses.
3. The proposed development footprint is effectively flat, with a mild downslope to the southeast at ~1 degree.
4. Regulated Vegetation as maintained by Qld Department of Resources (DoR), maps the vegetation to the south of the site, and adjacent areas to the southeast, southwest and to the northeast, as containing Regional Ecosystems (RE): 12.11.25, 12.11.5 and 12.3.11 (Refer **Figure 4**).

Site assessment confirmed the presence of assessable vegetation communities reflective of the above described RE's.

5. Balance of the site and adjacent areas to the northwest through north are absent of assessable vegetation.



Figure 4: Regional Ecosystem Mapping



2.2.2 Vegetation Classification

The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.

Vegetation communities surrounding the proposed development were referenced against mapped RE's in the general vicinity, and Vegetation Hazard Classifications and Potential Fire-line Intensity calculations as detailed in Leonard et al (2014), and reflected in the QFES 2019. Potential Fuel Load calculations were undertaken on site to validate vegetation classifications and subsequently potential bushfire hazard to the proposed development.

Vegetation ecotones result in varying fuel load availability. Subsequently, vegetation communities have been referenced against predominant vegetation with highest fuel loads with regard to potential sources of Bushfire Hazard posed to the proposed development. Observed vegetation communities are described in **Table 1**.

Patch Filtering

Where applicable, Patch Filtering is applied as per QFES 2019, which specifies in Section 4.2.6, Step 2 'downgrade the effective fuel load of continuous vegetation patches measuring (a) 1 to 2 hectares (by 66 %), and (b) 2-3 hectare patches (by 50 %) if the patch is surrounded by either non-continuous fuel or a low-hazard vegetation of land use type, and if the patch is further than 100m from and any other continuous-fuel vegetation patch greater than 2 hectares'.

Corridor Filtering

Where applicable, Corridor filtering is applied as per QFES 2019, which specifies in Section 4.2.6, Step 3: To 'remove narrow corridors and areas of continuous fuel <50m in width that are not sufficiently wide to support a fully developed flame front. These areas are less likely to ignite due to their disconnection with fuels that can carry running fire fronts...is likely to result in fireline intensity of <4000 kW/m, and this presents a low hazard to land use planning and development assessment'.

Table 1 Vegetation Hazard Classifications

Direction of Bushfire Hazard	Vegetation Description (Sub-Unit – if relevant)	DoR Regional Ecosystem	Vegetation Hazard Class (QFES, 2019)	Potential Fuel Load (t/ha)	Potential Fire-line Intensity (kw/m)	Potential Bushfire Hazard
South through Southeast & West	Eucalyptus dominated forest on drainage line (SU1)	RE:12.3.11 (dominant)	Class 16.1 Eucalyptus dominated forest on drainage lines and alluvial plains	16t/ha	10,244	Medium
Northeast	Eucalyptus Open Forest (SU2)	RE:12.11.5	Class 10.1 Spotted gum dominated open forests	20.8t/ha	16,225	Medium

Vegetation Hazard classification as described in **Table 1**, are visually represented in **Figure 5**.



Figure 5: Vegetation Hazard Classification



2.2.3 Potentially Hazardous Vegetation

Based on the above assessment, vegetation posing a Medium Potential Bushfire Hazard to the proposed development is present to the west, south through southeast and to the northeast. These vegetation communities have the potential to accumulate moderate fuel loads and subsequently present a potential Bushfire Hazard to the proposed development.

Vegetation in all other directions have been classified as having a Low Potential Bushfire Hazard.

The following section details Bushfire Risk Mitigation measures to be implemented on the site to address the Bushfire Hazard and compliance requirements acting on the proposed development.



3.0 Bushfire Risk Mitigation Measures

The following section describes Bushfire Risk Mitigation measures, recommended to be utilised at the subject site to reduce the risk of Bushfire impacting on people and property.

The scope of proposed Bushfire Risk Mitigation Measures have been drawn from the following sources:

- the *Queensland State Government Single State Planning Policy - Part E (SPP 2017)*;
- the *Bushfire Resilient Communities Technical Reference Guide (QFES,2019)*;
- the *Gold Coast City Council, Bushfire Hazard Overlay Code (8.2.3)*; and
- the Australian Standard (AS 3959- 2018) - *Construction of buildings in bushfire prone areas*.

The intent of the above legislation is to protect people and premises in the event of a bushfire emergency, through achieving acceptable Performance Outcomes for the development given the identified bushfire hazard. Performance Outcomes are generally achieved by appropriate separation of a development from bushfire hazard, appropriate access for fire-fighting vehicles, and appropriate construction standards of buildings. Additional factors are detailed where considered appropriate.

3.1 Asset Protection Zones

Asset protection zones (APZ's) provide a defensive tool to assist in the reduction of potential bushfire impact to people and property situated in bushfire prone areas. APZ's are the most strategically valuable defence against radiant heat and flame, and to a lesser extent, embers.

Whilst APZ's should prevent buildings from being subjected to direct contact from flames, and reduced levels of radiant heat in the event of a bushfire, building construction standards will also be key to ensuring the performance of buildings subjected to ember attack. Bushfire Attack Level for the proposed development is determined in **Section 3.2**.

Based on the above Bushfire Hazard Assessment, APZ's may be required adjacent the proposed development. These are detailed in the following section.

3.1.1 Performance Outcomes

APZ and setback distances have not been prescribed in the SPP 2017. The SPP refers to 'provision of appropriate defensible space between dwellings and medium or above Bushfire Hazard'. The *Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)*, a guideline, not a specification, refers to determining APZ's based on achieving a maximum 29kW/m² Radiant Heat Flux exposure. This is achieved by using either the *Method 2 Bushfire Attack Level Assessment as per the AS3959:2018 for Construction of Buildings in Bushfire Prone Areas* or *Bushfire Asset Protection Zone Width Calculator (QFES, 2019)*, which uses the calculations underpinned by the AS3959, 2018 calculation. It is noted that this is stated in



QFES 2019 as being ‘...applicable where a local governments planning scheme contains provisions that identify acceptable radiant heat flux levels to inform APZ’s’.

The Gold Coast City Council, Bushfire Hazard Overlay Code (8.2.3) does not prescribe specific separation distances from potentially hazardous vegetation. PO3 prescribes ‘avoiding bushfire hazard and provide safe sites for people, property and buildings’.

As the GCCC code does not contain provisions that identify acceptable radiant heat flux levels to inform APZ’s for industrial uses, APZ’s are not deemed to be triggered by QFES 2019 for industrial uses.

3.2 Bushfire Hazard Modelling

Australian Standard 3959 (2018) Construction of buildings in bushfire-prone areas provides minimum construction standards for new dwellings in designated Bushfire Prone Areas. The construction standards are intended to improve the performance of buildings subjected to burning debris, radiant heat or flame contact. The AS3959- 2018 methodology prescribes Bushfire Attack Levels (BAL’s) to the facades of proposed buildings to which corresponding construction safety standards are applied. AS3959-2018 defines Bushfire Attack Levels as:

‘A means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.’

The proposed development does not constitute Class 1-3 structures, consequently Building Construction Standards, as detailed in the Australian Standard – Construction of Buildings in Bushfire-prone Areas (AS3959:2018), are not deemed applicable.

This assessment has been based on the following assumptions:

- A Fire Danger Index (FDI) of 53 (QFD 2026);
- Proposed development will be located in the layout as represented in **Figure 2**.
- Fuel load calculations (Method 2 BAL) for potentially hazardous vegetation adjacent the proposed development have been detailed in Table 1.

Additional parameters used to determine the minimum distances for relative BAL ratings are detailed in the following Tables and elevations to the west and south have been classified as low threat vegetation.

Table 2: Bushfire Modelling - Potentially Hazardous Vegetation to the West through south to Southeast



Calculated March 9, 2026, 6:20 pm (MDC v.4.9)

167-191 Christensen Road South Stapylton - W-S-SE

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	53	Rate of spread	1.23 km/h
Vegetation Classification	Forest	Flame length	9.97 m
Understorey fuel load	13.8 t/ha	Flame angle	54 °, 65 °, 73 °, 78 °, 80 ° & 85 °
Total fuel load	16 t/ha	Elevation of receiver	3.89 m, 4.32 m, 4.47 m, 4.45 m, 4.4 m & 3.65 m
Vegetation height	n/a	Fire intensity	10,244 kW/m
Effective slope	5 °	Transmissivity	0.881, 0.866, 0.845, 0.822, 0.809 & 0.74
Site slope	1 °	Viewfactor	0.5955, 0.4371, 0.2938, 0.1992, 0.162 & 0.0443
Flame width	100 m	Minimum distance to < 40 kW/m ²	8.2 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	11.2 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	16.6 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m ²	24.1 m

Table 3: Bushfire Hazard Modelling - Potentially Hazardous Vegetation to the Northeast

Calculated March 9, 2026, 6:53 pm (MDC v.4.9)

167-191 Christensen Road South Stapylton - NE

Minimum Distance Calculator - AS3959-2018 (Method 2)			
Inputs		Outputs	
Fire Danger Index	53	Rate of spread	1.5 km/h
Vegetation Classification	Forest	Flame length	12.3 m
Understorey fuel load	19.3 t/ha	Flame angle	54 °, 64 °, 72 °, 77 °, 79 ° & 84 °
Total fuel load	20.8 t/ha	Elevation of receiver	4.8 m, 5.29 m, 5.5 m, 5.49 m, 5.44 m & 4.63 m
Vegetation height	n/a	Fire intensity	16,225 kW/m
Effective slope	3 °	Transmissivity	0.876, 0.859, 0.836, 0.811, 0.797 & 0.733
Site slope	1 °	Viewfactor	0.5976, 0.4407, 0.2974, 0.2026, 0.1644 & 0.0448
Flame width	100 m	Minimum distance to < 40 kW/m ²	10.1 m
Windspeed	n/a	Minimum distance to < 29 kW/m ²	13.7 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m ²	20.2 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m ²	28.7 m

As the GCCC code does not contain provisions that identify acceptable radiant heat flux levels to inform APZ's for industrial uses, APZ's are not deemed to be triggered by QFES 2019 for industrial uses. It is noted that the proposed development is an approved light industrial use, and the construction standards are understood to be tilt panel walls, with roofing buffered by these tilt panels, ingress of embers is considered to be of limited potential.



The proposed development does not involve the construction of Class 1-3 structures, and consequently Building Construction Standards, as detailed in the Australian Standard – Construction of Buildings in Bushfire-prone Areas (AS3959:2018), are not deemed applicable.

3.3 Landscaping and Vegetation Management

The landscaping and ongoing management of vegetation in areas susceptible to Bushfire Hazard is an important tool to mitigate bushfire risk.

Landscaping and vegetation retention within the site should consider the following guidelines:

- Immediately adjacent proposed buildings should either be fully cleared and regularly maintained (i.e. lawn) or retain trees as clumps or islands and provide a tree canopy cover of less than 15% and tree canopies should be located greater than 2 metres from any part of the roofline of a building. Any trees should have lower limbs removed up to a height of 2 metres above the ground.
- Any landscaping performed on site shall maintain the development footprint effectively free of available fuel. Landscaping plants may be used in this area so long as they are selected for their low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, and absence of shedding bark. They should be placed so as to not provide either vertical or horizontal connectedness of plant material, and avoid overhanging rooflines or contact with flammable parts of buildings. Any planted trees should be of species which grow to over 2m, to maintain separation between lower canopy and the ground.
- Turf is to be maintained regularly to reduce the potential for long grass to fuel an advancing fire toward buildings.

N.B. Due to no requirement for an APZ, no ongoing management of vegetation in the adjacent waterway corridor is applicable.

3.4 Emergency Access & Egress

New developments in bushfire prone areas should be serviced by safe access/exit points for both residents and emergency services personnel in the event of an emergency. Development should avoid entrapment potential, provide safe and effective access for emergency services vehicles and safe evacuation routes for occupants.

The *GCCC Bushfire Hazard Overlay Code (PO6)* prescribes ‘in a bushfire area, vehicular access is designed to mitigate against bushfire hazard by ensuring adequate access for: (a) fire-fighting and other emergency vehicles, and (b) the evacuation of residents and emergency personnel, during a bushfire event’.

The proposed development layout includes 3 direct accesses to Christensen Road South to the north through northeast. The proposed development includes a large hardstand area and car parking adjacent Christensen Road South.

Based on the above, site access and egress is considered to be in accordance with *Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline* and other bushfire risk mitigation measures as detailed in this report, the vehicular access for the site is deemed to be in accordance with the GCCC planning scheme.

3.5 Water Availability for Fire-Fighting Purposes

All development within bushfire hazard areas require adequate water supply for fire-fighting purposes in the event of a bushfire emergency.

The *GCCC Bushfire Hazard Overlay Code (PO10)* prescribes ‘...the development maintains the safety of people and property by ensuring that the water supply is reliable and has sufficient flow and pressure requirements for fire-fighting purposes at all times’.

The proposed development will be on reticulated water and it is consequently expected to meet the flow and pressure characterises detailed above. Verification of this via the utility provider is recommended. Where achieved, the proposed development deemed to be in accordance with the GCCC planning scheme requirements.

3.6 Utility Protection & Hazardous Materials

The *GCCC Bushfire Hazard Overlay Code (SO6)* prescribes ‘that the development ensures: mains gas supplies are installed in accordance with AS1596, the requirements of relevant authorities and metal piping is exclusively used; electricity supplies within the property are protected and are not vulnerable to falling trees or bushfire threatening the viability of transmission poles; and that uses involving bulk storage or manufacture of hazardous materials do not occur in areas identified as potential bushfire hazard areas’.

It is understood that site gas and electricity supplies will be constructed to the above standards, and no bulk storage or manufacture of hazardous materials will be undertaken on the subject site.

3.7 Bushfire Hazard Overlay Code

Table 4: Bushfire Hazard Overlay Code (8.2.3) Compliance

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
Bushfire hazard			
PO1 In a bushfire hazard area, the fire mitigation methods used at the site are adequate for the bushfire hazard of the individual site, having regard to: (a) vegetation type; (b) slope;	AO1 A written assessment by a suitably qualified and experienced bushfire management consultant confirms that the site is not in a bushfire hazard area. OR The development complies with an approved Bushfire	The proposed development has been assessed, and informed by a Bushfire Management Plan prepared in accordance with Council planning scheme, and where recommendations are achieved will be considered to be in accordance with the planning scheme.	



Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(c) aspect; (d) bushfire history; (e) conservation values of the site; (f) ecological restoration, including forest succession; (g) ongoing maintenance; (h) climate change; and (i) on site and off-site ¹ fire hazard implications.	management plan prepared in accordance with SC6.3 City Plan policy – Bushfire management plans . OR The development complies with an existing approved Bushfire management plan as referenced within the approved reconfiguration of a lot.		
Land use			
PO2 In a bushfire hazard area, development: (a) does not result in a high concentration of people living, working or congregating in a bushfire hazard area; (b) does not result in the bulk manufacture or storage of hazardous materials; and (c) 'essential' community infrastructure is able to function effectively during and immediately after a bushfire event.	AO2 The following land uses are not located in a bushfire hazard area: (a) Child care centre; (b) Community care centre; (c) Community use; (d) Development involving the manufacture or storage of hazardous material in bulk; (e) Educational establishment; (f) Hospital; (g) Residential care facility; (h) Retirement facility; (i) Rooming accommodation; (j) Sport and recreation uses; (k) Tourist attraction; (l) Tourist park; and (m) Utility installation (waste management facilities). AND In a bushfire hazard area permitted essential community infrastructure is designed to function effectively during and immediately after bushfire events, as demonstrated in a Bushfire management plan.	The proposed development has been assessed, and informed by a Bushfire Management Plan prepared in accordance with Council planning scheme, and where recommendations. The proposed development is understood to not involve substantial increase in: a high concentration of people living, working or congregating; the bulk manufacture or storage of hazardous materials; or involve essential community infrastructure.	
Development design and lot layout			
PO3 In a bushfire hazard area, developments, including lot layout are designed to avoid bushfire hazard and provide safe sites for people, property and buildings. Editor's note – The development should be located: (a) away from the most likely direction of a fire front (refer Figure 8.2.3-1: Preferred house site location in bushfire hazard areas); and (b) so that elements of the development least susceptible to fire are	AO3 Development, Lots and/or building envelopes are not located within bushfire hazard areas. OR The development is located in accordance with the approved Bushfire management plan as referenced within the approved reconfiguration of a lot. OR The development is designed to adequately demonstrate that the risk to life and property is minimised to achieve acceptable levels and ensure ongoing site management.	The proposed development has been assessed, and informed by a Bushfire Management Plan prepared in accordance with Council planning scheme, and where recommendations are achieved will be considered to be in accordance with the planning scheme.	



Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
sited closest to the bushfire hazard.	AO3.2 The development design incorporates bushfire radiation zone/s that: (a) use existing or natural fire breaks & minimise the need to clear native vegetation; (b) do not impact matters of environmental significance; (c) are located entirely within the boundaries of the private property of the development site; and (d) incorporates landscaping species that are less likely to exacerbate a bushfire event.		
PO4 In a bushfire hazard area, when designing for bushfire hazard mitigation the lot layout must avoid impacts on matters of environmental significance.	AO4 Development design, Lot size, and layout avoids impact on matters of environmental significance and minimises impacts such as fragmentation, habitat loss and edge effects for any matters of environmental significance.	The proposed development is understood to not involve impacts of areas of environmental significance.	
PO5 Development uses fencing that: (a) does not contribute to the spread of bushfire; (b) facilitates the safe movement of fauna; and (c) provides access for fire-fighting purposes.	AO5 Fences are constructed: (a) using non-combustible or fire retardant materials within 20m of any building used for accommodation; (b) that do not impede the safe movement of fauna (where applicable); and (c) has gates that can be freely accessed for fire-fighting purposes (if applicable).	The proposed development is understood to not involve the inclusion of restrictive or flammable fencing.	
Vehicular access			
PO6 In a bushfire hazard area, vehicular access (including internal roads) is designed to mitigate against bushfire hazard by ensuring adequate access for: (a) fire-fighting and other emergency vehicles, and (b) the evacuation of residents and emergency personnel, during a bushfire event.	AO6.1 The development design incorporates a perimeter road that: (a) is located between the boundary of the lots and/or buildings and the adjacent natural area and/or bushfire hazard area; (b) has a minimum cleared width of 20m; (c) has a constructed minimum road width of 6m; (d) has a maximum gradient of 12.5%; (e) is constructed to an all-weather standard; and (f) is constructed to ensure all culverts and bridges have a minimum load bearing of 15 tonnes (if applicable). (refer Figure 8.2.3-2b).	The proposed development has been assessed, and informed by a Bushfire Management Plan prepared in accordance with Council planning scheme, and where recommendations are achieved will be considered to be in accordance with the planning scheme. This includes site access and egress and emergency vehicle access.	



Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	AO6.2 The road design is capable of providing access for fire-fighting and other emergency vehicles, in accordance with SC6.11 City Plan policy – Land development guidelines, Section 2 – Transport network standards.		
	AO6.3 The road design does not include dead end roads (refer Figure 8.2.3-2a).1		
Clearing			
P07 In a bushfire hazard area, the development layout is designed to avoid the requirement to clear vegetation to achieve risk reduction.	AO7 The Bushfire management plan details the required extent of vegetation clearing and landscaping and where required modify development design and/or lot layout to minimise clearing of vegetation. Note: For guidance on how to prepare a Bushfire management plan refer to SC6.3 City Plan Policy – Bushfire management plans.	The proposed development is understood to not involve ongoing vegetation clearing.	
Open space management plan			
P08 For areas to be dedicated to Council as open space, management strategies to mitigate bushfire risk must be identified.	AO8 The Bushfire management plan contains a separate section detailing management strategies for areas to be dedicated to Council that can be included within the Open space management plan. Note: For guidance on how to prepare a Bushfire management plan refer to SC6.3 City Plan Policy – Bushfire management plans.	NA	
Fire trails			
P09 In a bushfire hazard area, fire trails must be provided to: (a) enable access for fire fighters, residents and equipment; (b) contribute to (where required) bushfire radiation zone(s); (c) mitigate against bushfire hazard; and	AO9.1 Fire trails are located on public land (including public open space areas) to facilitate access for fire brigades. OR Fire trails located on private property are located as close as possible to the property boundaries and the adjoining bushfire hazard area, and an access easement is granted in favour of City of Gold Coast and	The proposed development has been assessed, and informed by a Bushfire Management Plan prepared in accordance with Council planning scheme, and where recommendations are achieved will be considered to be in accordance with the planning scheme. As the GCCC code does not contain provisions that identify acceptable radiant heat flux levels to inform APZ's for industrial uses,	



Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(d) allow access for hazard reduction management programs.	Queensland Fire and Emergency Services.	APZ's are not deemed to be triggered by QFES 2019 for industrial uses. It is noted that the proposed development is an approved light industrial use, and the construction standards are understood to be tilt panel walls, with roofing buffered by these tilt panels, ingress of embers is considered to be of limited potential.	
	AO9.2 The fire trail has: (a) a minimum cleared width of 6m; (b) a minimum of 4.8m vertical clearance; (c) a cross fall of no greater than 10 degrees; (d) a minimum formed width of 4m; (e) a maximum gradient of 12.5%, with adequate drainage to prevent soil erosion and minimise ongoing trail maintenance; and (f) culverts and/or bridges with a minimum load bearing of 8 tonnes (if applicable).		
	AO9.3 Vehicular links are provided along the fire trail either to existing fire trails or roads, and these links are designed having regard to the topography of the site, fire fighter safety and the need to regularly access water supplies.		
	AO9.4 The fire trail has vehicular access at each end, and links either to existing fire trails or public roads.		
	AO9.5 The fire trail provides turning areas for fire-fighting appliances. The turning bay can be either: (a) a turning circle; (b) a 'T' shaped turning bay; or (c) a 'Y' shaped turning bay.		
	AO9.6 The fire trail provides areas for vehicles to pass or turn at intervals of not more than 200m and with a maximum grade of 5% (1 in 20).		
Areas with water reticulation			
PO10 In a bushfire hazard area, the development maintains the	AO10.1 The development is proposed in a bushfire hazard area, and	The proposed development will be on reticulated water supply, and it is consequently expected to meet	



Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
safety of people and property by ensuring that the water supply is reliable and has sufficient flow and pressure requirements for fire-fighting purposes at all times.	reticulated water is supplied in accordance with SC6.11 City Plan policy – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards.	the flow and pressure characterises detailed above. Verification of this via the utility provider is recommended. Where achieved, the proposed development deemed to be in accordance with the GCCC planning scheme requirements.	
	AO10.2 Development involving new or existing buildings with a gross floor area of greater than 50m ² , each lot has a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire-fighting purposes at all times. It must have a minimum pressure and flow of 10 litres a second at 200 kPa.		
Areas with no water reticulation (private water supply)			
PO11 In a bushfire hazard area, the development maintains the safety of people and property by ensuring that an adequate water supply for fire-fighting purposes is provided.	AO11.1 For development with a combined GFA less than 500m ² where one or more buildings are proposed, dedicated fire-fighting water storage is provided to protect each individual building. Each dedicated fire-fighting water storage must have a volume of water not less than 10,000 litres for each building, be provided within 10m of each building and be: (a) a separate tank that is either below ground level or of non-flammable construction; or (b) a reserve section in the bottom part of the main water supply tank that is either below ground level or of non-flammable construction. Note: dedicated fire-fighting water storage is in addition to water supply for household use and does not include swimming pools, creeks and dams.	NA	
	AO11.2 For development that proposes one or more buildings with a combined GFA greater than 500m ² there is no acceptable outcome provided.		
PO12 In a bushfire hazard area, all fire-fighting water storage tanks, including domestic water supply tanks, are fitted with the standard rural fire brigade fittings.	AO12 The outlet pipe is 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve.	NA	



Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
PO13 In a bushfire hazard area, water storage provided for fire-fighting purposes is safely located and accessible at all times.	AO13.1 The water supply outlet is located at least 9m from any potential fire hazards, such as venting gas bottles and combustible structures.	The proposed development is understood to not the bulk manufacture of storage of hazardous materials.	
	AO13.2 A safe and accessible hard stand area capable of accommodating a fire fighting vehicle is provided not more than 3m from the water supply outlet.		
PO14 Development in a bushfire hazard area must provide adequate fire-fighting water storage. This infrastructure must be provided on public land so as to be readily accessible to fire brigades for hazard reduction and fire-fighting purposes.	AO14.1 Where public water supplies (e.g. fire hydrants or public water storage) do not exist, water supply tanks are provided for fire-fighting purposes on public land within the development. The water tanks must: (a) Be installed on land dedicated to Council; (b) hold a volume of at least 22,500 litres per every 20 dwellings; (c) be of concrete construction; and (d) have an outlet pipe of 50mm in diameter, fitted with a 50mm male camlock (standard rural fire brigade fitting) and an isolating valve.	The proposed development will be on reticulated water supply, and it is consequently expected to meet the flow and pressure characterises detailed above. Verification of this via the utility provider is recommended. Where achieved, the proposed development deemed to be in accordance with the GCCC planning scheme requirements	
	AO14.2 Development on public land provides a safe and accessible hardstand area capable of accommodating a fire fighting vehicle not more than 3m from the water supply outlet.		
Storage of Hazardous Materials			
PO15 Development does not cause: (a) an unacceptable risk to people, property and the environment due to the impact of bushfire on hazardous chemicals; (b) excess danger or difficulty to emergency services for emergency response or evacuation.	AO15 Development involving the storage, handling or manufacture of hazardous chemicals is not located within a Bushfire hazard area.		
Advice to new residents			
PO16 In a bushfire hazard area, new residents/occupants of a development in a bushfire hazard area are informed about:	AO16 A copy of the Bushfire management plan, complete with the Queensland Fire and Emergency Services cover sheet and any other addendums is	NA	



Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
(a) the potential bushfire hazard on their site; (b) their responsibility for fire management; (c) the measures required for ongoing fire hazard mitigation; and (d) emergency procedures during a bushfire or on bad fire weather days. Editor's note - Further information on bushfire preparation can be found at www.ruralfire.qld.gov.au	provided to each resident/occupant for their information. Note: the QFES cover sheet is attached to the approved Bushfire management plan and a notification will be placed on the property's rates notice.		



4.0 Recommendations and Conclusions

This report details the assessment of Bushfire Hazard and risk mitigation measures acting on the proposed development, with consideration to the requirements of: the *Queensland State Government Single State Planning Policy - Part E* (SPP 2017); the *Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)*; the Australian Standard (AS 3959- 2018) - *Construction of buildings in bushfire prone areas*; and the *GCCC Bushfire Hazard Overlay Code*.

This assessment has confirmed vegetation posing a Medium Potential Bushfire Hazard to the proposed development is present to the west, south through southeast and to the northeast (Refer Section 2.2). These vegetation communities have the potential to accumulate moderate fuel loads and subsequently present a potential Bushfire Hazard to the proposed development. Vegetation in all other directions have been classified as having a Low Potential Bushfire Hazard.

The following Bushfire Risk Mitigation Measures, as detailed above, are considered appropriate to substantially mitigate the Bushfire Hazard acting on the proposed development:

- Asset Protection Zone (APZ) widths have been considered for areas of the proposed development (refer Section 3.1). The proposed development does not involve the construction of Class 1-3 structures, and consequently Building Construction Standards, as detailed in the Australian Standard – Construction of Buildings in Bushfire-prone Areas (AS3959:2018), are not deemed applicable.
- As the GCCC code does not contain provisions that identify acceptable radiant heat flux levels to inform APZ's for industrial uses, APZ's are not deemed to be triggered by QFES 2019 for industrial uses. It is noted that the proposed development is an approved light industrial use, and the construction standards are understood to be tilt panel walls, with roofing buffered by these tilt panels, ingress of embers is considered to be of limited potential.
- Vegetation management within the APZ has been detailed to ensure low fuel availability and reduced connectivity to buildings (refer Section 3.3).
- **N.B.** Due to no requirement for an APZ, no ongoing management of vegetation in the adjacent waterway corridor is applicable.
- Emergency Access & Egress of the proposed development has been detailed and is considered appropriate for the Bushfire Hazard acting on the site (refer Section 3.4). The proposed site access, hardstand areas are considered appropriate to service the proposed development in the event of a bushfire emergency.



- Water Availability for Fire-fighting Purposes as per Councils Planning Scheme has been detailed (refer Section 3.5). The proposed development will be on a reticulated water supply, and it is subsequently understood this supply will meet the minimum flow and pressure characteristics (i.e. 10L/Sec at 200kPa) for fire-fighting purposes at all times. Fire-fighting water supply and hydrants is understood to be in accordance with Qld Urban Utilities Standards, and/or the QFES guideline '*Fire Hydrant & Vehicle Access Guidelines for Residential, Commercial & Industrial Lots (2015)*'.
- Utility Protection and Hazardous Material requirements for the proposed development have been detailed (refer Section 3.6).
- Assessment against Councils Bushfire Hazard Overlay Code has been prepared and detailed in Section 3.7.

This assessment has been undertaken based on vegetative condition and bushfire hazards identified on and adjacent the subject site in March 2026.

It should be noted that the recommendations within this BMP have been formulated based on site conditions at the time of writing and utilising current best-practise hazard and impact assessment methodologies, and have been developed to reduce the potential severity of impacts on the proposed development in the event of a bushfire emergency rather than prevent impacts altogether. No guarantee is provided or assumed that the area will not be affected by bushfire at some time.

Site occupants should seek advice from the local fire authority every 5 years (as a minimum) to ensure the subject recommendations remain appropriate as site conditions and hazard assessment methodologies may change over time.

Bushfires are an intrinsic part of Australia's environment, are often unpredictable, and have potentially extremely serious consequences. All Queenslanders should be familiar with the official Bushfire Warnings system and have a completed Bushfire Survival Plan. Print ready guides for preparing a Bushfire Survival Plan and to assist in the interpretation of the official Bushfire Warnings system are available for download from the Queensland Fire Department website:

Current Bushfires: <https://www.fire.qld.gov.au/Current-Incidents>

Bushfire Warnings: <https://www.fire.qld.gov.au/prepare/bushfire/tune-in-to-warnings>

Bushfire Survival Planning: <https://www.fire.qld.gov.au/prepare/bushfires>

There are three formal Bushfire Warning levels:



Advice

Monitor conditions and review your bushfire survival plan.



Watch and act



Conditions are changing. Start taking action and follow your bushfire survival plan.



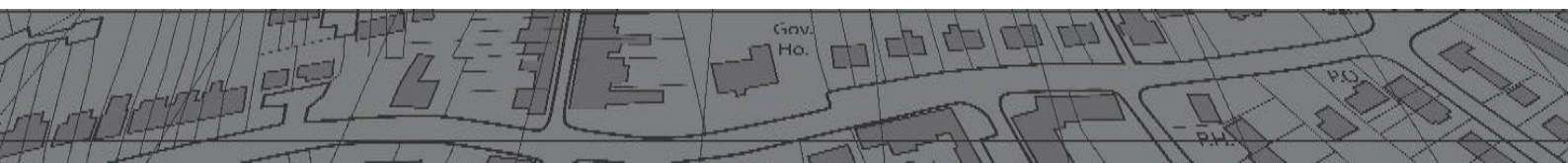
Emergency Warnings

You are in danger. Act on your bushfire survival plan now.



ATTACHMENT 5

Structural Engineer Statement



12th March 2026

Sam Griffiths
VICTO
1 / 19 Gateway Court,
Coomera QLD 4209

our ref: P/23178/1

Dear Sam,

**Lot 304 Christensen Road South, Stapylton QLD 4207
Proposed Retaining Wall & Tilt-Up Panel Adjacent to Lot Boundary**

The proposed retaining wall adjacent to the lot boundary is to be constructed using reinforced concrete filled masonry blockwork. The building wall adjacent to the lot boundary will consist of reinforced concrete tilt-up panels.

The structural design of the retaining wall and tilt-up panels has been carried out in accordance with Australian Standards AS 3700 - Masonry Structures and AS 3600 - Concrete Structures, as applicable.

Structures designed in accordance with these Australian Standards incorporate durability provisions intended to achieve a typical design service life of 50 years, subject to normal environmental exposure conditions and construction in accordance with the design documentation.

Based on the adopted design and durability provisions, no anticipated structural maintenance is required during the design service life of the building under normal operating conditions.

Please do not hesitate to contact the undersigned should you require any further information.

Yours faithfully,



Dr Tian Ng

DIRECTOR
RPEQ (Civil & Structural) No. 13177
BE(Civil), PhD (Civil) MIEAust CPEng RPE(QLD, NSW, VIC) NER IntPE(Aus)