gassman development perspectives
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planning | environment | landscape | engineering | survey

OUR REF: 6470

15 July 2026

The Chief Executive Officer
City of Gold Coast
PO Box 5042
GOLD COAST MC 9726

via: mail@goldcoast.qld.gov.au

Dear Sir / Madam,

RE: DEVELOPMENT APPLICATION REQUESTING DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR WAREHOUSE AND ANCILLARY OFFICES AND OPERATIONAL WORK (CHANGE TO GROUND LEVEL)

AT: 1 HIGHLAND STREET, STPAYLTON QLD 4207 (LOT 203 ON SP329487 (APPROVED LOT 213)

Gassman Development Perspectives (GDP) are pleased to lodge an application on behalf of the Applicant, FPI Queensland Pty Ltd, over the above property. The proposed development seeks to establish a dual tenancy warehouse use over the subject site featuring ancillary office spaces. The development will be facilitated via a 'topcoat' of earthworks seeking to grade and adequately prepare the site for development and also a minor boundary realignment to suit the proposed industrial warehouse and supporting access and carparking etc.

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

- Development Permit for Material Change of Use – Warehouse (with ancillary office)
- Development Permit for Operational Work – Change to ground level.

Please find attached to this correspondence the following:

1. Completed Development Assessment Form 1;
2. Signed Land Owner's Consent;
3. One copy of the Planning Assessment Report prepared by this office and dated July 2026, including:
    a. Current Preliminary Approval (COM/2026/4) - **Appendix B**;
    b. Proposal Plans - **Appendix C**;
    c. Code Assessment – **Appendix D;**
    d. Landscape Intent Plan – **Appendix E**;
    e. Earthworks Drawings – **Appendix F**;
    f. Engineering Services Report – **Appendix G**;

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g. Acoustic Impact Assessment – **Appendix H**; and
h. Traffic Impact Assessment – **Appendix I**;

The required fee of $10,098.50 will be paid following receipt of Council's electronic fee invoice. A calculation of the fees has been determined as follows in accordance with Council's Register of Fees and Charges 2026-27.

Table 1 – Application Fee Calculation				
Aspect	**Description**	**Fee**	**Multiplier**	**Total Fee**
Warehouse (if more than 500m² TUA)	Code	$7,925.00	100%	$7,925.00
Change Ground Level – Major Works	Code	$4,347.00	50% (more than two development types)	$2,173.50
TOTAL:				**$10,098.50**

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

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

Yours faithfully,
GASSMAN DEVELOPMENT PERSPECTIVES

……

JACOB MORAN
ENVIRONMENTAL SCIENTIST AND TOWN PLANNER

PLANNING ASSESSMENT REPORT

DEVELOPMENT APPLICATION REQUESTING DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR WAREHOUSE AND ANCILLARY OFFICES AND OPERATIONAL WORK (CHANGE TO GROUND LEVEL)

Vantage Industrial Estate

1 Highland Street, Stapylton QLD 4207

Lot 203 on SP329487 (Approved Lot 213)

Prepared for FPI Queensland Pty Ltd

July 2026

VantageYatala

gassman development perspectives

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

This report is presented without the assumption of a duty of care to any other person (“Third Party”) other than the Client. The report may not contain sufficient information for the purposes of a Third Party or for other uses. Without the prior written consent of Gassman Development Perspectives Pty Ltd:

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GDP DOCUMENT CONTROL

Originating Office:	Gold Coast	Job Number:	6470
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Revision / Checking History

No.	Date	Author	Reviewer
DRAFT	1 June 2026	Jacob Moran	Fraser Gassman
1.0	10 July 2026	Jacob Moran	Fraser Gassman

Approval for Issue

Rev. No.	Name	Position	Signature	Date
1.0	Fraser Gassman	Senior Town Planner		10 July 2026

Final Distribution

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

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1.0 INTRODUCTION

Gassman Development Perspectives (GDP) has been engaged by FPI Queensland Pty Ltd (Applicant) to prepare a code assessable development application requesting a development permit for the following development aspects at 1 Highland Street, Stapylton QLD 4207 (formally described as Lot 203 on SP329487 (Approved Lot 213)):

- Material Change of Use for Warehouse and an ancillary office; and
- Operational Work for Change to Ground Level.

The proposal seeks to establish a dual tenancy warehouse for two future users each equipped with ancillary offices on Lot 203, located within Stage 2 of the Vantage Industrial Estate. Operational Work for change to ground level is also proposed to appropriately grade the site and enable a flat and useable industrial pad tailored to the warehouse design.

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

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

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

2.0 SUMMARY TABLES

Table 1 - Site Details	
Site Address	1 Highland Street, Stapylton QLD 4207
Real Property Description	Lots 203 on SP329487 (Approved Lot 213)
Site Area	3.752 ha
Name of Owner(s)	Australand Industrial No. 89 Pty Ltd
Local Authority	Council of the City of Gold Coast

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

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

- Cultural Heritage (Historic)
- Cultural Heritage (Indigenous)
- Flood Affected Areas
- Natural Wetland Areas and Natural Waterways
- Nature Conservation
- Rail Corridor Environs
- Road Traffic Noise Management
- Sediment and Erosion Control
- Service Roads (Pacific Motorway)
- Steep Slopes or Unstable Soils
- Unsewered Land

3.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject site is located within the Vantage Industrial Estate in the Gold Coast suburb of Staplyton (4207). The proposed development site is irregular in shape, generally following the road frontage and features a more rounded western/southern boundary. The lot is located centrally within the estate.

3.1 SITE LOCATION

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

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

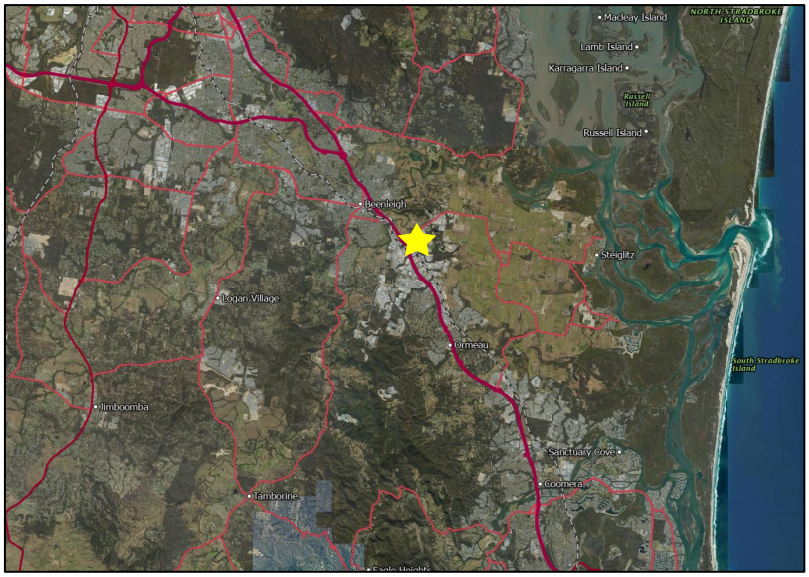


Figure 1 - Location aerial (QLD Globe, 2026)

Figure 2 - Subject Site Aerial (Near Map, 2026)

3.2 LAND OWNERSHIP AND ENCUMBRANCES

The subject site consists of a single freehold allotment owned by Australand Industrial No. 89 Pty Ltd. There are no mapped easements intersecting the subject lot.

3.3 EXISTING LAND USES

The subject site is vacant, resembling a civil construction site, with previously and historically approved development applications being realised. Primarily this will result in the construction of pads, that were approved under previous combined applications.

3.4 SURROUNDING LAND USES

The subject site is generally surrounded by other like industrial uses or civil construction sites, undergoing works with the outcome of creating industrial development areas. In addition to this, a number of sites throughout the Vantage Estate are functioning industrial uses primarily comprising of large scale industrial warehouses.

In describing the wider surrounds of the vantage estate:

- To the immediate north-west of the site is Stapylton Jacobs Well Road and rural farm land which is predominantly flood-prone.
- Further north lies the BP Service Centre and Shell service station along Henry Hester Drive.

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

3.5 FRONTAGE AND ACCESS

The subject site has two road frontages, to Fairway Street and Coastlink Court. Access will be achieved via both frontages, with both entry and exit crossovers over each.

3.6 TOPOGRAPHY AND VIEWS

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

The subject site does not hold any significant views.

3.7 FLOODING AND STORMWATER

The site is not subject to any flood hazard.

3.8 WETLANDS/WATERWAYS

No significant wetlands or waterways exist over the subject land.

3.9 CONSERVATION /HERITAGE AREAS

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

3.10 RELEVANT APPROVALS

MIN/2023/64 – Overarching Preliminary Approval

On 6 May 2013, Council approved a Preliminary Approval for making a Material Change of Use to override the Planning Scheme for industry uses (MCU201100650). This Preliminary Approval includes an endorsed Place Code and Land Use Classification Plan and supports industrial land uses and industrial subdivision within the relevant industrial land use precincts. Whilst this approval has been modified since its original approval (latest approval being MIN/2023/64), its extent and intent remains consistent with that originally approved. An extract of the current approved Plan of Development is outlined in **Figure 3** below and a copy of the approval is provided within **Appendix B**.

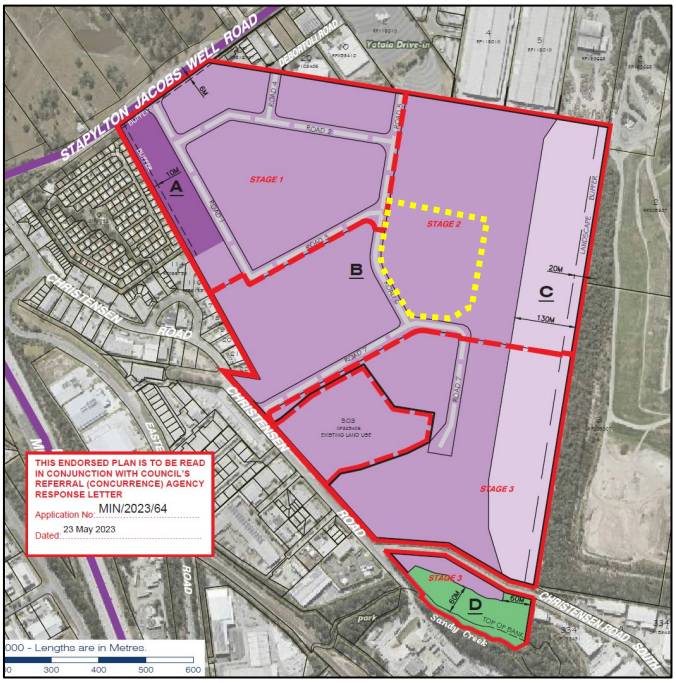


Figure 3 – Preliminary Approval Plan of Development– MIN/2023/64 (GDP File, 2026)

As shown within **Figure 3**, the proposed development site is located within both Precinct B – General Impact Business and Industry and Precinct C - Limited General Impact Business and Industry.

OPW201801218 and OPW201801219

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

COM/2020/262 – Stage 2 Subdivision

On 30 April 2021, Council approved the Stage 2 Subdivision of the Vantage Industrial Estate in Stapylton. This saw the creation of both lots subject to this application as well as a third in the form of Lot 204.

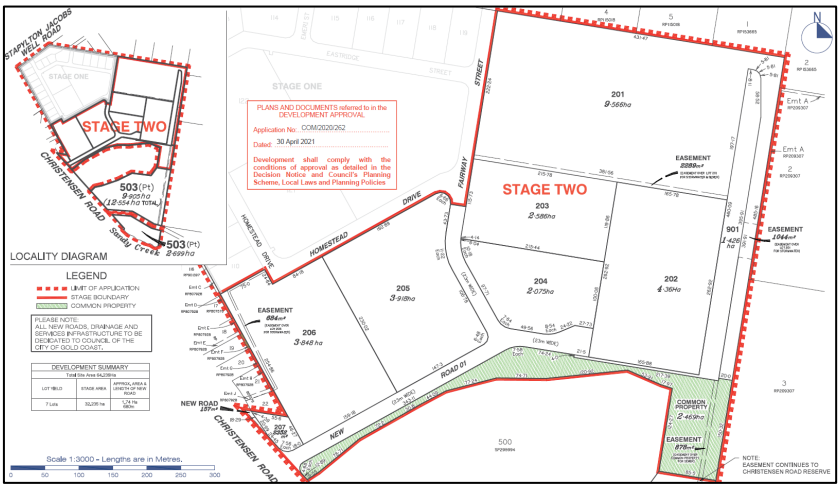


Figure 4 – Approved Lot Layout (Stage 2) – COM/2020/262 (GDP File, 2026)

MIN/2022/245 – Minor Change to Stage 2

On 20 July 2022, Council approved the second minor change to the Stage 2 ROL, with this change consolidating Lots 203 and 204 into one singular lot, Lot 203. **Figure 5** below shows the minor change.

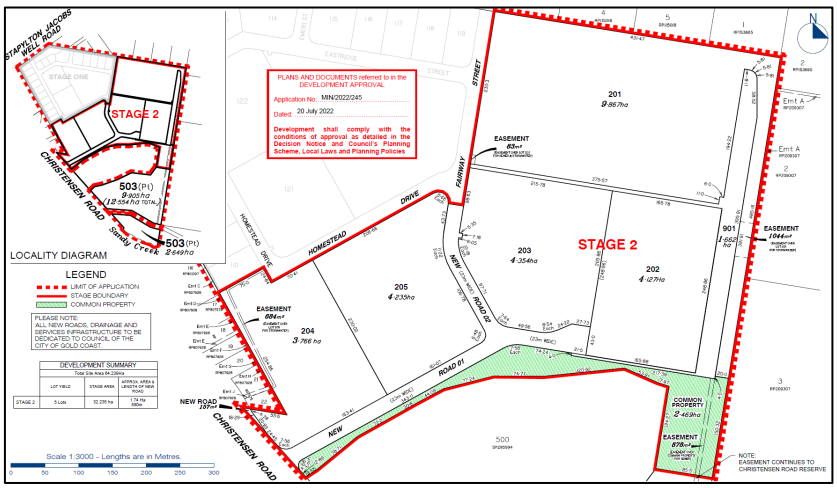


Figure 5 – Approved Lot Layout (Stage 2) – MIN/2022/245 (GDP File, 2026)

MIN/2023/142 – Minor Change to Stage 2

On 13 July 2023, Council approved the third minor change to the Stage 2 ROL, with this change isolating Lots 202 and 203 into a separate substage (Stage 2B). **Figure 6** below shows the minor change.

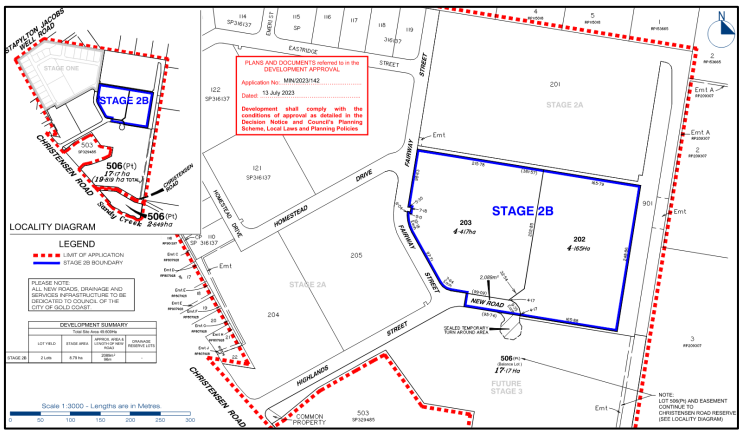


Figure 6 – Approved Lot Layout (Stage 2) – MIN/2023/142 (GDP File, 2026)

COM/2026/4 – MCU and ROL over lots 202 and 203

Council approved the combined application COM/2026/4 seeking an MCU for a modular building assembling facility and an ROL for a boundary realignment, modifying the boundaries between lots 202 and 203, the latter being the subject site of **this application**. While the approved combined application has not been sealed yet, the modified Lot 203 will be subject to the proposal in this application. An extract of the approved ROL portion of the combined application has been provided in **Figure 7** below.

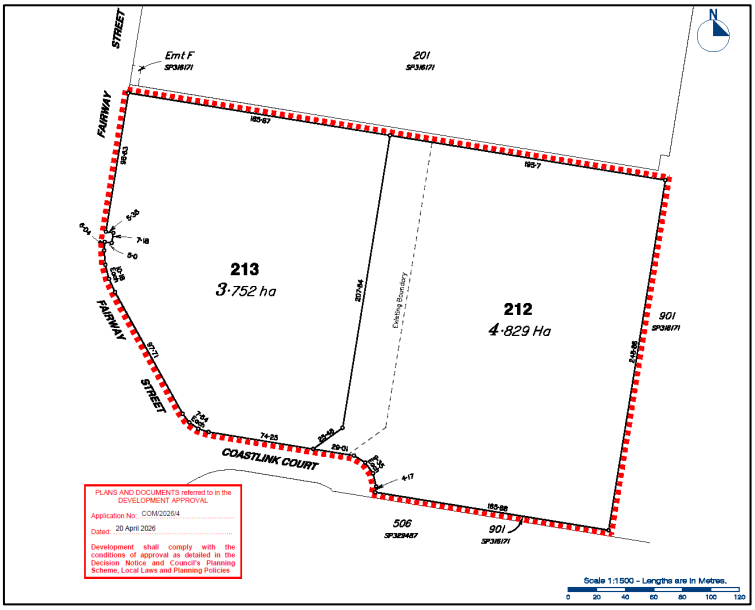


Figure 7 – Approved Lot Layout (Stage 2) – COM/2026/4 (GDP File, 2026)

4.0 THE PROPOSED DEVELOPMENT

4.1 OVERVIEW

The proposed development seeks to establish a Warehouse use over the subject site with two separate tenancies and ancillary offices. The application will involve the following aspects, which are detailed further below.

- Material Change of Use for Warehouse with ancillary offices;
- Operational Work for Change to Ground Level.

4.2 MATERIAL CHANGE OF USE

The proposed development seeks to establish an industrial land use in the form of a dual tenancy warehouse for two currently undetermined future users. An extract of the proposal plans is shown within **Figure 8** below. A copy of the proposal plans is also provided within **Appendix C**.

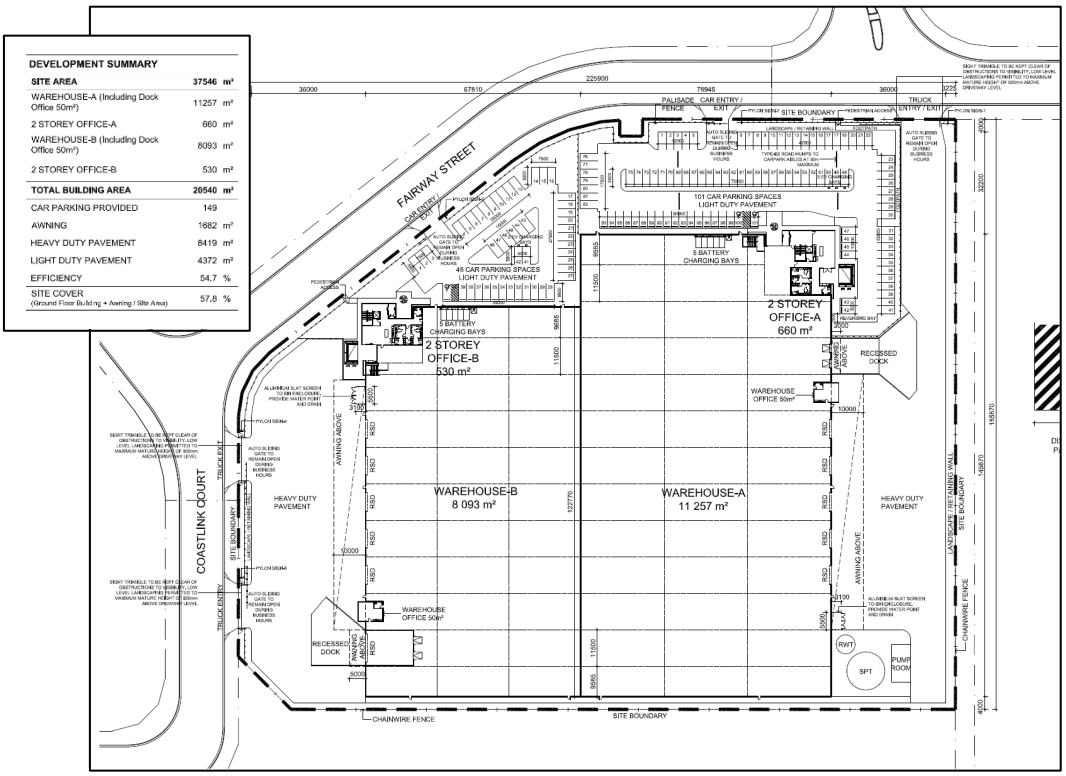


Figure 8 – Extract of Proposed development (GDP File, 2026)

4.2.1 PROPOSED WAREHOUSE DESIGN AND LAYOUT

The proposed warehouse has been designed and laid out to ensure maximised flexibility for potential future users to utilise the site and building. The development has a total Gross Floor Area (GFA) of 18,562m² consisting of the following:

- 19,350m² Warehouse area; and
- 1,190m² ancillary office (double storey) located to the front of the building.

The proposed Warehouse is located within the central/eastern portion of the site, with two separate parking areas for visitors and staff along the western frontage (Fairway Street), each serving their respective warehouse tenancies. The warehouses are differently sized, with A having a total area of 11,257m^2 and warehouse B 8,093m^2.

The proposed warehouse provides a varied and attractive built form at the primary frontage via both office extensions and differing building depths as viewed from the street. The second frontage of Coastlink Court achieves a varied built form from as well, with the office space, awnings and roller doors providing additional variance. The building height reaches a maximum of 14.6 metres, with a site cover of 57.8%. The façades also improved by frontage landscaping in accordance with the Landscape Intent Plan provided within **Appendix F**. Both the western and southern frontages are also benefited by the ancillary office spaces, providing visually interesting breaks in the built form of the overall warehouse.

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

4.2.2 PROPOSED HOURS OF OPERATION AND STAFF NUMBERS

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

4.2.3 PROPOSED ACCESS AND PARKING

Access to the site is proposed via five separate crossovers, three from Fairway Street and two from Coastlink Court. Of note, three of the crossovers are proposed to service Warehouse B, with the north most two servicing Warehouse A.

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

For Warehouse A, the northmost crossover provides direct entry/exit to Fairway Street and is restricted to heavy vehicles only, providing truck access to the warehouse. The next remaining

two crossovers from Fairway street provide light vehicle entry/exit to the respective car parking areas servicing both warehouses. The final two crossovers, both from Coastlink Court, are separate entry and exits for heavy vehicles, providing access to the warehouse of tenancy B.

Tenancy A is equipped with 101 carparks, including two Person With Disability (PWD) spaces located adjacent to the office entrance. Tenancy B is equipped with 48 car parking spaces with one PWD provided in a similar locations for each tenancy. While the total number of car parks is short of the Acceptable Outcome, the Traffic Impact Assessment justifies the proposed number of parks.

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

4.2.4 SOLID WASTE MANAGEMENT

The proposed development includes provision for adequate bin Storage facilities as per Schedule 6 of the City Plan Policy – Solid Waste Management. The Bin storage areas for each tenancy are located adjoining the walls featuring access via the heavy duty paved area. Each bin storage will be aluminium slat screened and enclosed, as well as equipped with a hose cock and drain as per the relevant requirements. The bin storage area has been amply sized, being 3.3 x 5.5mm as well as having a 6.5m clearance.

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

Tenancy A is expected to generate approximately 1,980L of both recycling and general waste on a weekly basis. Tenancy B is expected to generate 1,590L for each waste type. As such, it is recommended that each warehouse be equipped with two $2m^3$ bins, one for general waste the other recycling, serviced weekly.

4.2.5 ACOUSTIC AMENITY

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

4.3 OPERATIONAL WORK

Operational Work for change to ground level is proposed to enable a flat and useable industrial pad aligned with the proposed warehouse layout and carparking/manoeuvring areas. Bulk earthworks drawings are provided within **Appendix F**.

4.4 SUMMARY OF SUPPORTING SPECIALIST REPORTS/DOCUMENTATION

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

Table 4 - Supporting Specialist Reports/Documentation

CATEGORY	CONSULTANT	TITLE OF DOCUMENTS	LOCATION
Preliminary Approval	Gassman Development Perspectives	Current Decision Notice – COM/2026/4	**Appendix B**
Plans and Drawings	Frasers Property Australia	Proposal Plans	**Appendix C**
Code Assessment	Gassman Development Perspectives	Code Assessment	**Appendix D**
Landscape Architecture	Gassman Development Perspectives	Landscape Intent Plan	**Appendix E**
Engineering	Gassman Development Perspectives	Bulk Earthworks Drawings	**Appendix F**
		Civil Services Report	**Appendix G**
Acoustic	Acoustic Works	Acoustic Impact Assessment	**Appendix H**
Traffic	Rytenskild Traffic Engineering	Traffic Impact Assessment	**Appendix I**

5.0 STATE AND REGIONAL PLANNING FRAMEWORK ASSESSMENT

5.1 STATE LEGISLATION

5.1.1 PLANNING ACT 2016 (PA)

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

Ecological sustainability is a balance that integrates:

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

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

- Material Change of Use;
- Operational Work.

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

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

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

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

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

5.2 SUBORDINATE LEGISLATION

5.2.1 PLANNING REGULATION 2017

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

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

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

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

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

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

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

The abovementioned matters are addressed in the following sections.

5.2.1.1 REFERRAL REQUIREMENTS

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

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

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

Water Resources

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

Figure 9 – Mapped water resource planning area boundaries impacting the subject site (SARA mapping, 2026)

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

Regulated Vegetation

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

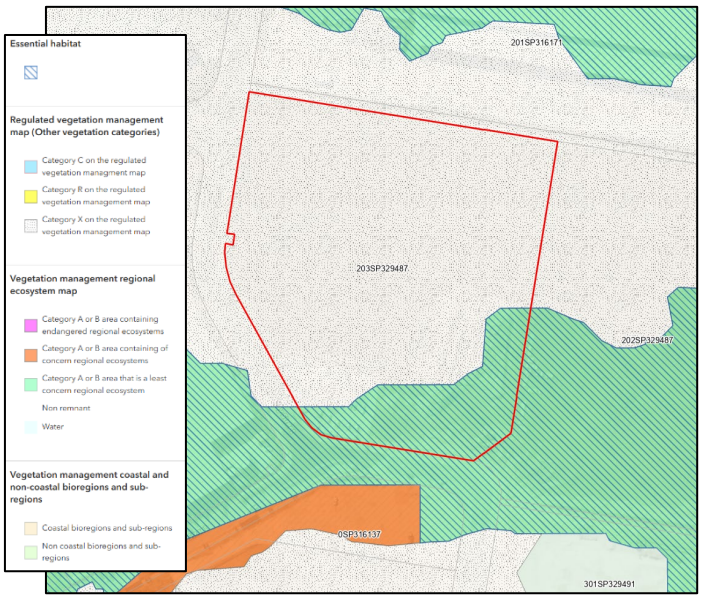


Figure 10 – Mapped regulated vegetation (SARA mapping, 2026)

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

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

Threshold Triggers

The PR also identifies a number of uses and works that can be triggered for referral based on their size, type or intensity. In this instance the development exceeds the size threshold for a Material Change of Use for a Warehouse (16,000m² GFA) as a GFA of 18,562m² is proposed. As such, referral is required under Schedule 10, Part 9, Division 4, Subdivision 1 – Aspect of development stated in Schedule 20 (item 22) of the PR.

5.3 STATE PLANNING INSTRUMENTS

5.3.1 STATE PLANNING POLICY

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

The SPP applies, to the extent relevant, when:

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

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

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

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

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

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

5.3.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2023

Figure 11 – *South East Queensland Regional Plan 2023* mapping (SARA mapping, 2026)

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

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

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

5.3.3 STATE DEVELOPMENT ASSESSMENT PROVISIONS (SDAP)

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

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

6.0 LOCAL PLANNING ASSESSMENT

6.1 OVERVIEW

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

6.2 RELEVANT LAND USE CLASSIFICATION / PRECINCTS

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

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

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

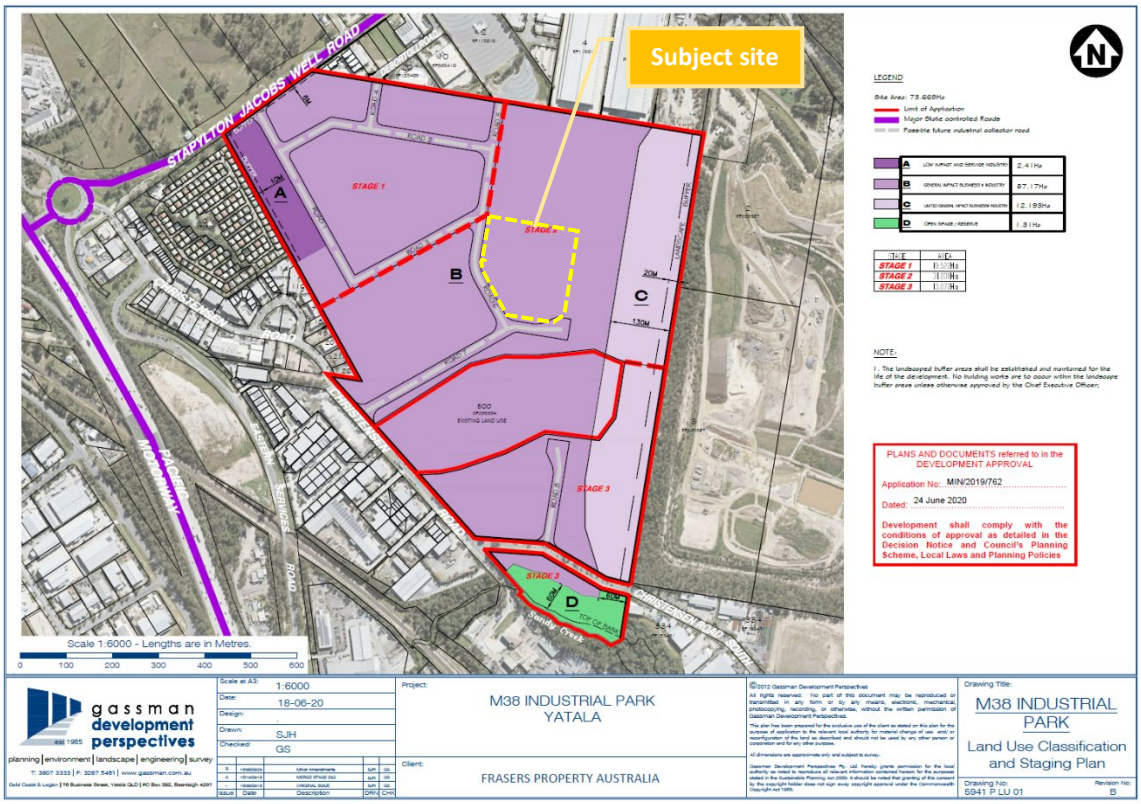


Figure 12 - Land Use Classification and Staging Plan (GDP file, 2026)

6.3 LEVEL OF ASSESSMENT

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

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

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

6.4 M38 INDUSTRIAL ESTATE PLACE CODE

The proposed development within Precinct B: General Impact Business.

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

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

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

6.5 IDENTIFIED CONSTRAINTS AND OVERLAYS

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

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

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

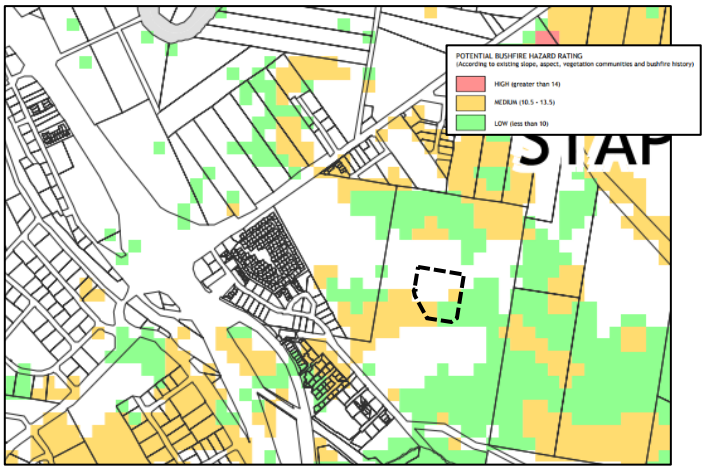


Figure 13 - Potential Bushfire Hazard Overlay Mapping (OM10-1) (Council mapping, 2003)

6.5.3 ACID SULPHATE SOILS OVERLAY MAPING (OM14-1)

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

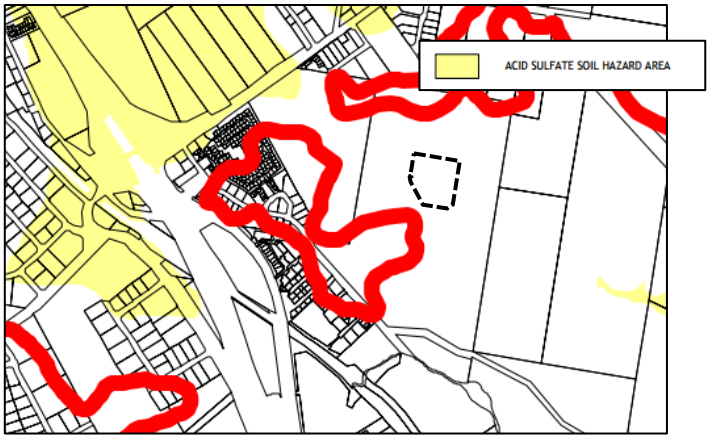


Figure 14 - Acid Sulphate Soil Hazard Areas Overlay Mapping (OM14-1) (Council mapping, 2003)

6.5.5 CONSERVATION STRATEGY PLAN OVERLAY MAPPING (OM20-1)

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

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

Figure 15 - Conservation Strategy Plan Overlay Mapping (OM20-1) (Council mapping, 2003)

6.5.6 SCENIC TOURIST ROUTES OVERLAY MAPPING (OM22-1)

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

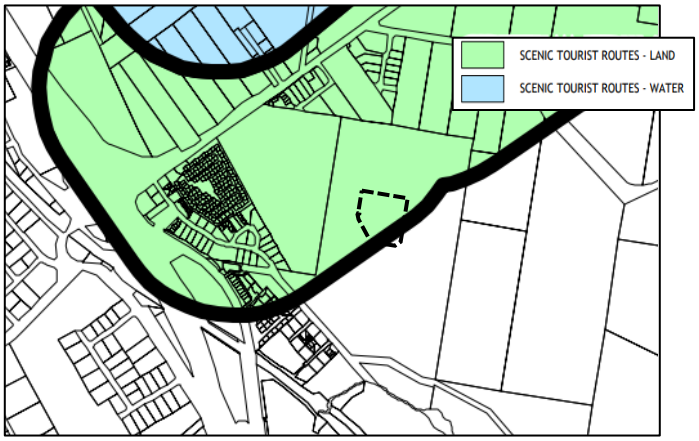


Figure 16 - Scenic Tourist Routes Overlay Mapping (OM22-1) (Council mapping, 2003)

6.6 APPLICABLE CODES

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

Table 5 - Relevant Local Planning Codes	
Place Code	
M38 Industrial Place Code	**Applicable -** The M38 Industrial Place Code is listed as a relevant code for assessment, therefore this code has been addressed in **Appendix D** of this report.
Specific Development Codes	
Changes to Ground Level Creation of Waterbodies	**Applicable -** Operational Work is proposed seeking to ensure the pad is appropriate as per the proposed development. Therefore a detailed assessment and consideration of this application against the code was considered applicable in this particular instance, and a response provided in **Appendix D**.
Landscape Work	**Applicable –** Landscaping is proposed to accompany this development. Therefore a detailed assessment and consideration of this application against the code was considered applicable in this particular instance, and a response provided in **Appendix D**.
Reconfiguring a Lot	**Not Applicable –** The proposal does not include any aspects of Reconfiguring a Lot.
Vegetation Management	**Not Applicable -** No Operational Work application has been lodged for vegetation clearing, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.
Works for Infrastructure	**Applicable -** The Works for Infrastructure code is not listed as a relevant code for assessment within the Place Code. Therefore, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance. Therefore a detailed assessment and consideration of this application against the code was considered applicable in this particular instance, and a response provided in **Appendix D**.
Constraint Codes	
Bushfire Management Areas	**Not Applicable –** The subject site has been predominantly cleared under historical approvals, therefore a detailed assessment and consideration of this application against the code was not considered applicable in this particular instance.

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

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

7.0 KEY CONSIDERATIONS

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

7.1 COMPLIANCE WITH PRELIMINARY APPROVAL

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

7.2 ACCEPTED TO CODE - ASSESSMENT AGAINST NON-COMPLIANCES

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

- AS/PC8 of the Car Parking, Access and Transport Integration Code & M38 Industrial Place Code – Less than Accepted Solution rate of car parking proposed.
- AS/PC10 of the Car Parking, Access and Transport Integration Code and AS/PC43 and AS/PC55 of the M38 Industrial Place Code – More than two crossovers are proposed.

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

AS8.1.2/PC8 – The proposed development seeks to establish 149 total car parking spaces over the two tenancies, 101 and 48 respectively. While this total falls short of the Acceptable Outcome prescribed in the Car Parking, Access and Transport Integration Code, the Traffic Impact Assessment provides ample justification and evidence behind the proposed number of car parks being sufficient to service the subject site. This report has been provided in **Appendix I**.

AS/PC10 – The development provides for a total of five crossovers to the subject site, instead of the two crossovers ordinarily permitted for non-residential uses. The additional crossovers have been included given the site has two road frontages (Fairway Street and Coastlink Court), two tenancy's and for efficiency of vehicular use, maximising separation between light and heavy vehicle access/movements where possible to reduce potential conflict between these vehicles. Further, the inclusion of additional crossovers also serves to disperse traffic throughout the site to ensure driveways and entry/exits do not become congested given the high number of employees/visitors expected to arrive on site each day. This arrangement ultimately improves the safety and efficiency of parking, manoeuvring and circulation areas.

7.3 ANCILLARY OFFICE

The proposed development includes ancillary offices to be utilised as administrative support services for each warehouse user. Under the Preliminary Approval, ancillary office space is typically envisaged as no greater than 20% of the primary use. The Total Use Area (TUA) for each warehouse exceeds 10,000m^2 and 8,000m^2 respectively, allowing for a 2,000m^2 office for Warehouse A and a 1,600m^2 office for Warehouse B. The proposed office spaces have a GFA of 660m^2 and 530m^2 and hence are compliant with the spatial limitations of this ancillary component.

7.4 EXTERNAL FAÇADE

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

8.0 SUMMARY OF FINDINGS AND CONCLUSION

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

The proposed development will be:

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

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

APPENDIX B

CURRENT PRELIMINARY APPROVAL DECISION NOTICE MIN/2023/142 AND COM/2026/4

gassman development perspectives 1985

planning
environment
landscape
engineering
survey

VantageYatala

Date: 14 July 2023
Contact: Natasha Sidabutar
Location: City Development
Telephone: 07 5582 8866
Your reference: 5941
Our reference: MIN/2023/142

CITY OF GOLDCOAST.

Fpi Queensland Pty Ltd
C/- Gassman Development Perspectives Pty Ltd
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Decision Notice

Property description	BAL Lot 504 SP329485
Property location	Lot 504 Homestead Drive, STAPYLTON QLD 4207
Application details	Minor Change

Please find enclosed the decision notice for the proposed development identified above.

For further information regarding the assessment of this application, access the Planning and Development page on City of Gold Coast's website cityofgoldcoast.com.au and reference application number MIN/2023/142.

If you are unable to access the website, please email your query to mail@goldcoast.qld.gov.au and reference your application number.

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 sincerely

City Development Branch
Planning & Environment Directorate
For the Chief Executive Officer
Council of the City of Gold Coast

Attach: 3

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

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

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

Date of decision notice: 14 July 2023

Applicant details

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

Application details

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

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

Location details

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

Decision

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

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

Affected Entity(s) for the application

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

Details of the approval

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

Conditions

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

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

Further development permits

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

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

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

Properly made submissions

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

Approved plans and drawings

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

Appeal rights

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

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

AUTHORISED BY

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

enc:

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

Attach:

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

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

PART A: ROL Conditions

ROL Condition 2 which reads:

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

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

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

Is amended to read:

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

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

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

ROL Condition 3 which reads:

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

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

	Reconfiguring a Lot				

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

Is amended to read:

3 **Approved Plans**

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

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

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

Condition 5 which reads:

5 **Community Management Statement (CMS)**

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

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

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

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

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

Is amended to read:

5 **Community Management Statement (CMS)**

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

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

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

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

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

Condition 6 which reads:

6 Land transfer

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

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

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

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

Is amended to read:

6 Land transfer

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

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

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

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

Condition 9 which reads:

9 **Requirement to register easement**

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

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

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

c The terms of the easement must include:

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

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

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

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

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

Is amended to read:

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

Condition 10 which reads:

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

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

b The terms of the easement must include:

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

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

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

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

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

Is amended to read:

10 Requirement to register stormwater drainage easement/s

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

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

b The terms of the easement must include:

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

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

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

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

e This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title

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

Condition 17 which reads:

17 **New roads/ intersections**

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

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

and include in particular:

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

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

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

Is amended to read:

17 **New roads/ intersections**

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

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

and include in particular:

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

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

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

Condition 18 which reads:

18 **Existing roads / intersections**

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

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

and include in particular:

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

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

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

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

Is amended to read:

18 **Existing roads / intersections**

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

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

and include in particular:

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

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

Condition 19 which reads:

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

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

and include in particular:

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

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

Is amended to read:

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

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

and include in particular:

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

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

Condition 20 which reads:

20 **Street lighting**

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

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

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

c The street lighting system must:

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

ii Associated wiring must be installed underground.

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

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

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

Is amended to read:

20 **Street lighting**

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

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

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

c The street lighting system must:

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

ii Associated wiring must be installed underground.

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

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

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

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

Condition 30 which reads:

30 **Certification of works - Hydraulics and Water Quality**

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

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

Is amended to read:

30 **Certification of works - Hydraulics and Water Quality**

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

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

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

New condition/s included to read:

Requirement to register easement/s

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

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

b The terms of the easement must include:

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

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

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

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

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

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

Temporary turnaround area (*Specific condition*)

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

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

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

Property Notification B which reads:

B	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2022/245. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

Is amended to read:

B	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2023/142. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

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

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

PART A – RECONFIGURING A LOT	
General	
1	**Timing** a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.
2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

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

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

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

3 **Approved Plans**

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

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

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

Trunk Development Infrastructure

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

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

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

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

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

process."

Trunk Sewer Network

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

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

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

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

Estimated Sewer Network Offset/Refund

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

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

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

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

Note:

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

Property

5 **Community Management Statement (CMS)**

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

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

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

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

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

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

6 Land transfer

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

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

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

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

7 Public/private interface

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

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

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

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

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

8 Required landscape treatment to batters

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

Scheme Policy 11 – Land Development Guidelines.

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

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

d Batters must be revegetated with local native species.

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

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

9 **Requirement to register easement**

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

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

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

c The terms of the easement must include:

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

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

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

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

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

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

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

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

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

b The terms of the easement must include:

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

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

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

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

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

11 **Requirement to register easement/s**

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

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

b The terms of the easement must include:

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

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

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

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

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

This condition attaches to the land the subject of the development approval and binds the owner(s) of the land and the owners' successors in title (even after the time when the easement is required to be registered). Therefore if this condition is not complied with at the time required by this condition, the owner(s) of the land and the owners' successors in title

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

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

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

i Maintaining stormwater treatment devices;

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

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

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

Environmental and Landscaping

13 **Landscaping works on private land**

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

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

and include in particular:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15 **Common property safety**

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

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

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

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

16 **Landscaping works within public open spaces**

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

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

and include in particular:

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

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

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

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

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

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

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

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

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

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

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

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

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

maintenance' periods.

b Construct and maintain the public open space identified above until the asset is accepted "off maintenance" by the City in accordance with the procedures in Planning Scheme Policy 11 – Land Development Guidelines.

Engineering

17 Christensen Road/ New Road 01 intersection

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

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

and include in particular:

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

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

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

18 New roads/ intersections

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

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

and include in particular:

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

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

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

19 **Existing roads / intersections**

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

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

and include in particular:

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

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

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

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

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

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

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

b The temporary turning area must:

v Achieve a minimum 18 metre diameter.

vi Constructed as hard surfacing.

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

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

21 Footpaths

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

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

and include in particular:

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

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

22 Street lighting

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

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

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

c The street lighting system must:

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

ii Associated wiring must be installed underground.

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

	iv Meet the requirements of the electricity supplier (e.g. Energex). d Construct and maintain the street lighting system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines.
23	**Electrical reticulation** Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: a Provide underground electricity to all proposed lots. b No additional poles and pole-mounted transformers are to be erected within public roads. c Meet the requirements of the electricity supplier (e.g. Energex).
24	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: a Provide underground telecommunications to all proposed lots and pit and pipe infrastructure along public roads. b All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. c Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
25	**Connection to Permanent survey marks** a Connect all proposed lots to permanent survey marks (PSM's) in accordance with City Plan Policy SC6.11 – Land Development Guidelines and Guidelines for Creation and Submission of ADAC.xml Files. All proposed lots must be connected to at least 2 permanent survey marks for inclusion in the City of Gold Coast Contributed Assets register. b New permanent survey marks must comply with the requirements of City Plan Policy SC6.11 – Land Development Guidelines and include in particular: i Be placed in locations to provide good coverage over the extent of the survey. ii Be levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA 94) to a suitable Horizontal Positional Uncertainty (PU) < 30mm or better, Conventional 4TH order for vertical accuracy in accordance with Department of Natural Resources and Mines guidelines. c Connect lots to permanent survey marks prior to a request is made to Council to approve the plan of subdivision.
26	**Rectification of Council's infrastructure** a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior a request is made to Council to approve the plan of subdivision at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to a request is made to Council to approve the plan of subdivision.
Stormwater Drainage	
27	**Overland flow paths and hydraulic alterations** a Leave unaltered the overland flow paths on the site, such that the characteristics of existing overland flows on other properties remain uninhibited and unchanged. b The development must not: i Increase peak flow rates downstream from the site. ii Increase flood levels external to the site. iii Increase duration of inundation external to the site that could cause loss or

	damage.
28	**Detail design drawings and certification of stormwater devices and drainage measures** Detail design drawings submitted for Operational Works (infrastructure) approval must include the following (but not limited to) information: a Stormwater pipes to the basin are designed taking into consideration of the respective contributing catchments; b Scaled (to m AHD) cross sections and a long section of the basin identifying all level information for inlet-outlet systems and pipe inverts, to ensure stormwater collection from the developed site and their distribution into various parts of the basin will work under gravity. The cross and long sections of the basin are also required to represent filter media depths and other layers of the bio-basin in accordance with the Water by Design guidelines; c Stormwater drainage layout and detailed designs are confirmed by appropriate hydraulic analysis and modelling; d Scour protection measures for the main weir (adjacent to Cell #3) is further extended to downstream by 9m (up to the property boundary). e Include a certification from a Registered Professional Engineer Queensland (RPEQ) confirming that the submitted engineering drawings accurately reflect the stormwater management devices contained within the approved stormwater management plan and the above requirements.
Sewer and Water Works	
29	**Sewer reticulation** Obtain an Operational Works approval for the design and construction of a sewer reticulation system to connect each proposed lot to Council's sewer network, prior to a request is made to Council to approve the plan of subdivision of the relevant stage at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The size of the sewer property service connections must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid. iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. v Remove / seal / cap redundant sewer property services. *Note:* *An "Application Work on the City's infrastructure" form is required for the above works.* vi Construct and maintain the sewer reticulation system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.11 - Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.
30	**Water reticulation** a Obtain an Operational Works approval for the design and construction of a water

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

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

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

iii Remove redundant water meters / connections.

Note:

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

31 **Fire loading**

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

Construction Management

32 **Certification of works - Hydraulics and Water Quality**

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

Hydraulics and Water Quality

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

The certification is to confirm:

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

33 **Erosion and sediment control**

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

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

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

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

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

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

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

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

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

d To minimise unvegetated areas, demonstrate that:

i Construction activities will be staged;

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

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

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

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

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

f Immediately after backfilling behind all kerbing, demonstrate that:

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

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

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

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

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

34 **Certification of works - Geotechnical Engineering**

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

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

	of any works		Engineer of Queensland (RPEQ) specialising in geotechnical engineering	

The certification is to confirm:

All cut / fill batters associated with the proposed development have been designed to achieve a long term factor of safety greater than or equal to 1.5 against failure.

Geotechnical Engineering

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

The certification is to confirm:

All constructed cut / fill batters associated with the proposed development have achieved a long term factor of safety greater than or equal to 1.5 against failure.

Geotechnical Engineering

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

The certification is to confirm:

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

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

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

35 **Certification of works - Subdivision Engineering**

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

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

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

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

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

36	**Road names to be submitted** Provide to Council for approval, specific road names and designation for all proposed roads generally in accordance with the Street Naming and Renaming of Existing Streets Policy, prior to a request is made to Council for any operational works and approve the plan of subdivision at no cost to Council.
37	**Availability of approved plans, drawings and reports** Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.
38	**Notice of works timetable** Provide a Notice of works timetable for Commencement of work to Council's Development Compliance section prior to commencement of any works. A copy of Council's Notice of works timetable is available on Council website http://www.goldcoast.qld.gov.au/documents/fa/fm579_notice-of-works.pdf
Advice Notes	
A	**Development infrastructure** Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	**Connections and disconnections** Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Water and Waste. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
C	**No open trenching of the road pavement for water connections across / in roadways** Conduits must be installed to service the proposed development by thrust boring the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
D	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **Landscape Assessment** - Operational works - landscape works (Private)

	Open Space Assessment - Operational works - landscape works (Public) **Transport Assessment** - Operational works – infrastructure **Water and Waste** - Operational works - infrastructure - Connections / disconnections: Application to work on the City's Infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
E	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
F	**Operational Works meeting prior to lodgement** Council's Water and Waste Development Services team encourage contact to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. Contact GCWDA@goldcoast.qld.gov.au to arrange a meeting.
G	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Water and Waste are not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
H	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
I	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of

	Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
J	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
K	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground

	anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
L	**Access from/works in State-controlled road** All access from and works within the State controlled road/reserve must not be carried out without approval from the Department of Transport and Main Roads.
M	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
N	**Fire ant control** Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.
O	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.
P	**Stormwater** A property notification will be applied to the lot / subsequent lots stating a stormwater management plan exists for the site and must be complied with at all times.
Property Notifications	
A	**Stapylton Landfill and Sewage Treatment Plant** All owners, occupants and users of this land should be aware that the site is near key strategic community facilities, including the Staplyton Landfill and Staplyton Sewage Treatment Plant. All relevant parties should be aware that the overlay area is provided as a risk management tool to manage unexpected or accidental emissions from a facility; as stipulated in the Odour Impact Assessment from Development Guideline, Department of Environment and Heritage Protection (2013). The City of Gold Coast takes all reasonable measures to manage these facilities in such a way to minimise impacts and emissions. Relevant parties should acknowledge the purpose of the overlay in the conduct and operation of any use of the site.
B	**Stormwater** There are development approval conditions applicable in relation to stormwater management on this lot / subsequent lots. All property owner(s) must ensure compliance with these conditions. Refer to Council of the City of Gold Coast's Decision Notice MIN/2023/142. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline

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

Operational Works

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

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

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

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

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

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

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

Environmental and Landscaping

3 **Required landscape treatment to batters**

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

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

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

d Batters must be revegetated with local native species.

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

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

Engineering

4 **Rectification of Council's infrastructure**

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

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

5 **Earthworks and private retaining walls**

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

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

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

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

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

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

The certification is to confirm:

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

Geotechnical

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

The certification is to confirm:

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

Geotechnical

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

The certification is to confirm:

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

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

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

8A **Supervision of works**

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

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

9 **Compliance with Australian Standard**

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

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

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

10 **Haulage access/site management plan**

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

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

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

ii Provide Loading/unloading operations.

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

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

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

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

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

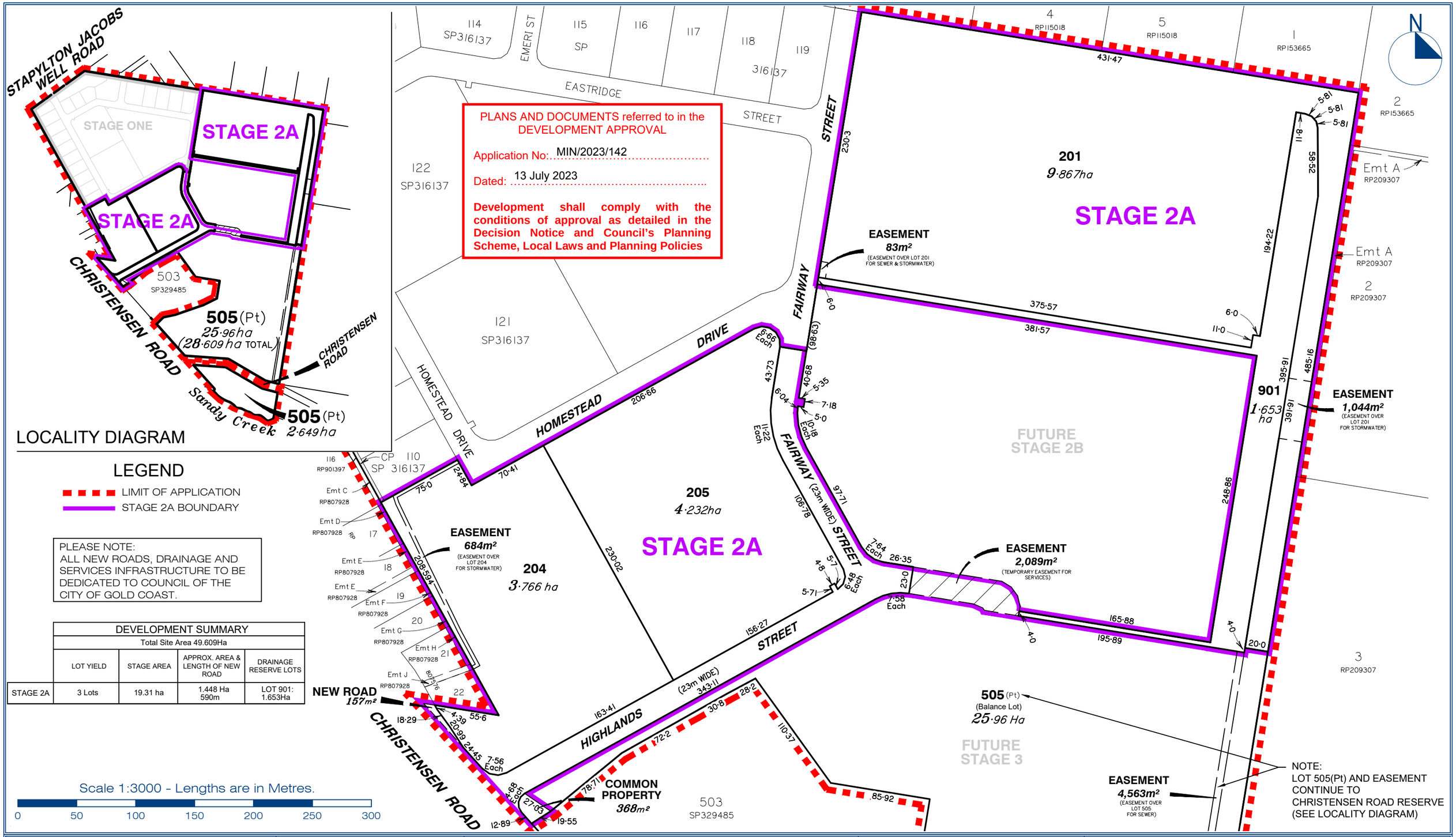
11 **Transport of soil/fill/excavated material**

During the transportation of soil and other fill/excavated material:

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

	The Performance Bond will not be released until: i practical completion of the bulk earthworks associated with the development is achieved.
17	**Availability of approved plans, drawings and reports** Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.
Advice Notes	
A	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
B	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DATSIP's Cultural Heritage Coordination Unit on (07) 3405 3050 for further information on the responsibilities of developers under the ACHA.
C	**Encroachment of works** If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
D	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any

	works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q.Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
E	**Water usage** The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water and Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html
F	**Fire ant control** Northern suburbs of the Gold Coast are within Fire Ant Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the *Biosecurity Act 2014* individuals and organisations whose activities involve the movement or storage of fire ant carriers have a general biosecurity obligation to take all reasonable steps to ensure they do not spread fire ants. Movement of a fire ant carrier from within the fire ant biosecurity zone may need a biosecurity instrument permit. More information is available on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/fire-ants.



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

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

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

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

Project: VantageYatala

Client: FRASERS PROPERTY

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Drawing Title:

Proposed Staged, Community Title Scheme Reconfiguration of Land

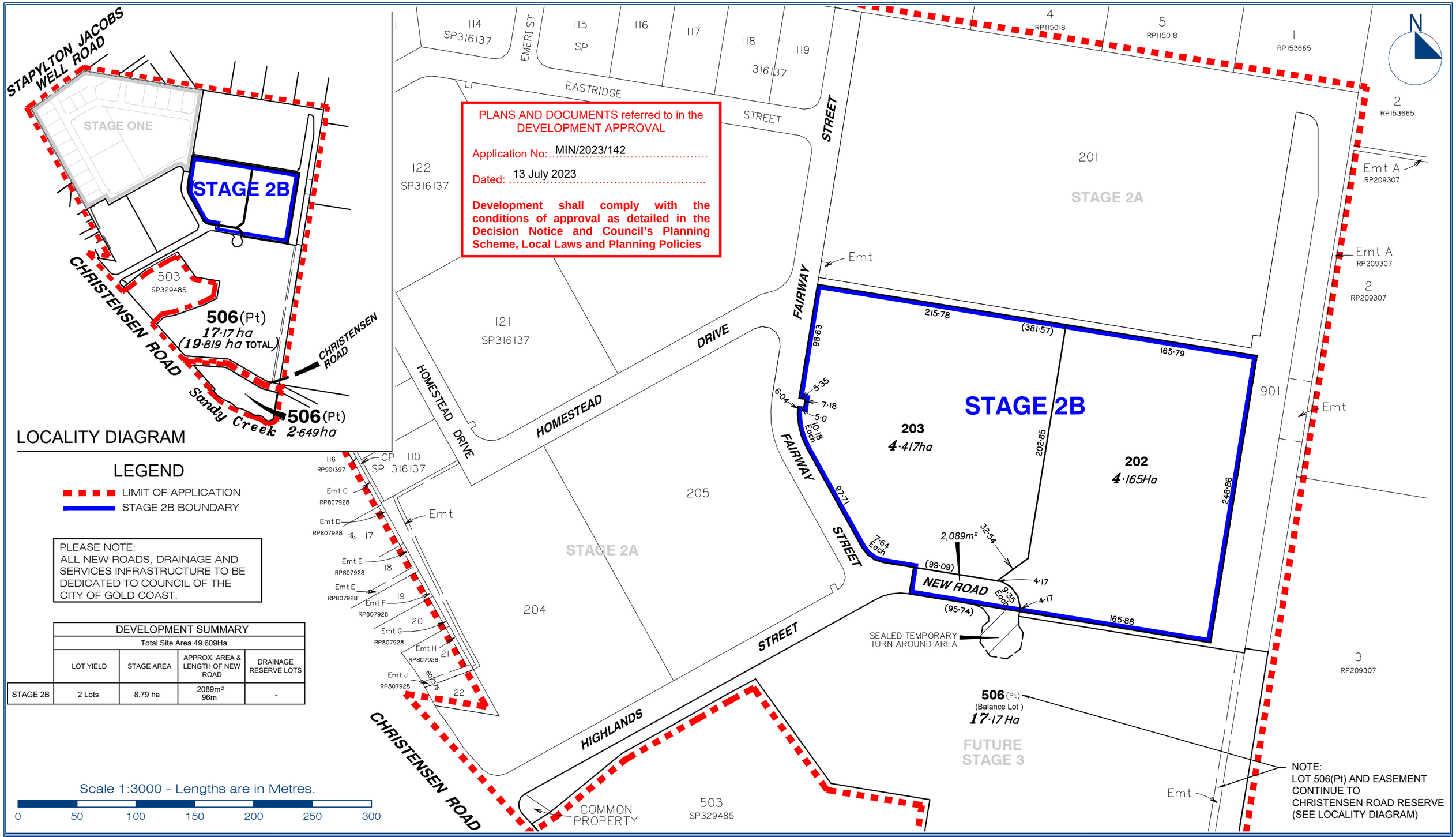
Lots 201, 204, 205, Balance Lot 505, Drainage Reserve (Lot 901) & New Road

CANCELLING LOT: 504 on SP329485

LOCATION: 60 Stapylton Jacobs Well Road, Stapylton QLD

Drawing No: 5941 P STAGE 2A 001

Revision No:



PLEASE NOTE:
ALL NEW ROADS, DRAINAGE AND SERVICES INFRASTRUCTURE TO BE DEDICATED TO COUNCIL OF THE CITY OF GOLD COAST.

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

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

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

Project: VantageYatala

Client: FRASERS PROPERTY

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Drawing Title:

Proposed Staged, Community Title Scheme Reconfiguration of Land

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

CANCELLING LOT: 504 on SP329485

LOCATION: 60 Stapylton Jacobs Well Road, Stapylton QLD

Drawing No: 5941 P STAGE 2B 001

Revision No:

1 APPLICATION SUMMARY

Application information	
Minor change to development approval	
Address	Lot 504 Homestead Drive, STAPYLTON QLD 4207
Lot and plan	BAL Lot 504 SP329485
Site area	496,090m^2
Properly made date	30 March 2023
Originating and current Planning Scheme including version, domain/zone/precinct and constraints/overlays	**Originating Planning Scheme:** The site is subject to a Preliminary approval for making a Material change of use to override the Planning Scheme for industry uses granted on 4 March 2013 (Council ref: MCU201100650) and most recent Minor change approval (Council ref: MIN/2020/659). **Zone:** Land use classification for M38 Industrial Estate Place Code: • Low impact and service industry; and • Limited general impact business precinct. **Development codes:** • Car Parking, Access and Transport Integration Constraint Code; • Works for Infrastructure Development Code; and • Landscape Work Development Code
Originating approved development	MIN/2022/245: Minor change to MIN/2021/637 for a change to a Combined application for Reconfiguring a lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level.
Date of originating development approval	19 August 2022
Originating approval authority	Delegated authority
Level of assessment	Code assessment
Applicant and Applicant's consultancy team	Fpi Queensland Pty Ltd – (Applicant) Gassman Development Perspectives – (Planning Consultant)
Land owner	Australand Industrial No. 89 Pty Limited
Decision due date	26 July 2023
Referral agencies	Not applicable to minor change application under s.80 of the Planning Act 2016
Officer's recommendation	Approval subject to conditions

2 PROPOSAL

The purpose of this report is to assess an application for a change to the development approval under Section 78 of the *Planning Act 2016* (PA) for a Minor change to a Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level (Major works) at Lot 504 Homestead Drive, Stapylton.

The applicant requests a change to the development approval seeking to alter the plan of subdivision including the staging plan. The proposed changes include:

- Boundary realignment excluding the 'Health and Wellbeing Precinct' from Stage 2;
- Realignment of 'New Road 02' to facilitate road extension into future Stage 3.
- Provision of a temporary easement benefitting Lot 901 (stormwater lot).
- Division of Stage 2 into two sub-stages being Stage 2A and Stage 2B to be delivered sequentially.
- Change to lot boundary of Lot 205 to allow for a new pad mount transformer within 'New Road 01'.
- Amended Stormwater Management Plan reflecting the revised plan of subdivision.

The proposed changes will involve amendments to the following aspects of the original development approval:

- Updated plans and drawings.

The following drawings reflect the proposed changes:

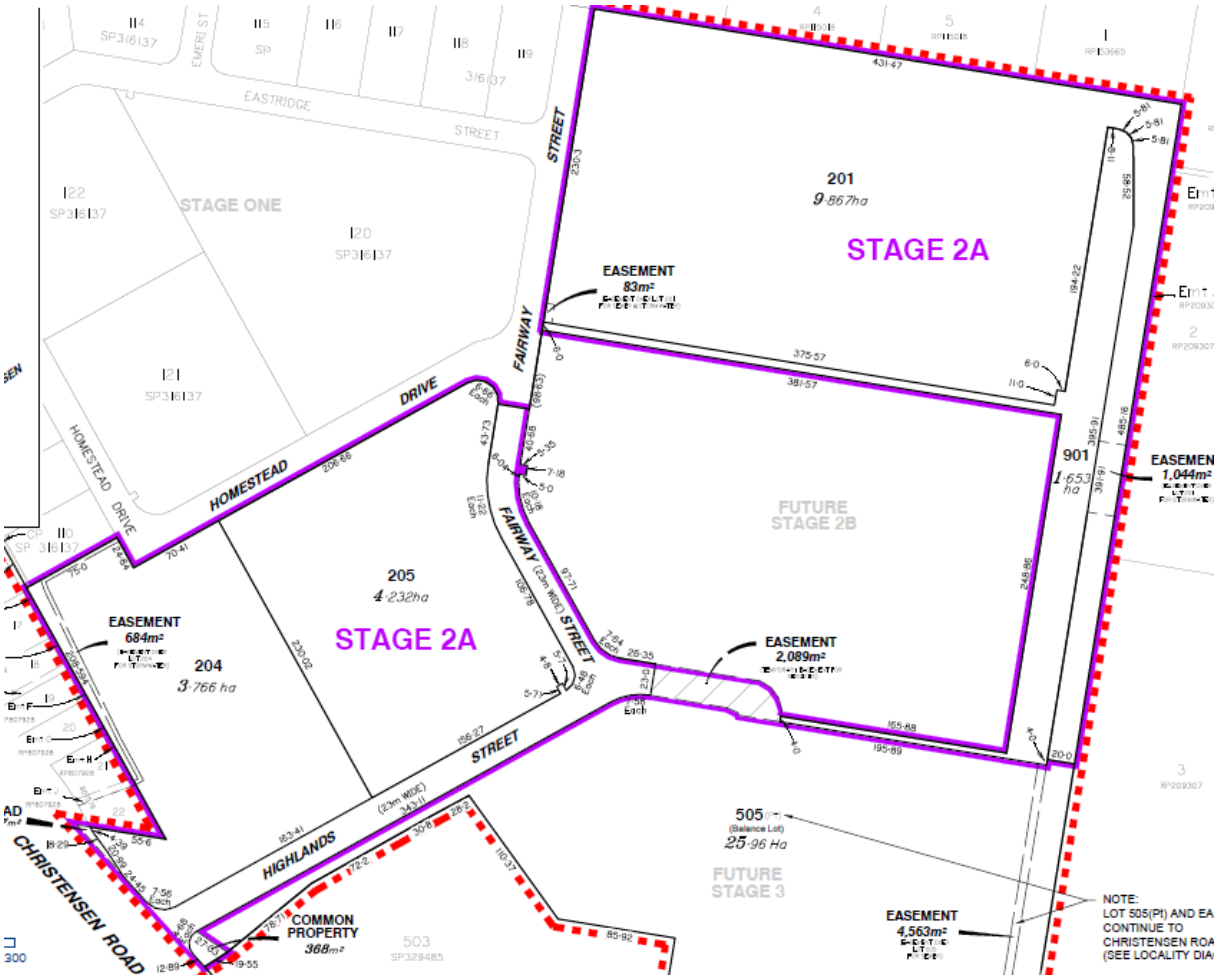


Figure 1: Proposed ROL Layout – Stage 2A (Source: Gassman Development Perspectives)

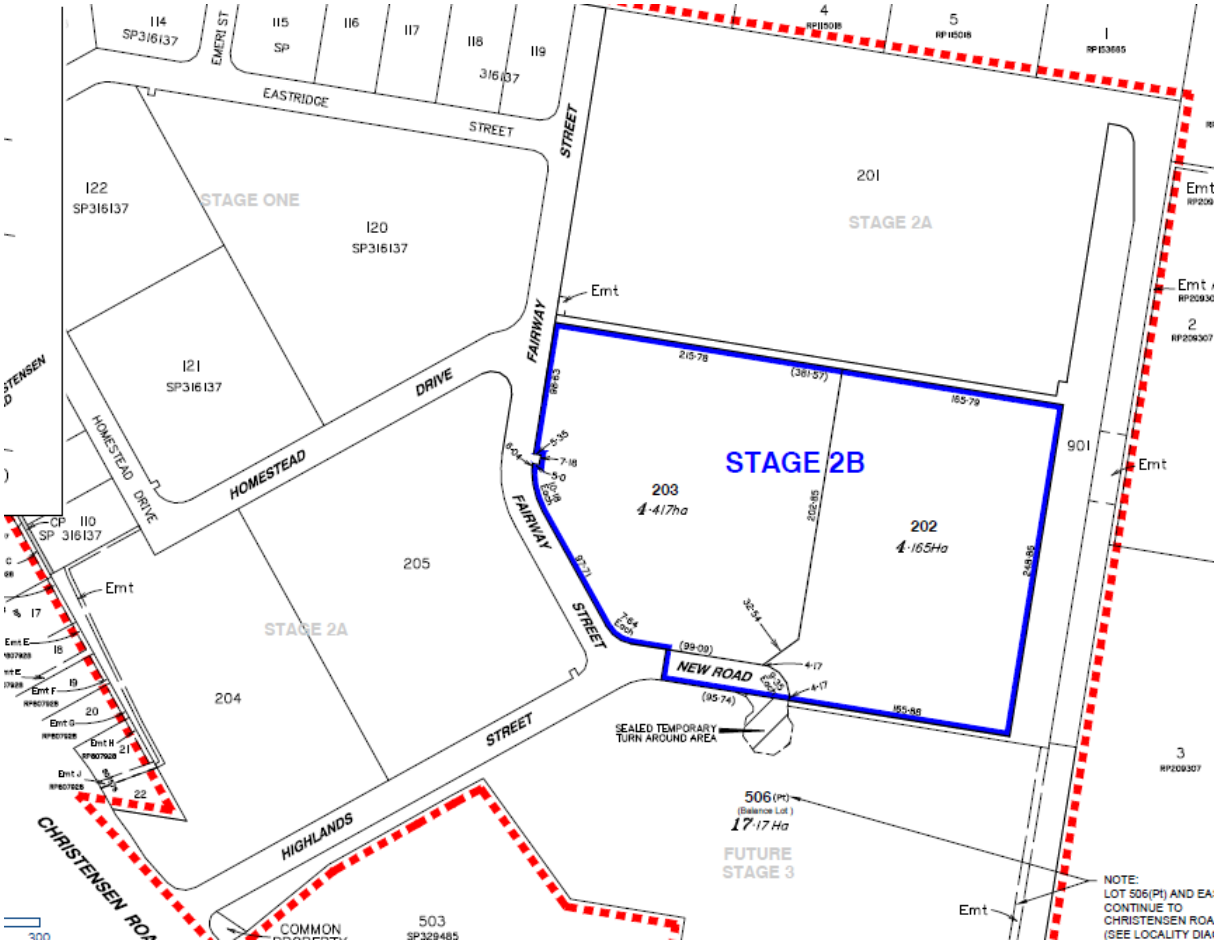


Figure 2: Proposed ROL Layout – Stage 2B (Source: Gassman Development Perspectives)

The following drawing depicts the approved development:

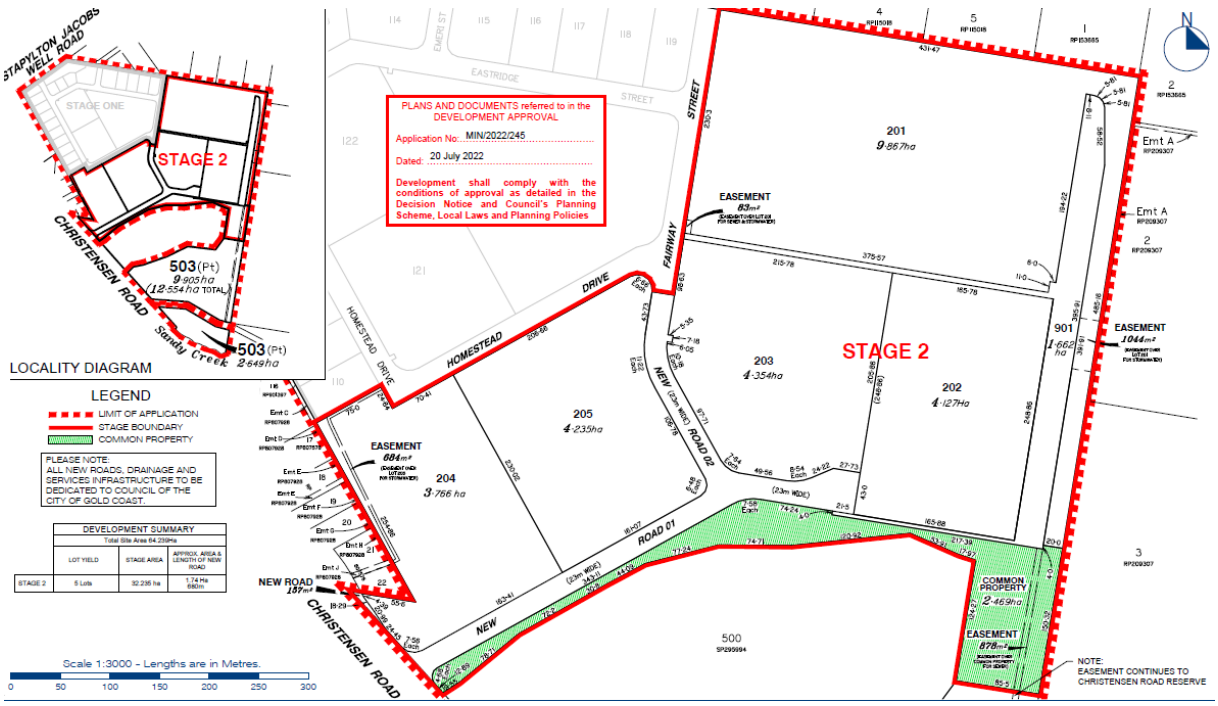


Figure 3: Approved ROL Layout – Stage 2 (Source: Gassman Development Perspectives)

3 BACKGROUND

- The Vantage Industrial Estate was created subsequent to a Preliminary approval to override the Planning scheme for Industry uses (MIN/2019/762). The Preliminary approval included variations to the Gold Coast Planning Scheme 2003 version 1.2, overriding the Yatala Enterprise Area Place Code through the M38 Industrial Place Code.
- The subject site was established on 27 April 2021. Under Delegated Authority the Executive Coordinator Planning Assessment of the City Development Branch approved the issue of a Development permit for Reconfiguring a Lot (create 7 industrial lots), and Development permit for Operational works - Change to ground level (COM/2020/262).
- A Minor change to COM/2020/262 was approved on 18 February 2022 which sought to relocate the boundary of the subject site to facilitate a subsequent Material change of use (MIN/2021/637).
- A Minor change to MIN/2021/637 was approved on 20 July 2022 which realigned the boundary of approved Lot 201 to facilitate the development of a Warehouse. Additionally, the change resulted in the deletion of approved Lot 204 and the expansion of Lot 203, addition of a services easement on Fairway Street and the removal of Stage 2 sub-staging. **The proposed minor change seeks to amend this approval.**
- On 11 August 2022 an approval was issued for Reconfiguring a lot to for a boundary realignment where the eastern portion of Lot 500 (Amgrow site) was amalgamated to form part of future Stage 3.
- A Minor change to the existing preliminary approval was approved on 16 May 2023 to reflect the inclusion of the additional 'Amgrow site' and the amended road network layout.

4 PLANNING ASSESSMENT

Reference is made to the relevant PA provisions (Attachment N°.1 – "*Assessment criteria for minor change to development approval")*, attached to this report. Assessment has been undertaken against these provisions and the proposed change(s) are considered to be a Minor change.

The applicant seeks changes to a number of development conditions as follows:

Cond N°.	Applicant request	Officer discussion / recommendation
2	**Approved drawings:** Amend condition to reflect updated ROL Plan, date, drawing number and version.	The request to amend this condition is supported. Council officers assessed the proposed changes to the staging and have no objection to the change. The request to amend this condition is supported for the reasons discussed below.
3	**Approved plans:** Amend condition to reflect updated Stormwater Management Plan, date, drawing number and version.	Officers have assessed the amended Stormwater Management Plan which reflects the updated ROL plan. The request to amend this condition is supported.
5	**Community Management Statement (CMS):** Amend condition to reflect updated ROL Plan, date, drawing number and version.	The request to amend this condition is supported.
6	**Land transfer:** Amend condition to reflect updated ROL Plan, date, drawing number and version.	The request to amend this condition is supported.
9	**Requirement to register easement:** Amend condition to reflect updated ROL Plan, date, drawing number and version.	The request to amend this condition is supported.

10	**Requirement to register stormwater drainage easement:** Amend condition to reflect updated ROL Plan, date, drawing number and version. Remove reference to 1,004m^2 easement as this area is being dedicated to Council.	The request to amend this condition is supported.
17	**New roads / intersections:** Amend condition to reflect updated ROL Plan, date, drawing number and version.	The request to amend this condition is supported.
18	**Existing roads / intersections:** Amend condition to reflect updated ROL Plan, date, drawing number and version.	The request to amend this condition is supported.
19	**Footpaths:** Amend condition to reflect updated ROL Plan, date, drawing number and version.	The request to amend this condition is supported.
20	**Street lighting:** Amend condition to reflect updated ROL Plan, date, drawing number and version.	The request to amend this condition is supported.
30	**Certification of works – Hydraulics and Water Quality:** Amend condition to reflect updated Stormwater Management Plan, date, drawing number and version.	The request to amend this condition is supported.
New condition	**Requirement to register access easement:** Insert new condition reflecting the requirement to register new proposed access easements over Lots 202, 203 and 901.	The request for the proposed temporary access easement is not supported. The new condition requires an easement to be registered for the purpose of providing right of way, drainage reserve access in favour of Lot 901. Further discussions are required below.
Cond Nº.	**Officer recommendation**	**Officer discussion**
New condition	**Temporary turn around area**	To facilitate access and heavy vehicle manoeuvring, a temporary turn around area is provided within the balance lot (future Stage 3). Further discussions are required below.

As identified above, further discussion is warranted for Condition(s) 2 and the New conditions as follows:

- **Condition 2 currently reads:**

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

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

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

The applicant requests that this condition be amended.

Applicant's representation

"A recent boundary realignment (ROL/2022/50) has been sealed, creating Lot 504 Homestead Drive, Stapylton (Lot 504 SP329485) (formerly Lot 502 Homestead Drive, Stapylton – Lot 502 SP316137) and 82 Christensen Road South, Stapylton (Lot 503 SP329485) (formerly Lot 500 SP295994), resulting in additional land being allocated to the Vantage Industrial Estate (from the Amgrow land)… Following this boundary realignment, changes to the overall masterplan applying to approved Stage 2 and future Stage 3 of the Vantage Industrial Estate are required to deliver a more logical and efficient lot layout.

In anticipation of the new future Stage 3 layout, this minor change seeks to realign the road fronting approved Lots 202 and 203 to facilitate a road extension into the future Stage 3 area, realign the Stage 2 boundaries and introduce sub-staging into Stage 2….

Realignment of the Stage 2 boundary to exclude the Health and Wellbeing precinct, so that it may be reconfigured and delivered wholly as part of Stage 3. This will allow for a more logical, usable and accessible open space area and will ultimately deliver a higher quality outcome.

Realignment of 'New Road 2' fronting Lot 202 and 203 to facilitate a road extension into the future Stage 3 area. 'New Road 2' will no longer end in a cul-de-sac in front of Lot 202 and will instead provide access to future Stage 3 (which will no longer propose primary access via Christensen Road). This will align with the road network changes made to the Preliminary Approval plans….

Division of Stage 2 into two sub-stages (Stage 2A and Stage 2B) to allow sub-stage 2A to be delivered immediately, with sub-stage 2B to be delivered at a later date, given Stage 2A already has a number of approved land uses that need to commence more urgently. Change to lot boundary of Lot 205 to allow for a new pad mount transformer within 'New Road 01'."

Officer's comment

The proposed changes to the development includes realigning the staging boundaries and road configuration to reflect the amended preliminary approval which includes the 'Amgrow site' and augmented road network (MIN/2023/64). The amended road layout has minimal impact to the lots sizes of Lots 203 and 202 which both maintain the minimum lot sizes identified within the M38 Industrial Estate Place Code and legal access is maintained.

Officers support the request for sub-staging including Stage 2A and 2B which will be delivered sequentially. All services and access requirements will be achieved through the delivery of Stage 2A. Stage 2B includes the delivery of the new road extension which will provide access to future Stage 3. To facilitate access and heavy vehicle manoeuvring, a sealed temporary turn around area is provided prior to the delivery of the road extension and cul-de-sac to be delivered within the balance lot (future Stage 3) as identified in the figure below. Additionally, extension to the road reserve to facilitate the PMT located on the boundary of lot 205 is supported.

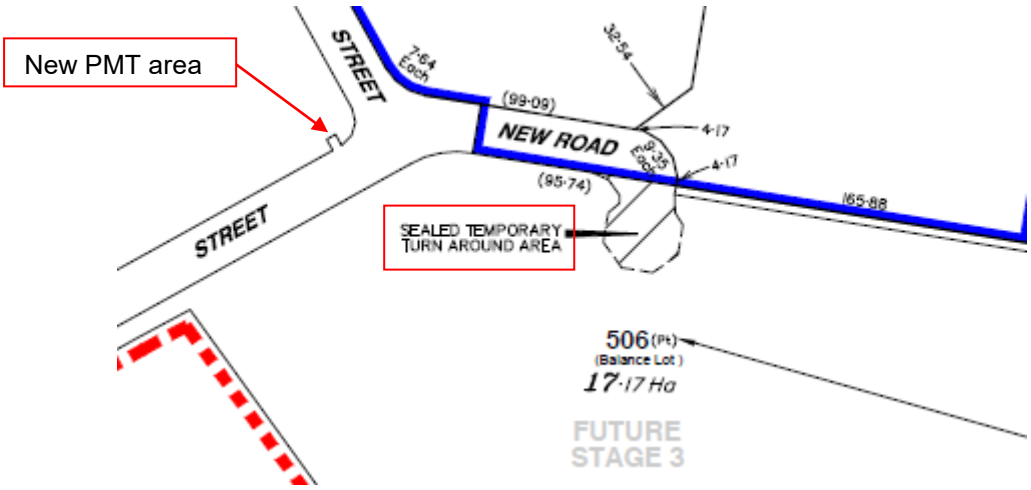


Figure 4: Location of temporary turn around area and road reserve extension for new PMT (Source: Applicant material)

It is considered that the above condition be amended.

- **New condition Requirement to register access easement:**

The applicant requests that a new condition is to be included for the registration of a temporary access easement. Officers reviewed the proposal and have determined that the temporary access easement arrangement to provide for services and turnaround area within Lots 202 and 203 and the 80m^2 temporary easement, specifically for public access, is not consistent with Section 89 of the Land Title Act. On this basis, City officers issued an Information request to remove the temporary easement for public access and to provide a temporary turnaround area.

The applicant responded to the Information request with amended plans which included a temporary easement for the purpose of providing right of way, drainage reserve access in favour of Lot 901 identified in the following image. Additionally, the applicant has provided a temporary turnaround area in the delivery of Stage 2B.

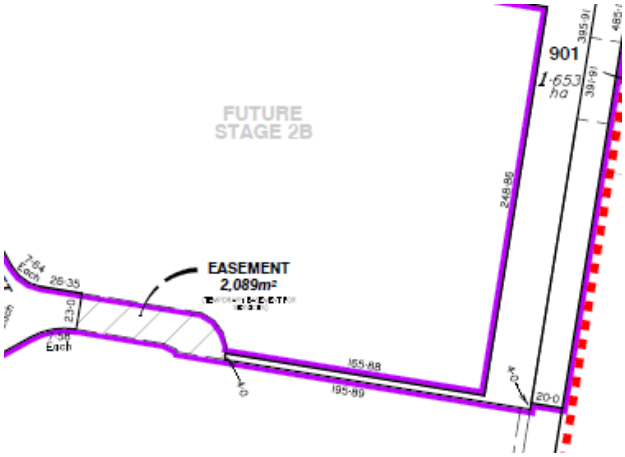


Figure 5: Proposed temporary easement for drainage reserve access (Source applicant material)

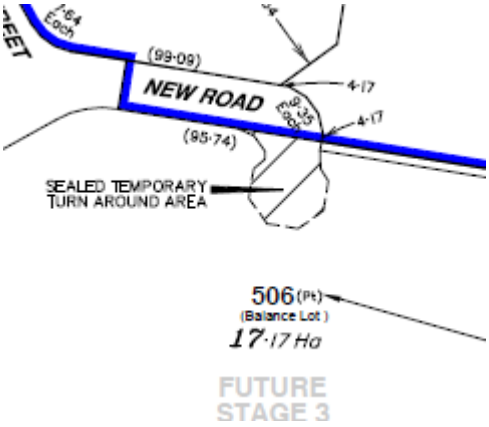


Figure 6: Temporary turnaround area Stage 2B (Source applicant material)

New condition will read:

Requirement to register easement/s

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

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

b The terms of the easement must include:

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

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

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

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

subdivision.

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

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

- **New condition Temporary turnaround area**

Officers comment

As identified above, to facilitate access and heavy vehicle manoeuvring, a sealed temporary turn around area is provided prior to the delivery of the road extension and cul-de-sac to be delivered within the balance lot (future Stage 3). Officers have recommended a new condition of approval in reference to the temporary turnaround area. The new condition ensures the construction and maintenance of the temporary turnaround area to be delivered as part of sub-stage 2B until new public roads including turning area is delivered within future Stage 3.

New condition will read:

Temporary turnaround area (*Specific condition*)

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

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

b The temporary turning area must:

i Achieve a minimum 18 metre diameter.

ii Constructed as hard surfacing.

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

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

5 CONCLUSION

This report assessed a request for a minor change for a development permit dated 20 July 2022 for a minor change to COM/2020/262 (MIN/2022/245) for a Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level.

The assessment of this request determined the minor change is acceptable and recommended for

approval.

6 RECOMMENDATION

It is recommended that Council resolves as follows:

That under Delegated Authority the Executive Coordinator Planning Assessment of the City Development Branch approves the Minor change application to the minor change to the development permit for a Combined application for Reconfiguring a Lot (Community Title Subdivision to create 1 into 7 Industrial lots, common property, balance lot, stormwater lot and new road) and Operational works for change to ground level, in accordance with the Attachment entitled: Decision notice – change application approval including amended suite of development conditions for MIN/2022/245.

Author:	*Authorised by:*
Natasha Sidabutar	Roger Sharpe
Planner	Executive Coordinator Planning Assessment
July 2022	

Attachment No. 1 – Assessment criteria for minor change to development approval

The request has been assessed against the following criteria and is considered to be a minor change.

Review of the proposed change to the development approval has been undertaken against the:

- Definition of minor change contained within Schedule 2 of the PA (see below);
- Schedule 1 of the Development Assessment Rules which identifies the criteria listed below for determining if a change would result in a substantially different development ; and
- Section 81 of the PA applies to assessing and deciding an application for minor.

Definition of minor change under Schedule 2 of the PA:

(b) for a development approval:

Minor change for a development approval	Officers comment
would not result in substantially different development; and	The proposed changes do not result in a substantially different development.
if a development application for the development, including the change, were made when the change application is made would not cause— (A) the inclusion of prohibited development in the application; or	The proposed changes do not involve the inclusion of prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	The proposed changes do not require referral to any concurrence agencies that were not required as part of the original application.
(C) referral to extra referral agencies, other than to a chief executive; or	The proposed changes do not trigger any extra referral agencies.
(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	The proposed changes do not involve a referral agency as the assessment manager.
(E) public notification if public notification was not required for the development application.	Public notification is not required because of the changes.

Development Assessment Rules - Schedule 1: Substantially different development

Substantially different development consideration	Officer comments
A change may be considered to result in a substantially different development if the proposed change:	
(a) involves a new use; or	No new land uses are proposed
(b) results in the application applying to a new parcel of land; or	No new parcel of land is impacted by the change.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	The proposed changes will not result in any dramatic variations in built form.
(d) changes the ability of the proposed	The proposed changes will not result in variations to the development's intended functionality.

development to operate as intended; or	
(e) removes a component that is integral to the operation of the development; or	The proposed development does not remove a component that is integral to the operation of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	There are no new traffic impacts introduced.
(g) introduces new impacts or increase the severity of known impacts; or	There are no new anticipated impacts associated with the proposed change introduced into the development.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	No incentive or offset components are removed as a result of the change.
(i) impacts on infrastructure provisions.	The minor change will have no impact on the approved infrastructure provision, location, or demand.

Section 81 of the *Planning Act 2016* applies to assessing an application for minor changes, in particular Subsection (2) (3) and (4) – matters the responsible entity must consider when assessing a minor change application.

Section 81 – Assessing change applications for minor changes	**Officer comments**
(1) In assessing the change application, the responsible entity must consider –	
(a) the information the applicant included with the application; and	The information submitted has been considered as part of the assessment of the minor change application.
(b) if the responsible entity is the assessment manager – any properly made submissions about the development application or another change application that was approved; and	No changes were proposed which impact matters raised by a submitter.
(c) any pre-request response notice or response notice given in relation to the change application; and	Not applicable
(d) if the responsible entity is, under section 78A(3), the Minister – all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and	Not applicable
(da) if paragraph (d) does not apply – all matters the responsible entity would or may assess against or have regard to if the change application were a development application; and	The original application was assessed against the superseded M38 Industrial Estate Place Code. This provision is requesting the responsible entity to assess the minor change component as if it was part of the original development application. Assessment against the M38 Industrial Estate Place Code revealed the proposed minor changes would still meet the intent of the relevant

	applicable codes.
(e) another matter that the responsible entity considers relevant.	Not applicable

Section 81 – Assessing change applications for minor changes	**Officer comments**
(2) Subsections (4) and (5) apply if the responsible entity must, in assessing the change application under subsection (2)(d) or (da) consider – (a) a statutory instrument; or (b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.	Noted
Section 81 – Assessing change applications for minor changes	**Officer comments**
(3) The responsible entity must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.	Noted and considered.
Section 81 – Assessing change applications for minor changes	**Officer comments**
(4) However, the responsible entity may give the weight the responsible entity considers is appropriate, in the circumstances to -	
(a) the statutory instrument or other document as in effect when the change application was made; or	Noted
(b) if the statutory instrument or other document is amended or replaced after the change application is made but before it is decided – the amended or replacement instrument or document; or	Noted
(c) another statutory instrument – (i) That comes into effect after the change application is made but before it is decided; and (ii) That the responsible entity would have been required to consider if the instrument had been in effect when the development application for the development approval was properly made.	Noted
Section 81 – Assessing change applications for minor changes	**Officer comments**
Section 81A of the *Planning Act 2016* applies to deciding an application for minor changes, in	

particular Subsection (2) – deciding change applications for minor changes.	
(2) After assessing the change application under section 81, the responsible entity must decide to – (a) make the change, with or without imposing development conditions, or amending development conditions, in relation to the change; or (b) refuse to make the change.	Noted and actioned.

CITY OF GOLDCOAST.

Date: 23 April 2026
Contact: Sue Windsor Wilkinson
Location: City Development
Telephone: 07 5582 8866
Your reference:
Our reference: COM/2026/4

Fpi Queensland Pty Ltd
C/- Gassman Development Perspectives
PO BOX 392
BEENLEIGH QLD 4207

Dear Sir/Madam

Decision Notice

Property description: Lot 203 SP329487, Lot 202 SP329487
Property location: 2 Coastlink Court, STAPYLTON QLD 4207
Application details: Combined Application

Please find enclosed the decision notice for the proposed development identified above.

For further information regarding the assessment of this application, access the Planning and Development page on City of Gold Coast's website cityofgoldcoast.com.au and reference application number COM/2026/4.

If you are unable to access the website, please email your query to mail@goldcoast.qld.gov.au and reference your application number.

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

City Development BranchPlanning and Regulation Department*For the Chief Executive Officer*
Council of the City of Gold Coast

Our reference: COM/2026/4
Your reference: 6397

Decision notice—approval (with conditions)
(Given under section 63(2) of the *Planning Act 2016*)

Date of decision notice: 23 April 2026

Applicant details

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

Application details

Application number:	COM/2026/4
Approval sought:	Development permit for a Material change of use (code assessment) for Industry (Modular building assemble with ancillary office) Development permit for Operational work (code assessment) for a change to ground level Development permit for Reconfiguring a lot (code assessment) for a boundary realignment
Details of proposed development:	Industry (Modular building assemble with ancillary office), boundary realignment and change to ground level

Location details

Street address:	2 & 10 Coastlink Court, STAPYLTON QLD 4207
Real property description:	Lot 203 SP329487, Lot 202 SP329487

Decision

Date of decision	17 April 2026
Decision details:	Under Delegated Authority, the Manager Planning Assessment of the City Development Branch of Council has resolved to approve the development application in full, with conditions.

Referral agency(s) for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Aspect of development stated in schedule 20	Department of State Development, Infrastructure and Planning	Concurrence agency	PO Box 3290, Australia Fair SOUTHPORT QLD 4215

Details of the approval

Development approval	PART A: Development Permit for Reconfiguring a lot (code assessment) for a boundary realignment PART B: Development permit for a Material change of use (code assessment) for Industry (Modular building assemble with ancillary office) PART C: Development permit for Operational work (code assessment) for a change to ground level

Conditions

The conditions that have been imposed by Council, as Assessment manager, are enclosed.

The conditions and/or advice that have been imposed/ provided by referral agency(s) are attached.

Further development permits

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

- Connections / disconnections: Application to work on the City's infrastructure
- Operational works – infrastructure
- Operational works - landscape works
- Permit for plumbing and drainage work

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

Properly made submissions

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

Currency period for the approval (section 85 of the *Planning Act 2016*)

In accordance with section 85 of the *Planning Act 2016,* the Material change of use component of this approval has a currency period of six years.

In accordance with section 85 of the *Planning Act 2016,* the Reconfiguring an lot component of this approval has a currency period of six years.

In accordance with section 85 of the *Planning Act 2016,* the Operational works component of this approval has a currency period of two years.

Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as the Assessment manager.

Appeal rights

Applicant	You have appeal rights in relation to this decision. An appeal may be made against, as applicable: • the refusal of part of the development application; or • a provision of the development approval; or • if a development permit was applied for, the decision to give a preliminary approval.

	An appeal must be started within 20 business days after this notice is given to you. An appeal may be made to the Planning and Environment Court or, for certain matters which are identified in section 1(2) of Schedule 1 of the *Planning Act 2016*, to a development tribunal. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court or a development tribunal, as applicable. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee. An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 10 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016.* A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal. An extract of Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016* is attached to this notice, which sets out further information about the appeal rights.
Referral Agency	You do not have appeal rights in relation to this decision

For further information please contact Sue Wilkinson, Planner on p: 07 5582 8280 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY

Adam Morris
Coordinator Planning North
For the Chief Executive Officer
Council of the City of Gold Coast

Enc:

Conditions imposed by Council as Assessment manager
Statement of reasons (given under section 63(4) of *Planning Act 2016*)

Attach:

Referral agency conditions and/or advice
Stamped approved plans and drawings
Infrastructure charges notice for the approved development
Appeal rights extracts

PART A: ROL CONDITIONS

General

1 **Timing** (specific condition)

a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.

b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition.

c The ROL component of this development permit must be undertaken prior to the MCU component.

2 **Approved drawings**

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

Drawing Title	Author	Date	Drawing No.	Ver
Proposed Boundary Realignment Plan Cancelling Lot: 202& 203 on SP329487	Gassman Development Perspectives	17/12/2025	6397 P ROL 001A	A

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

Property

3 **Requirement to register Council easement/s – "Drainage"**

a Register two 3m wide easements in gross for the purpose of "drainage" (i.e., stormwater) in favour of Council at the location marked on the drawings listed below:

Drawing Title	Author	Date	Drawing No.	Ver
Prop. Lot 213 & 213 Eng. Servicing Strategy Plan Sheet 1 of 2	Gassman development perspectives	07/01/2026	6397 ENG SP 001	A

b The terms of the easement must include:

i. The Form 9 must state the purpose as "drainage".

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

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

c Registration of the easement must occur at the same time as registering the plan of subdivision/ prior to commencement of the use.

d Ensure stormwater infrastructure is positioned in the centre of the easement (Typical unless the easement is for sewer/drainage r the stormwater cannot be centred).

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

4 **Restrictions regarding Council easements and stormwater infrastructure**

a No building work, deep rooted tree species, or landscaping with invasive root systems are permitted over or within any Council public utility easement.

b No private infrastructure is permitted over or within any Council public easement. (Note: Private infrastructure may cross easement perpendicularly but not be laid parallel within the easement).

c Ensure all proposed buildings, structures and footings are a minimum distance of 1.5 horizontal metres from Council's stormwater infrastructure.

d Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.

5 **Restrictions regarding Council sewer and water supply infrastructure**

a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council's sewer infrastructure.

b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO).

d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.

Sewer and Water Works

6 **Sewer connection – Lot 212**

Design, construct and connect the proposed Lot 212 to Council's sewer network at the existing 150mm main, generally as per the drawing/s listed below, prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular:

Civil Engineering

Drawing Title	Author	Date	Drawing No.	Ver
PROP. LOT 212 & 213 ENG. SERVICING STRATEGY PLAN SHEET 1 OF 2	Gassman Development Perspectives	07/01/2026	6397 ENG SP 001	A

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

ii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition.

iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid.

iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

v Remove / seal / cap redundant sewer property services.

Notes:

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

7 **Sewer connection – Lot 213**

Design, construct and connect the proposed Lot 213 to Council's sewer network at the existing 150mm main, generally as per the drawing/s listed below, prior to a request being made to Council to approve the plan of subdivision at no cost to Council and include in particular:

Civil Engineering				
Drawing Title	**Author**	**Date**	**Drawing No.**	**Ver**
PROP. LOT 212 & 213 ENG. SERVICING STRATEGY PLAN SHEET 2 OF 2	Gassman Development Perspectives	07/01/2026	6397 ENG SP 002	A

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

ii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition.

iii Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid.

iv Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

v Remove / seal / cap redundant sewer property services.

Notes:

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

8 **Water connection – Lot 212 & Lot 213**

Design, construct and connect the proposed Lot 212 and Lot 213 to Council's water network at the existing 150mm main in Coastlink Court, prior to a request is made to Council to approve the plan of subdivision at no cost to Council and include in particular:

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

ii The water meter/s for each approved Lot is not required until a future use (i.e. Material Change of Use) is proposed for the relevant lot.

iii Water meters must be in accordance with the Metering Technical Specifications, Council's standard water meter drawings, and SEQ's large meter arrangement drawings.

iv Remove redundant water meters / connections.

Notes:

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

ii *Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.*

iii *Any works that result in the undermining of an existing Asbestos Cement or*

	Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.
9	**Availability of approved plans, drawings and reports** Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.
Advice Notes	
A	**Development infrastructure** Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	**Works in properties other than the development land** Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
C	**Council water, sewer and stormwater infrastructure to be protected during site works** The developer is responsible at all times for ensuring that Council's water, sewerage and stormwater infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water, sewer and stormwater assets. Where Council water, sewer and stormwater infrastructure is damaged during construction, Council will undertake immediate repairs, and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party. *Note: If works associated with the development result in reduced cover over an existing Council water, sewer or stormwater pipe, the pipe may require replacement / upgrading to a different material, subject to an Operational Works application assessment.*
D	**Connections and disconnections** Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Council's Civil Engineering team. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
E	**No open trenching of the road pavement for water connections across / in roadways** Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water

	supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
F	**Water meter sizing** All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
G	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Council is not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
H	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **Contributed Assets** - Connections / disconnections: Application to work on the City's infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
I	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
J	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
K	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable

	measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
L	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
M	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e., pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where

	ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
N	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
O	**Fire ant control** Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The Biosecurity Regulation 2016 specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: • reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; • cleaning machinery, vehicles, and equipment before arriving at or leaving sites; • complying with treatment requirements where a site falls within a suppression treatment area; • ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and • reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au.

PART B: MCU CONDITIONS – Lot 212	
General	
1	**Timing** a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition. b Where the timing in a condition is prior to commencement of the use and a Building Format Plan is lodged for approval, the timing in the condition changes from being prior to commencement of the use to being prior to the earlier of the commencement of the use and approval of the plan of subdivision. This timing requirement prevails despite any inconsistency with the timing requirement in another condition. c The ROL component of this development permit must be undertaken prior to the MCU component.
2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings:

Drawing Title	Author	Date	Drawing No.	Ver
Title Sheet	Frasers Property Industrial Queensland Pty Ltd	12.12.25	Q25-015A-DA-001	B
Site Plan	Frasers Property Industrial Queensland Pty Ltd	25.02.26	Q25-015A-DA-002	E
Impervious Area Plan	Frasers Property Industrial Queensland Pty Ltd	25.02.26	Q25-015A-DA-003	E
Office Plan	Frasers Property Industrial Queensland Pty Ltd	12.12.25	Q25-015A-DA-110	B
Building Elevations	Frasers Property Industrial Queensland Pty Ltd	12.12.25	Q25-015A-DA-200	C
Building Finishes	Frasers Property Industrial Queensland Pty Ltd	12.12.25	Q25-015A-DA-500	C

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

3 Approved Plans

Undertake and maintain the development generally in accordance with the following plans:

Plan Title	Author	Date	Plan Reference No.	Ver
Proposed Warehouse Development Lot 202 and 203 Coastlink Court Stapylton ACOUSTIC REPORT	Acoustic Works	16 December 2025	2025496 R01A Lot 202 Vantage Yatala Estate ENV.docx	R01AC

Property

4 Restrictions regarding Council stormwater infrastructure

a Ensure all proposed buildings, structures and footings are a minimum distance of 1.5 horizontal metres from Council's stormwater infrastructure.

b Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council infrastructure.

5 Private infrastructure

a The installation, ownership, operation and maintenance of all private infrastructure within the subject premises is to vest at all times with the legal authority ensuring it is functional for its intended purpose, with the exception of:

i Council infrastructure within a Council easement.

b Construct and maintain the privately owned stormwater drainage system at no cost to Council at all times, prior to commencement of the use.

6 Restrictions regarding Council sewer and water supply infrastructure

a Ensure all proposed buildings, structures and footings are a minimum distance of 1.2 horizontal metres from Council's sewer infrastructure.

b Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection.

c Ensure a minimum 2.4 metres unobstructed vertical clearance from the finished surface level above Council sewerage infrastructure including the property inspection opening (IO).

d Ensure a minimum 2.4 metres unobstructed vertical clearance from finished surface / slab level above the Council water meter assembly.

Amenity

7 **Screening of visually offensive components**

Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point:

a Refuse storage and servicing areas;

b Service equipment;

c Mechanical ventilation;

d Refrigeration units;

e Storage areas for machinery, materials, vehicles or the like; and

f On-lot, above ground water meters.

8 **Lighting to ensure pedestrian and community safety** *(specific condition)*

Install and maintain lighting within the site boundary for all car parking areas, outdoor activity areas, and along all on-site pedestrian pathways, at no cost to Council. The design and construction of the lighting system must:

a Meet minimum requirements of Australian Standard AS/NZS1158.3.1: 2005 Pedestrian area (Category P) lighting.

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

c Be installed prior to the commencement of the use and maintained at all times.

d Include vandal resistant structures such as high mounted lighting, anti-tamper screws, weather resistant bulkhead fitting, and robust material to withstand severe weather conditions.

Environmental and Landscaping

9 **Landscaping works**

a Obtain an operational works approval to landscape the site and the adjoining road verge generally in accordance with the Statement of Landscape Intent (including amendments in accordance with the conditions) listed below, prior to commencement of the use at no cost to Council:

Drawing Title	Author	Date	Drawing No.	Ver
Landscape Intent Package	Gassman Development Perspectives	27 February 2026	Sheets 01 – 11	B

and include in particular:

i Demonstrate that all structures and service infrastructure (including, but not limited, to electrical connections, water/sub meters, stormwater infrastructure, gas infrastructure, fire boosters, mailboxes) are located to ensure the successful health and mature morphology of the required species.

ii Tree species must be a minimum bag size of 100L at the time of planting.

iii Palm species must be a minimum 3 metres in height at the time of planting.

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

v Screening shrubs must be able to achieve a minimum height of 3 metres at

	maturity. vi Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 500mm at the time of planting. vii Climbing species must be trained to the trellis and be a minimum 500mm in height at the time of planting. viii Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required. ix Install canopy trees at 6 metre centres along the eastern and northern boundaries and include: • Infill screening shrubs and groundcovers to be placed throughout the batters to both boundaries. • Replacement of proposed rock/pebble treatment to the batters along these boundaries with organic mulch and planting. x Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. xi Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations. xii An automatic irrigation system must be provided to all planter boxes. xiii Include frontage fencing as shown on the approved stamped drawings, the subject of this application. xiv All road reserve turf must be repaired and replaced if damaged. xv Install street trees within the public road reserve fronting the subject site on Coastlink Court generally in accordance with standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines. b Construct and maintain the private landscaping identified above at no cost to Council at all times.
Transport	
10	**Off street vehicle and car parking facilities** a Design and construct off-street vehicle facilities at no cost to Council prior to the commencement of the use generally in accordance with the M38 Industrial Place Code and include in particular: i The off-street vehicle and car parking facilities (including all access driveways, circulation roadways, parking aisles, parking spaces and service areas) must be in accordance with the approved drawings. ii All spaces are drained, sealed and line marked. iii Provision of wheel stops in car parking bays numbered 1 - 78. iv Clearly identified signage and directional markings including: – Signage within the site directing entering motorists to visitor parking locations. – Delineation of parking spaces for people with disabilities. – Signage and line marking indicating ‘visitor parking’ and ‘staff parking’ for visitor and staff spaces. – Signage visible to motorists on Coastlink Court to clearly identify the separate car and truck access driveways. b Undertake and maintain the off-street vehicle and parking facilities at no cost to Council at all times. The off-street parking facilities must only be used for vehicle parking.

11	**Off street bicycle parking facilities** a Design and construct off street bicycle parking at no cost to Council and include in particular: i The off-street bicycle parking facilities must be in accordance with the approved drawings. ii Signs to give direction to visitor bicycle parking to be visible to cyclists upon entering the site in accordance with AS2890.3. Signage is to be provided along the route and where bicycle parking is provided. b Undertake and maintain all works prior to commencement of the use at no cost to Council at all times.
12	**Loading and unloading (excluding waste collection vehicles)** Loading and unloading of service vehicles must be undertaken generally in accordance with the M38 Industrial Place Code and include in particular: i Loading and unloading of any vehicle servicing the development must be conducted wholly within the site. ii All vehicles waiting to be loaded or unloaded, must stand entirely within the site. iii All vehicles must enter and exit the site in a forward gear.
13	**Security gate requirements** All security gates must remain open to allow vehicular access for employees and visitors during the hours of operation of the development.
Engineering	
14	**Electrical reticulation** Enter into a contractual agreement to design, construct and connect an electrical reticulation system at no cost to Council and include in particular: i Provide electricity to the subject building/s. ii No additional poles and pole-mounted transformers are to be erected within public roads. iii Meet the requirements of the electricity supplier (e.g. Energex).
15	**Telecommunications network** Enter into a contractual agreement to design, construct and connect a telecommunications services network at no cost to Council and include in particular: i Provide underground telecommunications to the subject building/s, lead-in conduits and equipment space/s in a suitable location within the building/s, to suit the carrier of choice. ii All new pit and pipe infrastructure required to be installed along public road(s), must be suitably sized to cater for future installation of fibre optic cables. iii Meet the telecommunications industry standards (e.g. Telstra/NBN Co standards).
16	**Rectification of Council's infrastructure** a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
17	**Rectification of Council's infrastructure**

	a Rectify any damage caused to Council infrastructure (including kerb, channelling, service pits, footpaths and water and sewer reticulation networks) prior to commencement of the use at no cost to Council. b Construct and maintain the rectified Council infrastructure at no cost to Council prior to commencement of the use.
18	**Existing infrastructure, structures and services** Remove / relocate existing infrastructure, structures and services listed below prior to commencement of the use at no cost to Council: i Remove redundant vehicle crossing/s. ii Remove any redundant stormwater kerb adaptors and disused service pits from the kerb and channel (including any associated pipework across the footpath).
19	**Vehicle crossing** Obtain an Operational Works approval for the design and construction of the vehicle crossing's, prior to commencement of the use at no cost to Council and ensure the vehicle crossing is: i Designed and constructed in accordance with the Driveways and vehicle crossings code of the City Plan. ii Constructed and positioned to enable the maintenance of a public road and road verge and not cause any obstruction to pedestrians or vehicle traffic. iii Designed generally in accordance with *Institute of Public Works Engineering Australasia (IPWEA) standard drawing* RSD-102. iv Designed not cause damage to vehicles or road infrastructure. v Providing effective access between the road and the property. vi Providing hydraulic capacity to allow stormwater to flow towards the closest stormwater infrastructure.
20	**Coastlink Court – 'No stopping' yellow line marking** a Obtain an operational works approval for the design and construction of line marking on Coastlink Court to prevent on-street vehicle parking within the areas required to achieve entering sight distance at the vehicle access points, prior to commencement of the use at no cost to Council and include in particular: i Install kerbside 'No-stopping' yellow line marking on the development side of Coastlink Court extending 55m north of the 'Car Entry/Exit' vehicle crossing. ii Install kerbside 'No-stopping' yellow line marking on the development side of Coastlink Court extending 55m west of the 'Truck Entry/Exit' vehicle crossing. iii Install kerbside 'No-stopping' yellow line marking on the development side of Coastlink Court between the 'Car Entry/Exit' and 'Truck Entry/Exit' vehicle crossings. b Construct and maintain the works identified above at no cost to Council until the asset is accepted "off maintenance" in accordance with the procedures in City Plan Policy SC6.11 – Land development guidelines, section 2 – Transport network standards, section 7 – Procedures, section 8.5 – As-constructed requirements, section 9 - Specifications and section 10 – Standard drawings.
Stormwater Drainage	
21	**Overland flow paths and hydraulic alterations** The development must not cause loss or damage as a result of:

	i Increase peak flow rates downstream from the site; ii Increase flood levels external to the site; and iii Increase duration of inundation external to the site.
22	**Stormwater Infrastructure Construction** a Obtain an Operational Works approval for the design, construction of City owned stormwater assets and for the connection of a stormwater drainage system to a lawful point of discharge for the site and connect the development, prior to commencement of the use at no cost to Council; and include in particular: i Connection must be to an approved City structure and not consist of saddle style connections. b Construct and maintain the City owned stormwater drainage system at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, Section 4 – Stormwater drainage and water sensitive urban design standards, Section 7 – Procedures, Section 8.5 - As-constructed requirements, Section 9 – Specifications and Section 10 – Standard drawings.
Sewer and Water Works	
23	**Sewer connection** Connect the proposal to Council's sewer network prior to commencement of the use at no cost to Council and include in particular: i Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. ii The development is permitted with a single sewer connection to Council's sewerage network – refer Notes. iii The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition. iv Connections to the approved sewer connection are to be undertaken in accordance with and having regard to the Advice Note entitled *"Advice Note – Sewer connection"* contained within this development permit. v be brought to surface and provided with a trafficable screwtrap lid. vi Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. vii Remove / seal / cap redundant sewer property services. *Notes:* i. *An "Application Work on the City's infrastructure" form is required for the above works.*
24	**Water connection** Obtain an Operational Works approval for the design and construction of a water connection for the proposal and connect to Council's water network at the existing 150mm main in Coastlink court prior to commencement of the use at no cost to Council and include in particular: i The proposed development is permitted to connect to Council's water network through a singular connection as outlined below:

	A This connection will supply a single master meter for potable water; and B If required, a single fire meter. ii Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. iii Water meters must be in accordance with the Metering Technical Specifications, Council's standard water meter drawings, and SEQ's large meter arrangement drawings. iv The water meter assembly is to be screened from public view. All screening to be outside of the water meter assembly area and door/s provided to ensure access to the assembly. v Remove redundant water meters / connections. *Notes:* *i Refer to the 'Fire Loading' condition of this development permit.* *ii An "Application Work on the City's infrastructure" form is required for the above works.* *iii Water connections should always cross over (above) other assets within Council's road reserve, including electrical infrastructure, in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, section 5.12.5.2 Clearance Requirements (Notes). This may require the applicant to liaise directly with other service providers / asset owners for modifications if and where required, in order to comply with this requirement.* *iv Any works that result in the undermining of an existing Asbestos Cement or Vitrified Clay water main, will require the vulnerable section of exposed watermain to be replaced in accordance with Section 5.2.3 of the City's Guidelines for Working Near Water and Sewerage Infrastructure.*
25	**Fire loading** Ensure the fire loading does not exceed 30 L/s for 4 hours. *Explanatory Notes:* i *Compliance with this condition required certification from a suitably qualified building certifier that fire loading does not exceed the fire loading above, prior to the commencement of the use, at no cost to Council. Refer to 'Certification of works' condition contained within this decision notice.* ii *This condition is included to ensure any on-lot fire-fighting protection provisions required for the development are designed in a manner which does not rely on more water being drawn from Council's water supply network than is available as stated above.* iii *The development must ensure any private reticulation designs (i.e.: Plumbing and Drainage infrastructure) considers the fire loading above.* iv *If the development requires any fire-fighting provisions greater than stated above, they must be catered for on-site via tanks / pumps etc.* v *If the development does not require additional fire-fighting provisions (i.e.: sprinklers, hose reels etc.) beyond access to street hydrants, then the development is compliant with this condition.*
Solid Waste Management	
26	**Bin type, storage capacity and storage points** Provide the following equipment to service the development prior to commencement of the use at no cost to Council: • 1 x 1000L general waste bulk bins and 1 x 1000L recycle bulk bin

27	**Solid waste collection arrangement** Solid waste servicing is to be undertaken in accordance with the approved Waste Management Plan including waste will be collected by a private contractor at no cost to Council.
28	**Storage-Servicing point – Bulk bins** Design the bin storage-servicing point prior to the use commencing and in accordance with City Plan Policy SC6.16 - Solid waste management at no cost to Council: i. No steps or lips on bin-carting route. ii. Hose cock for bin washing. iii. Concrete slab graded to drainage point within the storage point. iv. Drainage point connected to sewerage network with trade waste requirements. v. Roofed and designed to prevent entry of rainwater
Construction Management	
29	**Certification of works - Health and Regulatory Services** Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming as follows:

Health and Regulatory Services

Certified document	Certification date	Plan	Expert discipline	Requesting Council Section
Acoustic compliance report	Prior to commencement of the use	Proposed Warehouse Development Lot 202 and 203 Coastlink Court Stapylton ACOUSTIC REPORT; Prepared by: Acoustic Works; Dated: 16 December 2025; Ref: 2025496 R01A Lot 202 Vantage Yatala Estate ENV.docx; Ver: R01A	Acoustic Engineer	Health and Regulatory Services

The certification is to confirm:

The development has been designed and constructed in accordance with the assessment and recommendations outlined in an approved Acoustic Report.

30	**Certification of works - Civil Engineering** Provide Council with certificates prepared by qualified experts from the disciplines listed below, confirming as follows:

Civil Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Certificate for electricity supply	Prior to commencement of the use	-	An authorised supplier (e.g. Energex)	Development Compliance

The certification is to confirm:

i. Electricity supply is available to the proposed building/s in accordance with the electrical reticulation condition.

Civil Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Contractual agreement (e.g. Agreement Advice or Completion Letter from Telstra. Alternatively, a copy of Master Development Agreement or Small Development Agreement from NBN Co).	Prior to commencement of the use	-	The authorised telecommunication carrier (e.g. Telstra, NBN Co)	Development Compliance

The certification is to confirm:

i. Underground telecommunication infrastructure will be installed in accordance with telecommunications industry standards (e.g. Telstra / NBN Co standards).

31 **Certification of works - Civil Engineering**

Provide Council with a certificate prepared by qualified experts from the discipline listed below, confirming as follows:

Certified document	Certification date	Expert discipline	Requesting Council Section

Fire loading certification	Prior to a commencement of the use	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering

32 **Certification of works – Civil Engineering (Solid Waste Management)**

Provide Council with certificates prepared by qualified expert(s) from the discipline(s) listed below, confirming the design complies with the City Plan Policy SC6.16 – Solid waste management as follows:

Civil Engineering

Certified document	Certification date	Plan/ Drawing	Expert discipline	Requesting Council Section
Waste Management compliance report which confirms the construction of the items listed below has been completed and inspected by the 'expert discipline' nominated and in accordance with the approved plans/drawings; • Bin storage point	Prior to commencement of the use	Site Plan, Drawing No. Q25-015A-DA-002, Revision C, dated 12 December 2025, and prepared by Frasers Property Industrial	Registered Professional Engineer of Queensland (RPEQ) or a suitably qualified Licensed Building Certifier	Civil Engineering
Report / letter which confirms that the RPEQ has approved a hardstand design and inspected the areas subject to waste collection vehicle loading throughout the construction process,	Prior to commencement of the use	Figure 6.2 – On-Site Service Vehicle Manoeuvring (Waste Collection Vehicle), Traffic Impact Assessment, RTE Reference '25296',	Registered Professional Engineer of Queensland (RPEQ)	Civil Engineering

including (where applicable) all subgrade proof rolls, pre-seal, and pre-pour inspections.		Revision 1, dated 7 January 2026, and prepared by Rytenskild Traffic Group		

Note: A waste consultant may provide a letter of support for the certification(s) noted above, however the formal certification must come from one of the corresponding expert disciplines listed above.

33 **Pre-start inspection**

Arrange a pre-start inspection prior to the commencement of building works for the bin storage and bin servicing point

Purpose	Council contact
Discuss Council's Civil Engineering team and Council approval requirements and expectations through the construction phase	inspections@goldcoast.qld.gov.au

34 **Hold point inspection – Solid Waste**

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines the City Plan for the following:

Please note: Inspections for multiple items is preferred.

	Purpose	Hold Point
A	Bin storage point	Within 5 business days of the bin storage p completed.
B	Confirm works for the bin storage and associated vehicle access have been undertaken in accordance with the approved MCU drawings.	Within 5 business days of bin servicing poir vehicle access being completed.

35 **Erosion and sediment control**

Undertake works generally in accordance with the Healthy waters code of the City Plan and include in particular:

i Ensure all reasonable and practicable measure are implemented to minimise short and long-term erosion and adverse effects of sediment transport. Also ensure the proposed control measures will achieve 80% hydraulic effectiveness as required by the SPP (refer to SPP Appendix 2 Table A).

ii Sediment control structures e.g.: sediment fence must be placed at the base of all materials on site to mitigate sediment run-off.

iii A perimeter bund and/or diversion drain must be constructed around the disturbed areas to prevent any outside clean stormwater from mixing with polluted / contaminated stormwater.

iv All polluted / contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the

	Queensland Water Quality Guidelines (DEHP September 2009) prior to discharging from the site. v Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Plan Policy SC6.12– Land development guidelines, section 4.5.17.1.2 Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.
36	**Availability of approved plans, drawings and reports** Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.
Plumbing and Drainage Act 2018	
37	**Plumbing and drainage works** Obtain a permit for all plumbing and drainage work prior to any compliance assessable work commencing. *Note:* *A permit for plumbing and drainage works does not approve the discharge of trade waste to Council's sewerage system. The generator of trade waste must complete an application for approval to discharge trade waste to Council's Sewerage System (available on Council's website).*
Advice Notes	
A	**Development infrastructure** Development infrastructure required to be provided in implementing this development approval is non-trunk development infrastructure unless otherwise stated in a condition of the approval.
B	**Works in properties other than the development land** Where development works or works required to service the development require access, works or otherwise on land that is not part of the development approval, the applicant is solely responsible for obtaining consent and providing such with the "Application to work on City's infrastructure". Council will not become involved in any disputes arising from attempts to obtain neighbouring landowners' consent and assumes no responsibility for any impacts this has on the development. Council shall not be held responsible for any delays, complications or otherwise related to obtaining consent from neighbouring landowners as this is a civil matter to be resolved between the relevant parties.
C	**Council water, sewer and stormwater infrastructure to be protected during site works** The developer is responsible at all times for ensuring that Council's water, sewerage and stormwater infrastructure is protected during construction activities on site. This may require physical protection measures to be put in place during works such as deliveries, moving heavy equipment into and out of the site, or when doing works in close proximity to water, sewer and stormwater assets. Where Council water, sewer and stormwater infrastructure is damaged during construction, Council will undertake immediate repairs and any costs associated with these repairs will be charged to the landowner, principal contractor or other relevant

	party. If further, more permanent repairs are required, such as replacement of water and sewer mains, the landowner, principal contractor or other relevant party will first be given an opportunity to complete these works (other approvals may be required), or Council will undertake these works and pass the costs on to the landowner, principal contractor or other relevant party. *Note: If works associated with the development result in reduced cover over an existing Council water, sewer or stormwater pipe, the pipe may require replacement / upgrading to a different material, subject to an Operational Works application assessment.*
D	**Connections and disconnections** Any connection / disconnection to the existing water and sewerage networks will be at the applicant's cost. Prior to the connection / disconnection taking place, the applicant must obtain written approval from Council's Civil Engineering team. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
E	**No open trenching of the road pavement for water connections across / in roadways** Conduits must be installed to service the proposed development via trenchless technology the road (open cutting of the road is not permitted) to connect to Council's potable water supply network. In certain circumstances approval of open trenching of the road may be allowed, subject to Council approval. Refer to Water and Sewerage Connections Policy, available on Council's website http://www.cityofgoldcoast.com.au
F	**Water meter sizing** All water meters 50 mm in diameter or larger must be installed aboveground and on lot and require an Operational works approval. Unrestricted access to the water service (including meters) must be provided at all times. Refer to Water and Metering Technical Specifications, available on Council's website http://www.cityofgoldcoast.com.au
G	**Design, Constructability and Minor change applications** The application has been approved based on the information provided by the consultant. Council is not liable for any design or constructability issues experienced on-site. All necessary steps must be taken prior to construction to validate the information in the designs, including locating services. Should any changes be required to the design to ensure it can be constructed in compliance with relevant engineering standards; a Minor Change application (Section 78 of the *Planning Act 2016*) must be submitted and approved by Council prior to lodging a request for a Pre-Start meeting.
H	**Further development permits / compliance permits** Further development permits and/or compliance permits from Council are required to facilitate the development of the approved works identified in this decision notice. These include: **Transport Assessment** - Operational works - infrastructure **Landscape Assessment** - Operational works - landscape works

	Plumbing and Drainage - Permit for plumbing and drainage work **Contributed Assets** - Connections / disconnections: Application to work on the City's infrastructure **Development Assessment** - Operational works - infrastructure A copy of this decision notice and accompanying stamped drawings / plans must be submitted with any subsequent application identified above. Subsequent development applications (i.e.: Operational works) will be assessed in accordance with the City Plan Version at the time of lodgement (excluding instances where Variation / Preliminary approval exists).
I	**Connections to, alteration or realignment of Council infrastructure** Where development works require the connection to, alteration, removal or realignment of Council infrastructure or impact on other public utility infrastructure (e.g. telecommunications, electricity and gas), the applicant must obtain the necessary approvals from the relevant public utility authority prior to works commencing. Connection to, alteration, removal or realignment of Council infrastructure includes (but is not limited to) fire hydrants, water service meters, sewer maintenance hole covers, stormwater drainage infrastructure, reinstatement of maintenance hole covers, stormwater drainage infrastructure, crossovers, footpaths, road pavement, kerb and channel, kerb ramps, medians, traffic islands, road furniture, signage and line-marking.
J	**Operational Works meeting prior to lodgement** Council encourages pre-lodgement meetings to discuss any water and sewer matters of significance prior to the submission of an application for Operational Works. This will serve to streamline any future Operational Works application and can minimise construction issues. To arrange a meeting please visit: https://www.goldcoast.qld.gov.au/Planning-building/Development-applications/Development-application-pre-lodgement-advice
K	**Compliance with conditions** Once this development approval takes effect, the conditions attach to the land and are applicable in perpetuity. It is a development offence to contravene a development approval, including any of its conditions.
L	**Advertising Devices** No advertising device(s) is to be erected on the premises without the necessary approval under Council's *Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016.* The applicant should contact Council's Customer Contact Centre on (07) 56675987 to discuss licensing requirements.
M	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

	a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
N	**Infrastructure charges** Infrastructure charges are now levied under a Charges Resolution by way of an Infrastructure Charges Notice, which accompanies this decision notice.
O	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e., pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes. f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where

	ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
P	**Weeds, pest animals and ants** Biosecurity Queensland of the Department of Agriculture and Fisheries leads the Government's efforts to prevent, respond to and recover from pests and diseases threatening agricultural prosperity, the environment, social amenity and human health. All landscape materials, including but not limited to, soils, mulch, grass, gravel, potted or ex-ground plants, pavers and timber used in landscape treatments must be free from weeds, pest animals and ants.
Q	**Fire ant control** Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The Biosecurity Regulation 2016 specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: • reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; • cleaning machinery, vehicles, and equipment before arriving at or leaving sites; • complying with treatment requirements where a site falls within a suppression treatment area; • ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and • reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au.
R	**Advertising Devices** No advertising device(s) is to be erected on the premises without the necessary approval under Council's *Local Law No. 16 (Licensing) 2008 and Subordinate Local law 16.8 (Advertising Devices) 2016.* The applicant should contact Council's Customer Contact Centre on (07) 56675987 to discuss licensing requirements.
S	**Incorporation of Equitable Access at the Detailed Design Stage** All public spaces and facilities within the development must provide equitable access, including continuous accessible paths of travel, in compliance with the *Commonwealth Disability Discrimination Act (1992)* and the Disability (Access to Premises – Buildings) Standards 2010.

PART C: OPW CONDITIONS – Lot 212	
General	
1	**Timing**

	a All conditions of this development approval must be complied with at no cost to Council at all times unless otherwise stated in another condition.
2	**Approved drawings** Undertake and maintain the development generally in accordance with the following drawings including as amended in red by the Council:

Drawing Title	Author	Date	Drawing No.	Ver
Drawing index and locality plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 001 - A	A
General notes sheet 1 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 002 - A	A
General notes sheet 2 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 003 - A	A
Legend	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 004- A	A
Existing layout plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 010 - A	A
Erosion and sediment control plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 050 - A	A
Erosion and sediment control notes and details	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 051 - A	A
Bulk earthworks cut to fill layout plan sheet 1 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 100 - A	A
Bulk earthworks cut to fill layout plan sheet 2 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 101 - A	A
Retaining wall control line setout and typical details	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 120 - A	A
Retaining wall longitudinal sections	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 130 - A	A
Bulk earthworks finished surface layout plan	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 200 - A	A
Bulk earthworks finished surface cross sections	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 210 - A	A
Drawing index and locality plan	Gassman Development	8/01/2026	DWG NO. 6397 ENG BE	A

	Perspectives		001 - A	
General notes sheet 1 of 2	Gassman Development Perspectives	8/01/2026	DWG NO. 6397 ENG BE 002 - A	A

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

3 When the approval lapses if works is not completed

This approval will lapse if the works is not completed within six years of works having substantially started, in accordance with section 88 of the Planning Act 2016.

Engineering

4 Rectification of Council's infrastructure

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

b Maintain the rectified Council infrastructure at no cost to Council until the asset is accepted "off maintenance" by the City in accordance with the procedures in City Plan Policy SC6.12 – Land development guidelines, Section 6 – Water supply and sewerage reticulation standards, Section 7 – Procedures, Section 8.5 – As-constructed requirements, Section 9 - Specifications and Section 10 – Standard drawings.

5 Earthworks and private retaining walls

a Construct the earthworks and private retaining walls identified in the approved drawings condition at no cost to Council in accordance with the standards and procedures in City Plan Policy SC6.12 – Land development guidelines.

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

c Lots 212 and 213 are subject to shared retaining walls where located on the property boundary as identified on the approved drawings. Both property owners are responsible for maintaining the retaining wall.

Stormwater Drainage

6 Overland flow paths and hydraulic alterations

The development must not cause loss or damage as a result of:

i Increase peak flow rates downstream from the site;

ii Increase flood levels external to the site; and

iii Increase duration of inundation external to the site.

7 Erosion and sediment control

a Implement the erosion, sediment and dust control measures identified in the approved drawings at no cost to Council.

b Undertake works generally in accordance with the operational works approval and include in particular:

i Sediment controls must be maintained and amended as necessary to ensure that the measures implemented conform to the Construction Phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A).

ii Erosion, sediment and dust control measures must be implemented in accordance with the approved plan/drawings and the Best Practice Erosion & Sediment Control (IECA Australasia, November 2008).

iii Sediment control structures (e.g. sediment fence) must be placed at the base of all materials imported on-site to mitigate any sediment runoff.

iv A perimeter bund and/or diversion drain must be constructed around the disturbed area to prevent any outside clean stormwater from mixing with polluted/contaminated stormwater.

v All polluted/contaminated water from the site, including dewatering discharge, must be treated to achieve the water quality objectives in Table 8.2.1 of the Queensland Water Quality Guidelines (DERM, September 2009) prior to discharging from the site.

vi Inspections for erosion and sediment control measures are to occur in accordance with the compliance procedures in City Planning Policy SC6.12 – Land development guidelines, section 4.5.17.1.2 – Compliance including the certification of implemented erosion and sediment controls on site by a suitably qualified professional.

Construction Management

8 **Certification of works – Civil Engineering**

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

Civil Engineering

Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Appendix A Certification from the Land Development Guidelines	Upon practical completion of works	N/A	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

i All works have been undertaken generally in accordance with the approval.

Civil Engineering

Certified document	**Certification date**	**Plan/ Drawing**	**Expert discipline**	**Requesting Council Section**
Design and inspection intent certificate for retaining walls	Upon practical completion of works	-	Registered Professional Engineer of Queensland (RPEQ)	Contributed Assets

The certification is to confirm:

i The retaining walls have been designed in accordance with relevant standards

(i.e.: AS4678).

ii Retaining walls have been adequately completed with inspections undertaken at the following stages:

- Footing (including excavation and re-enforcement);
- Drainage behind the wall (including geo-fabric, backfill and perforated pipe); and
- Completion (including point of stormwater discharge).

9 Supervision of works

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

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

10 Availability of approved plans, drawings and reports

Retain a copy of this decision notice and stamped approved plans, drawings and reports on site at all times during construction. Any contractors undertaking approved work (including tree removal or relocations) must be directly provided with a copy of these conditions and instructed as to the need to comply with them.

11 Haulage access/site management plan

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

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

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

ii Provide Loading/unloading operations.

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

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

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

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

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

12 Transport of soil / fill / excavated material

During the transportation of soil and other fill / excavated material:

a All trucks hauling soil, or fill / excavated material must have their loads secure and covered.

b Any spillage that falls from the trucks or their wheels must be collected and removed from the site and streets along which the trucks travel on a daily basis.

c Prior to vehicles exiting the site, measures must be taken to remove the soil from the wheels of the vehicles to prevent soil and mud being deposited on public roads.

13 Pre-start inspection

Arrange a pre-start inspection prior to the commencement of works to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines for the following:

Purpose	Council contact
Review and discuss Operational works – change to ground level approval	Contributed Assets 07 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

14 Hold point inspection

Arrange a hold point inspection to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines/Landscape work code of the City Plan for the following:

Purpose	Hold Point	Council contact
Confirm works have been undertaken in accordance with the operational works approval and associated hold point requirements identified in SC6.12 City Plan Policy – Land development guidelines	As indicated in SC6.12 City Plan Policy – Land development guidelines	Contributed Assets (07) 5582 9034

Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.

15 Practical Completion

Arrange a practical completion meeting to complete the requirements identified in City Plan Policy SC6.12 – Land development guidelines, section 7.3.1 City civil engineering inspections for the following:

Purpose	Hold Point	Council contact
Confirm completion of works have been undertaken in accordance with this approval	Prior to receiving a practical completion letter	Contributed Assets 07 5582 9034

	Copies of applicable material including this decision notice and stamped approved plans, drawings and reports are to be available for the meeting and kept on site during construction.
Advice Notes	
A	**Indigenous cultural heritage legislation and duty of care requirement** The *Aboriginal Cultural Heritage Act 2003* ('**ACHA**') is administered by the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP). The ACHA establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care: a Is not negated by the issuing of this development approval; b Applies on all land and water, including freehold land; c Lies with the person or entity conducting an activity; and d If breached, is subject to criminal offence penalties. Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The applicant should contact DSDSATSIP's Cultural Heritage Coordination Unit on 1300 378 401 for further information on the responsibilities of developers under the ACHA.
B	**Encroachment of works** If any operational works, the subject of this approval encroaches on adjoining land, a letter from the adjoining owner must be submitted to Council consenting to the carrying out of these works.
C	**Applicant responsibilities** The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this decision notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without liming this obligation, the applicant is responsible for: a Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this approval can be lawfully commended and to carry out the activity for its duration. b Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the *Environment Protection Act 1994* of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'). c Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval). d Ensuring existing survey marks, including cadastral marks at property corners, i.e., pegs or cadastral reference marks in the road reserve (permanent surveys marks, buried iron pins, and various marks in concrete or bitumen structure) are not interfered with. A Consulting Cadastral Surveyor must be contacted if survey marks are disturbed or destroyed during any works in relation to this or related approvals, to investigate and determine if any further action is required. More information on interference with survey marks is available under Section 42 of the *Survey and Mapping Infrastructure Act 2003.* e Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this decision notice and applicable codes.

	f Providing Council with proof of payment of the Portable Long Service Leave building construction levy (or proof of appropriate exemption) where the total value of the building and construction works exceeds $150,000 (excluding GST). Acceptable proof of payment is a Q. Leave –Notification and Payment Form approved by the Authority. Proof of payment must be provided before Council can issue a development permit for the Operational works. This is a requirement of section 77(1) of the Building and Construction Industry (Portable Long Service Leave) Act 1991. g Making payment of any outstanding Council rates and charges applicable to the development site prior to the lodgement of subdivision plans. h Obtaining any necessary local government/state approvals where works require the installation of temporary ground anchoring into adjacent Road Reserves. Where ground anchoring is proposed into an adjacent private property, approval from the relevant property owners(s) is required.
D	**Water usage** The use of potable water is not permitted in activities associated with road and pavement construction, the compaction of fill material or dust suppression. The use of recycled water is encouraged, especially where other alternative sources do not exist. Where recycled water is proposed to be used, contact the Water and Waste Recycled Water Management Team. More information is available for viewing on Council's website http://www.goldcoast.qld.gov.au/environment/recycled-water-for-industry-7900.html.
E	**Fire ant control** Most of the Gold Coast is located within Biosecurity zone 2 and must remain vigilant for the presence of fire ants. Under the Biosecurity Act 2014 all Queenslanders have a general obligation to take all reasonable steps to prevent the spread of fire ants. This obligation applies to individuals and organisations whose activities involve the movement or storage of fire ant carriers. The Biosecurity Regulation 2016 specifies how fire ant carriers such as soil, mulch, turf, potted plants, machinery, equipment, quarry, and mining materials originating from fire ant biosecurity zones must be managed throughout all stages of development. Other fire ant-safe practices include: • reporting suspect fire ant activity within 24 hours, by calling 132 ANT (13 22 68) or using our online form; • cleaning machinery, vehicles, and equipment before arriving at or leaving sites; • complying with treatment requirements where a site falls within a suppression treatment area; • ensuring contractors and workers are aware of their General Biosecurity Obligation and apply fire ant safe practices; and • reviewing fire ant biosecurity zones monthly. If you are unable to meet these requirements, you must apply for a biosecurity instrument permit. For more information visit https://www.fireants.org.au.
Property Notifications	
A	**Shared retaining walls** There are development approval conditions applicable in relation to shared retaining walls on this lot/subsequent lots. Property owner(s) for lots 212 & 213 must ensure compliance with these condition(s). Refer to Council of the City of Gold Coast's Decision Notice COM/2026/4. A copy of Council's Decision Notice is available for viewing on Council's website www.goldcoastcity.com.au/pdonline.

Statement of reasons (given under section 63(5) of the *Planning Act 2016*)

Details of proposed development	The proposed development is for a material change of use to establish Industry (modular building assembly and ancillary office), reconfiguring a lot for a Boundary realignment and operational works for a change to ground level.

Assessment benchmarks	The following assessment benchmarks applied to the proposed development:
	• M38 Place Code
	• Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011, codes:
	  o Change to Ground Level and Creation of New Waterbodies Specific Development Code
	  o Landscape work Specific Development Code
	  o Reconfiguring a Lot Specific Development Code
	  o Works for Infrastructure Specific Development Code
	  o Car Parking, Access and Transport Integration Constraint Code
	  o Sediment and Erosion Control Constraint Code

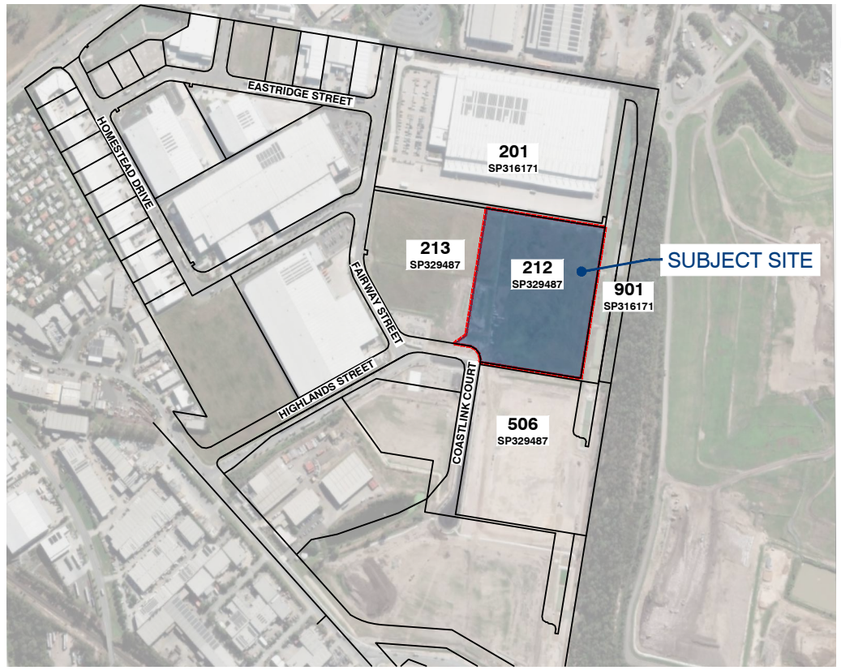
Relevant matters	Not applicable – Code assessment
Matters raised in submissions	Not applicable – Code assessment
Reasons for decision	An assessment of the development application was carried out against the assessment benchmarks listed above and was determined to comply. A summary of the main reasons for the decision are as follows: • The proposed development complies with the M38 Place Code and relevant codes of the Gold Coast Planning Scheme 2003, Version 1.2, Amended November 2011. • The proposed boundary realignment will increase the road frontage for proposed Lot 212 supporting a more functionally efficient development. • The proposed industrial warehouse design is consistent with the existing and planned industrial development in the surrounding area and provides an attractive appearance to the street frontage. • The proposed 24 hours / 7 days a week operation will not result in any adverse amenity impacts as the development is located over 600m away from the closest sensitive receivers.
Matters prescribed by a regulation	Not applicable

gassman development perspectives
1985
planning | environment | landscape | engineering | survey
T: 3807 3333 | F:3287 5461 | www.gassman.com.au
Gold Coast | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

OPERATIONAL WORKS FOR CHANGE TO GROUND LEVEL

DRAWING INDEX

DRAWING No.	REV No.	DRAWING TITLE
6397 ENG BE 001	A	DRAWING INDEX AND LOCALITY PLAN
6397 ENG BE 002	A	GENERAL NOTES SHEET 1 OF 2
6397 ENG BE 003	A	GENERAL NOTES SHEET 2 OF 2
6397 ENG BE 004	A	LEGEND
6397 ENG BE 010	A	EXISTING LAYOUT PLAN
6397 ENG BE 050	A	EROSION AND SEDIMENT CONTROL LAYOUT PLAN
6397 ENG BE 051	A	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
6397 ENG BE 100	A	BULK EARTHWORKS CUT TO FILL LAYOUT PLAN SHEET 1 OF 2
6397 ENG BE 101	A	BULK EARTHWORKS CUT TO FILL LAYOUT PLAN SHEET 2 OF 2
6397 ENG BE 120	A	RETAINING WALL CONTROL LINE SETOUT AND TYPICAL DETAILS
6397 ENG BE 130	A	RETAINING WALL LONGITUDINAL SECTIONS
6397 ENG BE 200	A	BULK EARTHWORKS FINISHED SURFACE LAYOUT PLAN
6397 ENG BE 210	A	BULK EARTHWORKS FINISHED SURFACE CROSS SECTIONS



LOCALITY PLAN
1:5000 (A1)

CLIENT

FPI QLD PTY LTD

FRASERS PROPERTY

SITE ADDRESS

LOT 212 & 213 ON SP3291487
6 & 10 COASTLINK COURT, STAPYLTON, QLD 4207

ISSUED FOR APPROVAL

DWG NO. 6397 ENG BE 001 - A

JANUARY 2026

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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

This approval endorses the Change to Ground Level (earthworks and retaining structures) alone, not including any other works.

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GENERAL NOTES

1. CONTRACT DOCUMENTATION
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT SPECIFICATION AND CoGC STANDARD DRAWINGS AND SPECIFICATIONS.

2. DATUM
LEVELS SHOWN ON THE PLANS ARE A.H.D.

3. SURVEY SETOUT
THE SURVEY SET OUT INFORMATION TO ALLOW THE CONTRACTOR TO ACCURATELY SET OUT THE WORKS HAS BEEN ESTABLISHED ON SITE BY THE PRINCIPAL'S SURVEYOR. THE CONTRACTOR IS NOT TO SCALE FROM THESE PLANS AS A MEANS OF OBTAINING SETOUT INFORMATION.

4. EXISTING SURVEY CONTROL STATIONS
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EXISTING SURVEY CONTROL STATIONS ARE NOT DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES. SHOULD THE CONTRACTOR IDENTIFY ANY CONFLICT BETWEEN EXISTING SURVEY CONTROL AND THE REQUIRED CONTRUCTION ACTIVITIES THE SUPERINTENDENT IS TO BE NOTIFIED IMMEDIATELY.

5. EXISTING SERVICES
THE LOCATION OF EXISTING SERVICES WHERE SHOWN ON THE PLANS ARE INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE RELEVANT SERVICE AUTHORITIES TO ASCERTAIN THE EXACT LOCATION OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORKS AND TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE EXISTING SERVICES.

6. SITE ACCESS
THE CONTRACTOR SHALL ONLY GAIN ACCESS TO THE SITE VIA ACCESS LOCATIONS APPROVED BY THE SUPERINTENDENT. FREEDOM OF ACCESS TO OTHER WORK AREAS ON THE SITE SHALL BE MAINTAINED AT ALL TIMES.

7. PROVISION FOR TRAFFIC
PROVISION FOR TRAFFIC ON LOCAL ROADS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CoGC COUNCIL REQUIREMENTS.

8. WORK EXTENT
THE CONTRACTOR IS TO RESTRICT ACTIVITIES TO THOSE AREAS DESIGNATED AS WORKS AREAS UNDER THE CONTRACT. AT NO TIME IS THE CONTRACTOR TO ENTER ADJOINING PROPERTIES OR CONTRACT AREAS WITHOUT THE WRITTEN AUTHORISATION OF THE SUPERINTENDENT.

9. TESTING
ALL TESTING IS TO BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY IN ACCORDANCE WITH THE PROJECT SPECIFICATION AND REQUIREMENTS OF CoGC COUNCIL.

10. "AS CONSTRUCTED" SURVEY
"AS CONSTRUCTED" SURVEY SHALL BE CARRIED OUT BY THE PRINCIPAL'S SURVEYOR AS WORK PROCEEDS. THE CONTRACTOR IS TO PROVIDE ADEQUATE NOTICE TO THE PRINCIPAL'S SURVEYOR ON WHEN THIS IS REQUIRED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF CoGC COUNCIL.

11. MAINTENANCE OF SITE CONDITION
AT THE COMPLETION OF WORKS THE SITE IS TO BE LEFT IN A CLEAN AND TIDY CONDITION TO THE SATISFACTION OF THE SUPERINTENDENT AND CoGC.

EARTHWORKS

1. PRECEDENCE
EARTHWORKS SPECIFICATION PREPARED BY PROJECT GEOTECHNICAL ENGINEER TO TAKE PRECEDENCE OVER STANDARD COUNCIL EARTHWORKS NOTES.

2. TOPSOIL STRIPPING
TOPSOIL SHALL BE STRIPPED ACROSS THE ENTIRE LIMIT OF THE EARTHWORKS CUT AND FILL AREAS AND SHALL BE STOCKPILED IN A LOCATION APPROVED BY THE SUPERINTENDENT. THE EXISTING STRATA IS TO BE TREATED IN ACCORDANCE WITH THE SPECIFICATION PRIOR TO PLACING ANY FILL.

3. EARTHWORKS LEVELS
EARTHWORKS LEVELS SHOWN ON THE DRAWING ARE TO FINISHED SURFACE LEVELS AND INCLUDE 100mm OF TOPSOIL. THE CONTRACTOR SHALL VERIFY BENCH MARK LEVELS AND ADVISE THE SUPERINTENDENT OF ANY DISCREPANCY BEFORE COMMENCEMENT OF CONSTRUCTION.

4. UNDESIRABLE MATERIAL
THE ENTIRE SITE/WORK AREAS SHALL BE CLEARED OF ALL UNDESIRABLE MATTER. THIS SHALL INCLUDE DEAD TIMBER, GRASS, OLD FOUNDATIONS, CONCRETE, MASONRY REMAINS, GARBAGE, DEBRIS AND ALL OTHER OBSTRUCTIONS TO THE WORKS UNLESS NOTED OTHERWISE. HOLES LEFT BY THE REMOVAL OF ANY OF THE ABOVE SHALL BE FILLED WITH APPROVED COMPACTED MATERIAL WITH PROPERTIES AT LEAST SIMILAR TO INSITU SOILS.

5. COMPACTION STANDARD
FILL MATERIAL SHALL BE COMPACTED TO THE FOLLOWING STANDARD, WHERE DRY DENSITY RATIO IS DETERMINED IN ACCORDANCE WITH AS 1289 USING STANDARD COMPACTION METHODS.
a. 100% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 80% IN COHESIONLESS MATERIAL FOR ROAD SUBGRADE.
b. 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 65% IN COHESIONLESS MATERIAL FOR ALL AREAS OTHER THAN THE ROADWAY AND BUILDING PADS.
c. 98% DRY DENSITY RATIO IN COHESIVE MATERIAL OR 70% IN COHESIONLESS MATERIAL FOR BUILDING PADS.

5. PAVEMENT DEPTHS
EARTHWORKS VOLUMES DO NOT INCLUDE DESIGN PAVEMENT DEPTHS AS INDICATED ON THE TYPICAL BULK EARTHWORKS ROAD SECTION.

6. TESTING
ALL EARTHWORKS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3798 UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT. ALL COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A TESTING AUTHORITY.

7. ROCK
THE CONTRACTOR IS TO INCLUDE ROCK EXCAVATION AS PART OF THEIR EARTHWORKS RATES UNLESS SCHEDULED OTHERWISE WITHIN THE CONTRACT DOCUMENT.

8. DAMS AND PONDS
WHERE POSSIBLE, WATER FROM DAMS AND PONDS SHALL BE MAINTAINED AND UTILISED FOR CONSTRUCTION PURPOSES AND DUST SUPPRESSION. DAMS AND PONDS NOT TO BE RETAINED SHALL BE DEWATERED, CLEARED OF ANY FOREIGN MATTER AND ORGANIC MATERIAL WITH THIS MATERIAL TO BE REMOVED OFF SITE.

9. RETAINING STRUCTURES
THE DESIGN AND STRUCTURAL CERTIFICATION OF RETAINING STRUCTURES SHALL BE UNDERTAKEN BY THE CONTRACTOR'S STRUCTURAL ENGINEER (RPEQ) IN CONSULTATION WITH THE PROJECT'S CIVIL ENGINEER AND LANDSCAPE CONSULTANT. THE CONTRACTOR IS RESPONSIBLE FOR THE SUBMISSION AND APPROVAL COORDINATION OF THE ASSOCIATED DRAWINGS AND CERTIFICATION TO GCCC. A COPY OF THIS SUBMISSION IS TO BE PROVIDED TO THE SUPERINTENDENT.

10. TOPSOIL REPLACEMENT
ALL BATTERS AND ALLOTMENT CUT & FILL AREAS SHALL BE TOP SOILED FROM ONSITE STOCKPILES. IF DIRECTED BY THE SUPERINTENDENT THE TOPSOIL SHALL BE SCREENED PRIOR TO PLACING. THE CONTRACTOR SHALL ALLOW IN THEIR RATE FOR SCREENING AND THE DISPOSAL OF REJECT MATERIAL TO TIP OFFSITE INCLUDING ALL FEES. THE CONTRACTOR MUST ENSURE THAT THE STRIPPING SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO AVOID CONTAMINATION BY OVER CUTTING. IF TOPSOIL IS CONTAMINATED BY OVER CUTTING AND DETERMINED NOT SUITABLE FOR REUSE BY THE SUPERINTENDENT, THE CONTRACTOR SHALL BEAR THE COST OF REMOVAL FROM SITE OF ALL CONTAMINATED TOPSOIL AND THE COST TO SUPPLY AND IMPORT SUITABLE TOPSOIL FOR RE-SPREADING.

11. GRASSING / SEEDING
ALL CUT & FILL AREAS AND DISTURBED AREAS SHALL BE GRASSED OR SEEDED TO THE SATISFACTION OF THE SUPERINTENDENT.

12. STOCKPILES
ALL MATERIAL/SPOIL ARISING FROM WORKS ON SITE SHALL BE COMPACTED TO AN APPROPRIATE STANDARD WITHIN THE FILL AREAS OF FUTURE STAGES AS NOMINATED BY THE SUPERINTENDENT. THE CONTRACTOR IS NOT TO CREATE STOCKPILES OF SURPLUS MATERIALS UNLESS WRITTEN AUTHORIZATION IS RECEIVED FROM THE SUPERINTENDENT.

SEDIMENT AND EROSION

1. THE OBJECTIVES OF THE EROSION AND SEDIMENT CONTROL PROGRAM ARE:
   a. ALLOW STORMWATER TO PASS THROUGH THE SITE IN A CONTROLLED MANNER AT NON-EROSIVE FLOW VELOCITIES.
   b. MINIMISE SOIL EROSION FROM WATER AND WIND
   c. MINIMISE ADVERSE EFFECTS OF SEDIMENT RUNOFF.
   d. MINIMISE OR PREVENT ENVIRONMENTAL HARM ASSOCIATED WITH DISCHARGE FROM THE CONSTRUCTED SITE.
   e. ENSURE THAT THE VALUE AND USE OF RESIDENTIAL AND INDUSTRIAL PROPERTIES ADJACENT TO THE DEVELOPMENT ARE NOT DIMINISHED AS A RESULT OF THE MIGRATION OF SEDIMENT FROM THE DEVELOPMENT.

2. THE EROSION AND SEDIMENT CONTROL PROGRAM SHALL COMPLY WITH THE ENVIRONMENTAL BEST ENGINEERING GUIDELINES FOR QUEENSLAND CONSTRUCTION SITES. THE CURRENT INSTITUTION OF ENGINEERS AUSTRALIA AND LOCAL AUTHORITY GUIDELINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTIONS INCLUDING THE MAINTENANCE PERIOD. NOTWITHSTANDING THE FINISHED EARTHWORK DESIGN SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT ADDITIONAL SEDIMENT CONTROL MEASURES AND DEVICES USING BEST PRACTICES AS NECESSARY TO MINIMISE THE QUANTITY LEAVING THE SITE DURING CONSTRUCTION AND UPON COMPLETION OF EARTHWORKS.

3. THE CONTRACTOR IS TO FOLLOW CONSTRUCTION PHASE AS OUTLINED IN THE CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPLACED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%. ALL PERIMETER BANK/SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT ANY DOWNSTREAM CONSTRUCTION AND GULLY INLETS. INLETS TO HAVE SILT PROTECTION IN ACCORDANCE WITH KERB INLET PROTECTION DETAIL AT LOCATIONS SHOWN OR AS INDICATED BY THE ENGINEER.

4. PRIOR TO THE COMMENCEMENT OF EARTHWORKS, THE CONTRACTOR IS TO CARRY OUT SOIL TESTING (IF REQUIRED BY SUPERINTENDENT) TO DETERMINE THE DISPERSIVE CHARACTERISTICS OF THE SOIL AND RESULTS TO BE GIVEN TO THE ENGINEERS SO THE FINALIZATION OF THE EROSION AND SEDIMENT CONTROL PLAN CAN BE COMPLETE.

5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN LOCATIONS AGREED WITH THE SUPERINTENDENT. CLEARING OF SITE AND STOCKPILE AREAS TO BE AS DIRECTED BY THE SUPERVISING ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AT ALL TIMES INCLUDING WEEKENDS AND PUBLIC HOLIDAYS.

6. SUITABLE ACCESS SHALL BE PROVIDED TO ALLOW MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES (IT IS TO BE NOTED THAT CLEARING SHALL ONLY OCCUR IN AREAS WHERE THERE IS NO OTHER ALTERNATIVE TO GAIN ACCESS TO THE LOCATION OF THE SEDIMENT CONTROL DEVICES). APPROVAL FOR REMOVAL OF PROTECTED SIZE VEGETATION MUST BE OBTAINED PRIOR TO CLEARING.

7. ROCK BUNDS TO BE PLACED AROUND ALL HEADWALLS DURING CONSTRUCTION.

8. 0.8m TURF IS TO BE PLACED BEHIND ON ALL BATTERS WITHIN PRIVATE OPEN SPACE STEEPER THAN 1:4 UNLESS OTHERWISE NOTED. THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE ENGINEER AND SHALL BE SEEDED, AS SPECIFIED, WITHIN 7 DAYS OF FINAL TRIMMING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT GRASS STRIKE RATES ARE ACHIEVED AT ON AND OFF MAINTENANCE INSPECTION IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

9. TURF IS TO BE PLACED FROM BACK OF KERB TO ROAD RESERVE BOUNDARY ON ALL ROADS AFTER EARTHWORKS ARE COMPLETE.

10. GEO-FABRIC LINING OF CHANNELS AND CHECK DAMS MAY BE REQUIRED SUBJECT TO THE SITE CONDITIONS.

11. FILLING AND OR MAINTENANCE OF EXISTING AND OR SEDIMENT BASINS MAY REQUIRE FLOCCULATION.

12. BATTERS WITHIN PUBLIC OPEN SPACE TO BE VEGETATED IN ACCORDANCE WITH THE APPROVED OPEN SPACE MANAGEMENT PLAN (OSMP).

13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN OUT GPT'S, SEDIMENT FOREBAYS AND ALL OTHER SEDIMENT CONTROL DEVICES DURING CONSTRUCTION AND PRIOR BOTH ON AND OFF MAINTENANCE INSPECTIONS WITH CoGC. THE CONTRACTOR SHALL ALLOW FOR THE COST OF THESE WORKS WITHIN THEIR SUBMITTED TENDER PRICE.

CONSTRUCTION SEQUENCE/SILT MANAGEMENT PROGRAM

1. PRE START
   a. ERECT SITE SIGNAGE, CONSTRUCT ENTRY AND EXIT POINT AS INDICATED CONSTRUCT VEHICLE WASH-DOWN AREA AND ASSOCIATED SILT MANAGEMENT DEVICES.
   b. CONSTRUCT SITE OFFICE AND STORAGE COMPOUND AREA
   c. ERECT SILT FENCE AT LOW POINTS OF THE SITE AS DEMONSTRATED
   d. ERECT TEMPORARY TREE PROTECTION FENCING FOR VEGETATION TO BE RETAINED IN ACCORDANCE WITH AN OPW (TREE CLEARING) APPROVAL OR IN ACCORDANCE WITH AS4970 PROTECTION OF TREES ON DEVELOPMENT SITE.
   e. CONSTRUCT ROCK CHECK DAMS AND SILT FENCE DOWN STREAM OF BASIN.
   f. CONSTRUCT BASIN TO FULL DEPTH.
   g. CONSTRUCT BALANCE OF BASIN IN CONJUNCTION WITH CLEARING AND BULK EARTHWORKS OPERATIONS.
   h. BASIN TO BE UTILISED AS A TEMPORARY SEDIMENT BASIN. DO NOT FILL IN FILTRATION MATERIAL UNTIL CONSTRUCTION OF DEVELOPMENT IS COMPLETE.

2. CLEARING AND BULK EARTHWORKS
THERE SHALL BE NO CLEARING OF PROTECTED SITE VEGETATION WITHOUT AN APPROVED TREE CLEARING PLAN WHICH SHALL BE IN ACCORDANCE WITH AS4970.
SILT FENCE, SAND BAGS AND EARTH RILLS WITHIN ROADS TO BE ERECTED AS INDICATED OR REQUIRED DURING CLEARING & EARTHWORKS.
SUPERINTENDENT TO CONFIRM THE EXTENT OF CLEARING PRIOR TO COMMENCEMENT OF WORKS.

3. CONSTRUCTION OF SEWER/ROOFWATER/ STORMWATER/SERVICES
EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH AND TO PROTECT PIPE WORK AND DIRECT SURFACE MATERIAL AWAY FROM EXCAVATIONS.
TOPSOIL AND GRASS SEED AREAS IN ALLOTMENTS IMMEDIATELY AFTER COMPLETING THE SEWER AND ROOFWATER DRAINAGE CONSTRUCTION.
DEPRESS GROUND AROUND TEMPORARY FIELD INLETS TO CREATE SILT POND.

4. CONSTRUCTION – SEDIMENT BASINS
SEDIMENT BASIN TO BE CONSTRUCTED TO THE EARTHWORK PROFILES SHOWN.
STORMWATER OUTLET PIPES TO BE TEMPORARY BLOCKED OFF UNTIL DECOMMISSIONING OF SEDIMENT BASIN (SUBSEQUENT TO CONSTRUCTION OF ALL STAGES).
PLACE SPOIL FROM SEDIMENT BASIN INTO ALLOCATED AREAS AS ENGINEERED FILL IN ACCORDANCE WITH THE STAGING ORDER.
SEDIMENT BASIN SHALL ONLY BE REMOVED AFTER APPROVAL BY SUPERINTENDENT AND COUNCIL.

5. CONSTRUCTION – STOCKPILING
TEMPORARY SILT FENCE TO BE ERECTED 5m FROM TOE OF BATTER ON LOW SIDE OF STOCKPILING.
STOCKPILE SITE TO BE CLEARED OF ADJACENT PROPERTY BOUNDARIES SO AS NOT TO CAUSE NUISANCE TO ADJOINING PROPERTIES.
NO STOCKPILES ARE TO BE LOCATED WITHIN THE DRIP ZONE OR STRUCTURAL ROOT ZONE OF ANY RETAINED VEGETATION.

6. CONSTRUCTION – ROADWORKS
SILT FENCES TO ALLOTMENTS TO BE ERECTED.
KERB INLET PROTECTION TO BE PROVIDED TO ALL GULLIES.

7. CONSTRUCTION – ALLOTMENTS
TOPSOIL AND SEED ALLOTMENTS.
SILT FENCES TO ALLOTMENTS TO BE RE-ERECTED.
COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATE THE GRASS STRIKE IS SUFFICIENT (80% WITHIN 30 CALENDAR DAYS OF FINAL ALLOTMENT RIMMING).

8. POST CONSTRUCTION – ALLOTMENTS
TOPSOIL AND GRASS SEED ALL ALLOTMENTS.
COVERS TO GULLY GRATES TO BE REMOVED IF THE SUPERINTENDENT INDICATES THE GRASS STRIKE IS SUFFICIENT (80% WITHIN 30 CALENDAR DAYS OF FINAL ALLOTMENT TRIMMING).

9. POST CONSTRUCTION – BASIN
BASIN TO CONTINUE ACTING AS SEDIMENT BASIN UNTIL COMPLETION OF ALL STAGES.

10. POST CONSTRUCTION – ROAD RESERVES
TOPSOIL AND TURFING IS TO BE PROVIDED BEHIND KERB.

11. MAINTENANCE (PRE TO POST CONSTRUCTION)
THE SILT FENCES ARE TO BE INSPECTED WEEKLY.
ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY.
SILT AFTER RAIN IS TO BE CLEANED FROM STREETS AND ALLOTMENTS IMMEDIATELY AND CORRECTIVE ACTION TAKEN TO AVOID A RE-OCCURRENCE OF THE FAILURE.

12. BASIN CONSTRUCTION
PRIOR TO COMMENCING CONSTRUCTION OF THE DETENTION BASIN THE DIVERSION OF SURFACE WATER FROM THE PROPOSED WORK AREAS, USING MEASURES SUCH AS OPEN DRAINS/SUMPS, ARE REQUIRED TO AID IN SITE DE-WATERING.
BASIN TO CONTINUE ACTING AS SEDIMENT BASIN UNTIL 85% OF CATCHMENT CONSTRUCTION IS COMPLETE.
THE CLAY FILLING FOR THE BASIN WALLS SHALL BE PLACED IN HORIZONTAL LAYERS OF 200mm THICKNESS AND COMPACTED TO DENSITY RATIO WITHIN THE RANGE 98%-102% STANDARD COMPACTION (AS 1289.5.1.1). PLACEMENT MOISTURE CONTENT SHOULD BE WITHIN THE RANGE OMC -1% TO OMC -2% (WHERE OMC = OPTIMUM MOISTURE CONTENT FOR STANDARD COMPACTION). CONTRACTOR TO PROVIDE SAFETY FENCING TO BASIN DURING CONSTRUCTION AND APPROPRIATE SIGNAGE (PERMANENT OR TEMPORARY).

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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

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Client:
FRASERS PROPERTY
FPI QLD PTY LTD

Project:
PROPOSED INDUSTRIAL FACILITY VANTAGE YATALA

Site Address:
6 & 10 COAST LINK COURT STAPYLTON, QLD 4207

RPD:

Lot:	202 AND 203
Plan:	SP329487
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	-
PSM:	-
RL:	-

ISSUE FOR APPROVAL

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THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR.
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH GENERAL NOTES.

Drawing Title:
GENERAL NOTES SHEET 1 OF 2

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMERES A3 REDUCED

Scale:

PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026

Drawing No: 6397 ENG BE 002
Revision A

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HES BASIN GENERAL NOTES

AUTO DOSER

1. PROVIDED AS EITHER 'FLOC BOX' OR 'IFOD-RAIN' DOSING UNIT OR APPROVED EQUIVALENT TO MANUFACTURERS SPECIFICATION.

2. DOSER AND SUPPLY OF FLOCCULANT TO BE PROVIDED ON LEVEL PAD 4mX4m WITHIN 10m OF DOSING POINT.

3. ALL-WEATHER ACCESS TRACK TO BE PROVIDED TO DOSER.

4. FLOCCULANT PROVIDED AS TURBICLEAR (ACH) OR APPROVED EQUIVALENT. IF ALTERNATIVE FLOCCULANT USED THEN THE BASIN SIZE IS TO BE INCREASED ACCORDING TO JAR SETTLEMENT TEST (REFER TO TABLE BELOW).

JAR SETTLEMENT AFTER 15 MINS	MULTIPLICATION FACTOR TO SETTLING ZONE
(mm)	VOLUME
50	x3.0
75	x2.0
100	x1.5
150	x1.0

BASIN CONSTRUCTION

MATERIALS

5. EARTH FILL: CLEAN SOIL WITH EMERSION CLASS 2(1), 3, 4 OR 5 AND FREE OF ROOTS, WOODY VEGETATION, ROCKS AND OTHER UNSUITABLE MATERIAL. SOIL WITH EMERSION CLASS 4 AND 5 MAY NOT BE SUITABLE DEPENDING ON PARTICLE SIZE DISTRIBUTION AND DEGREE OF DISPERSION. CLASS 2 (1) SHOULD ONLY BE USED UPON RECOMMENDATION FROM GEOTECHNICAL SPECIALIST.

6. SPILLWAY ROCK: HARD, ANGULAR, DURABLE, WEATHER RESISTANT AND EVENLY GRADED ROCK WITH 50% BY WEIGHT LARGER THAN THE SPECIFIED NOMINAL (D50) ROCK SIZE. LARGE ROCK SHOULD DOMINATE, WITH SUFFICIENT SMALL ROCK TO FILL THE VOIDS BETWEEN LARGER ROCK. THE DIAMETER OF THE LARGEST ROCK SHOULD BE NO LARGER THAN 1.5 TIMES THE NOMINAL ROCK SIZE. THE SPECIFIC GRAVITY SHOULD BE AT LEAST 2.5.

7. GEOTEXTILE FABRIC: HEAVY DUTY, NEEDLE-PUNCHED, NON-WOVEN CLOTH, MINIMUM 'BIDIM' A24 OR EQUIVALENT.

CONSTRUCTION

8. NOTWITHSTANDING ANY DESCRIPTION CONTAINED WITH APPROVED PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING THEMSELVES AS TO THE NATURE AND EXTENT OF THE SPECIFIED WORKS AND THE PHYSICAL AND LEGAL CONDITIONS UNDER WHICH THE WORKS WILL BE CARRIED OUT. THIS SHALL INCLUDE MEANS OF ACCESS, EXTENT OF CLEARING, NATURE OF THE MATERIALS TO BE EXCAVATED, TYPE AND SIZE OF MECHANICAL PLANT REQUIRED, LOCATION AND SUITABILITY OF WATER SUPPLY FOR CONSTRUCTION AND TESTING PURPOSES, AND ANY OTHER LIKELY MATTERS AFFECTING THE CONSTRUCTION OF THE WORKS.

9. REFER TO APPROVED PLANS FOR LOCATION, DIMENSIONS, AND CONSTRUCTION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.

10. BEFORE STARTING ANY CLEARING OR CONSTRUCTION, ENSURE ALL THE NECESSARY MATERIALS AND COMPONENTS ARE ON THE SITE TO AVOID DELAYS IN COMPLETING THE SEDIMENT BASIN ONCE WORKS BEGIN.

11. INSTALL REQUIRED SHORT TERM SEDIMENT CONTROL MEASURES DOWNSTREAM OF THE PROPOSED EARTHWORKS TO CONTROL SEDIMENT RUNOFF DURING CONSTRUCTION OF THE BASIN.

12. THE AREA TO BE COVERED BY THE EMBANKMENT, BORROW PITS AND INCIDENTAL WORKS, TOGETHER WITH AN AREA EXTENDING BEYOND THE LIMITS OF EACH FOR A DISTANCE NOT EXCEEDING FIVE (5) METRES ALL AROUND MUST BE CLEARED OF ALL TREES, SCRUB, STUMPS, ROOTS, DEAD TIMBER AND RUBBISH AND DISPOSED OF IN A SUITABLE MANNER. DELAY CLEARING THE MAIN BASIN AREA UNTIL THE EMBANKMENT IS COMPLETE.

13. ENSURE ALL HOLES MADE BY GRUBBING WITHIN THE EMBANKMENT FOOTPRINT ARE FILLED WITH SOUND MATERIAL, ADEQUATELY COMPACTED, AND FINISHED FLUSH WITH THE NATURAL SURFACE.

CUT-OFF TRENCH

14. BEFORE CONSTRUCTION OF THE CUT-OFF TRENCH OR ANY ANCILLARY WORKS WITHIN THE EMBANKMENT FOOTPRINT, ALL GRASS GROWTH AND TOPSOIL MUST BE REMOVED FROM THE AREA TO BE OCCUPIED BY THE EMBANKMENT AND MUST BE DEPOSITED CLEAR OF THIS AREA AND RESERVED FOR TOPDRESSING THE COMPLETED EMBANKMENT.

15. EXCAVATE A CUT-OFF TRENCH ALONG THE CENTRE LINE OF THE EARTH FILL EMBANKMENT. CUT THE TRENCH TO STABLE SOIL MATERIAL, BUT IN NO CASE MAKE IT LESS THAN 600mm DEEP. THE CUT-OFF TRENCH MUST EXTEND INTO BOTH ABUTMENTS TO AT LEAST THE ELEVATION OF THE OUTLET SPILLWAY CREST. MAKE THE MINIMUM BOTTOM WIDTH WIDE ENOUGH TO PERMIT OPERATION OF THE EXCAVATION AND COMPACTION EQUIPMENT, BUT IN NO CASE LESS THAN 600mm. MAKE THE SIDE SLOPES OF THE TRENCH NO STEEPER THAN 1:2 (H:V).

16. ENSURE ALL WATER, LOOSE SOIL, AND ROCK ARE REMOVED FROM THE TRENCH BEFORE BACKFILLING COMMENCES. THE CUT-OFF TRENCH MUST BE BACKFILLED WITH SELECT EARTH-FILL OF THE TYPE SPECIFIED FOR THE EMBANKMENT, AND THIS SOIL MUST HAVE A MOISTURE CONTENT AND DEGREE OF COMPACTION THE SAME AS SPECIFIED FOR THE CORE ZONE.

17. MATERIAL EXCAVATED FROM THE CUT-OFF TRENCH MAY BE USED IN THE CONSTRUCTION OF THE EMBANKMENT PROVIDED IT IS SUITABLE AND IT IS PLACED IN THE CORRECT ZONE ACCORDING TO ITS CLASSIFICATION.

EMBANKMENT

18. SCARIFY AREAS ON WHICH FILL IS TO BE PLACED BEFORE PLACING THE FILL.

19. ENSURE ALL FILL MATERIAL USED TO FORM THE EMBANKMENT MEETS THE SPECIFICATIONS CERTIFIED BY A SOIL SCIENTIST OF GEOTECHNICAL SPECIALIST.

20. THE FILL MATERIAL MUST CONTAIN SUFFICIENT MOISTURE SO IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION. PLACE FILL MATERIAL IN 150 TO 200mm CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL AREA AND THEN COMPACT BEFORE PLACEMENT OF FURTHER FILL.

21. UNLESS SPECIFIED ON THE APPROVED PLANS, COMPACT THE SOIL AT ABOUT 1% TO 2% WET OPTIMUM AND TO 95% MODIFIED OR 100% STANDARD COMPACTION.

22. WHERE BOTH DISPERSIVE AND NON-DISPERSIVE CLASSIFIED EARTH-FILL MATERIALS ARE AVAILABLE, NON-DISPERSIVE EARTH-FILL MUST BE USED IN THE CORE ZONE. THE REMAINING CLASSIFIED EARTH-FILL MATERIALS MUST ONLY BE USED AS DIRECTED BY THE SITE SUPERINTENDENT.

23. WHERE SPECIFIED, CONSTRUCT THE EMBANKMENT TO AN ELEVATION 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLING; OTHERWISE FINISHED DIMENSIONS OF THE EMBANKMENT AFTER SPREADING OF TOPSOIL MUST CONFORM TO THE DRAWING WITH A TOLERANCE OF 75mm FROM SPECIFIED DIMENSIONS.

24. ENSURE DEBRIS AND OTHER UNSUITABLE BUILDING WASTE IS NOT PLACED WITHIN THE EARTH EMBANKMENT.

25. AFTER COMPLETION OF THE EMBANKMENT ALL LOOSE UNCOMPACTED EARTH-FILL MATERIAL ON THE UPSTREAM AND DOWNSTREAM BATTER MUST BE REMOVED PRIOR TO SPREADING TOPSOIL.

26. TOPSOIL AND RE-VEGETATE/STABILISE ALL EXPOSED EARTH AS DIRECTED WITHIN THE APPROVED PLANS.

ESTABLISHING THE SETTLING POND

27. THE AREA TO BE COVERED BY THE STORED WATER OUTSIDE OF THE LIMITS OF THE BORROW PITS MUST BE CLEARED OF RUBBISH. TREES MUST BE CUT DOWN STUMP HIGH AND REMOVED FROM THE IMMEDIATE VICINITY OF THE WORK.

28. ESTABLISH ALL REQUIRED INFLOW CHUTES AND INLET BAFFLES IF SPECIFIED TO ENABLE WATER TO DISCHARGE INTO THE BASIN IN A MANNER THAT WILL NOT CAUSE SOIL EROSION OR THE RE-SUSPENSION OF SETTLED SEDIMENT.

29. INSTALL A SEDIMENT STORAGE LEVEL MARKER POST WITH A CROSS MEMBER SET JUST BELOW THE TOP OF THE SEDIMENT STORAGE ZONE (AS SPECIFIED ON THE APPROVED PLANS). USE AT LEAST A 75mm WIDE POST FIRMLY SET INTO THE BASIN FLOOR.

30. IF SPECIFIED, INSTALL INTERNAL SETTLING POND BAFFLES. ENSURE THE CREST OF THESE BAFFLES IS SET LEVEL WITH, OR JUST BELOW, THE ELEVATION OF THE EMERGENCY SPILLWAY.

31. INSTALL ALL APPROPRIATE MEASURES TO MINIMISE SAFETY RISK TO ON-SITE PERSONNEL AND THE PUBLIC CAUSED BY THE PRESENCE OF THE SETTLING POND. AVOID STEEP, SMOOTH INTERNAL SLOPES. APPROPRIATELY FENCE THE SETTLING POND AND POST WARNING SIGNS IF UNSUPERVISED PUBLIC ACCESS IS LIKELY OR THERE IS CONSIDERED TO BE AN UNACCEPTABLE RISK TO THE PUBLIC.

SPILLWAY CONSTRUCTION

32. THE SPILLWAY MUST BE EXCAVATED AS SHOWN ON THE PLANS, AND THE EXCAVATED MATERIAL IF CLASSIFIED AS SUITABLE, MUST BE USED IN THE EMBANKMENT, AND IF NOT SUITABLE IT MUST BE DISPOSED OF INTO SPOIL HEAPS.

33. ENSURE EXCAVATED DIMENSIONS ALLOW ADEQUATE BOXING-OUT SUCH THAT THE SPECIFIED ELEVATIONS, GRADES, CHUTE WIDTH, AND ENTRANCE AND EXIT SLOPES FOR THE EMERGENCY SPILLWAY WILL BE ACHIEVED AFTER PLACEMENT OF THE ROCK OR OTHER SCOUR PROTECTION MEASURES AS SPECIFIED IN THE PLANS.

34. PLACE SPECIFIED SCOUR PROTECTION MEASURES ON THE EMERGENCY SPILLWAY. ENSURE THE FINISHED GRADE BLENDS WITH THE SURROUNDING AREA TO ALLOW A SMOOTH FLOW TRANSITION FROM SPILLWAY TO DOWNSTREAM CHANNEL.

35. IF A SYNTHETIC FILTER FABRIC UNDERLAY IS SPECIFIED, PLACE THE FABRIC DIRECTLY ON THE PREPARED FOUNDATION. IF MORE THAN 1 SHEET OF FILTER FABRIC IS REQUIRED, OVERLAP THE EDGES BY AT LEAST 300mm AND PLACE ANCHOR PINS AT MINIMUM 1m SPACING ALONG THE OVERLAP. BURY THE UPSTREAM END OF THE FILTER FABRIC A MINIMUM 300mm BELOW GROUND AND WHERE NECESSARY, BURY THE LOWER END OF THE FABRIC OR OVERLAP A MINIMUM 300mm OVER THE NEXT DOWNSTREAM SECTION AS REQUIRED. ENSURE THE FILTER FABRIC EXTENDS AT LEAST 1000mm UPSTREAM OF THE SPILLWAY CREST.

36. TAKE CARE NOT TO DAMAGE THE FABRIC DURING OR AFTER PLACEMENT. IF DAMAGE OCCURS, REMOVE THE ROCK AND REPAIR THE SHEET BY ADDING ANOTHER LAYER OF FABRIC WITH A MINIMUM OVERLAP OF 300mm AROUND THE DAMAGED AREA.IF EXTENSIVE DAMAGE IS SUSPECTED, REMOVE AND REPLACE THE ENTIRE SHEET.

37. WHERE LARGE ROCK IS USED, OR MACHINE PLACEMENT IS DIFFICULT, A MINIMUM 100mm LAYER OF FINE GRAVEL, AGGREGATE, OR SAND MAY BE NEEDED TO PROTECT THE FABRIC.

38. PLACEMENT OF ROCK SHOULD FOLLOW IMMEDIATELY AFTER PLACEMENT OF THE FILTER FABRIC. PLACE ROCK SO THAT IT FORMS A DENSE, WELL GRADED MASS OF ROCK WITH A MINIMUM OF VOIDS. THE DESIRED DISTRIBUTION OF ROCK THROUGHOUT THE MASS MAY BE OBTAINED BY SELECTIVE LOADING AT THE QUARRY AND CONTROLLED DUMPING DURING FINAL PLACEMENT.

39. THE FINISHED SLOPE SHOULD BE FREE OF POCKETS OF SMALL ROCK OR CLUSTERS OF LARGE ROCKS. HAND PLACING MAY BE NECESSARY TO ACHIEVE THE PROPER DISTRIBUTION OF ROCK SIZES TO PRODUCE A RELATIVELY SMOOTH, UNIFORM SURFACE. THE FINISHED GRADE OF THE ROCK SHOULD BLEND WITH THE SURROUNDING AREA. NO OVER FALL OR PROTRUSION OF ROCK SHOULD BE APPARENT.

40. ENSURE THAT THE FINAL ARRANGEMENT OF THE SPILLWAY CREST WILL NOT PROMOTE EXCESSIVE FLOW THROUGH THE ROCK SUCH THAT THE WATER CAN BE RETAINED WITHIN THE SETTLING BASIN AT THE ELEVATION NO LESS THAN 50mm ABOVE OF BELOW THE NOMINATED SPILLWAY CREST ELEVATION.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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

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Client:

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PROPOSED INDUSTRIAL FACILITY VANTAGE YATALA

Site Address:

6 & 10 COAST LINK COURT STAPYLTON, QLD 4207

RPD:

Lot:	202 AND 203
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Local Authority:	CITY OF GOLD COAST
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ISSUE FOR APPROVAL

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Drawing Title:

GENERAL NOTES SHEET 2 OF 2

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.
CULVERT AND PIPE SIZES IN MILLIMERES

A1 UNREDUCED
A3 REDUCED

Scale:

PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026

Drawing No: 6397 ENG BE 003

Revision A

G:\Projects\6397\ENGINEERING\Acad\BULK EARTHWORKS\6397 ENG BE 002.dwg

FEATURE LEGEND

- OVERLAND FLOW PATH/SWALE
- CATCH DRAIN (NOT LINED)
- DIVERSION CHANNEL
- TABLE DRAIN
- STREAM INVERT
- CATCH DRAIN (CONCRETE LINED)
- SUBSOIL DRAINAGE
- SAWCUT
- SEDIMENT FENCE
- CHAINWIRE FENCE
- WOODEN FENCE
- BRIFEN WIRE SAFETY BARRIER
- GUARDRAIL (STANDARD)
- RETAINING WALL (PILED)
- RETAINING WALL (WITH FOOTINGS)
- RETAINING WALL
- ROCKBLOCK RETAINING WALL
- TOP OF BATTER / BERM
- NOISE WALL
- EDGE OF VEGETATION
- PROPERTY LINE
- PROPERTY LINE WITH FENCE
- PROPOSED KERB, FOOTPATH
- CONTROL LINE / CENTER OF ROAD
- RAILWAY (MAJOR)
- RAILWAY (MINOR)
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE WITH FENCE
- EXISTING KERB, FOOTPATH
- EXISTING EDGE OF BITUMEN
- EXISTING RAILWAY (MAJOR)
- EXISTING RAILWAY (MINOR)
- LIMIT OF WORKS
- LIMIT OF SITE
- CATCHMENT BOUNDARY
- EXISTING CONTOURS
- DESIGN CONTOURS

SERVICES LEGEND

- PROPOSED RISING MAIN
- PROPOSED SEWER
- PROPOSED STORMWATER
- PROPOSED ROOFWATER
- PROPOSED ROOFWATER
- PROPOSED SUBSOIL
- PROPOSED WATER
- PROPOSED RECYCLED WATER
- PROPOSED OIL
- PROPOSED FUEL
- PROPOSED GAS
- PROPOSED PIPELINE
- PROPOSED HIGH VOLTAGE ELECTRICITY
- PROPOSED UNDERGROUND ELECTRICITY
- PROPOSED OVERHEAD ELECTRICITY
- PROPOSED LIGHTING
- PROPOSED TELSTRA
- PROPOSED COMMUNICATIONS
- PROPOSED GAS, ELECT
- PROPOSED GAS, TELSTRA
- PROPOSED ELECT, TELSTRA
- PROPOSED GAS, ELECTRICITY, TELSTRA

- EXISTING RISING MAIN
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING ROOFWATER
- EXISTING SUBSOIL
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING OIL
- EXISTING FUEL
- EXISTING GAS
- EXISTING PIPELINE
- EXISTING HIGH VOLTAGE ELECTRICITY
- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING LIGHTING
- EXISTING TELSTRA
- EXISTING COMMUNICATIONS
- EXISTING GAS, ELECT
- EXISTING GAS, TELSTRA
- EXISTING ELECT, TELSTRA
- EXISTING GAS, ELECTRICITY, TELSTRA

- DEMOLISH RISING MAIN
- DEMOLISH SEWER
- DEMOLISH STORMWATER
- DEMOLISH SUBSOIL
- DEMOLISH WATER
- DEMOLISH OIL
- DEMOLISH FUEL
- DEMOLISH HIGH VOLTAGE ELECTRICITY
- DEMOLISH UNDERGROUND ELECTRICITY
- DEMOLISH OVERHEAD ELECTRICITY
- DEMOLISH LIGHTING
- DEMOLISH GAS
- DEMOLISH PIPELINE
- DEMOLISH TELSTRA
- DEMOLISH COMMUNICATIONS

SYMBOLS

BK(A)	BARRIER KERB (A)
BK(B)	BARRIER KERB (B)
BK(G)	BARRIER KERB (G)
MK(D)	MOUNTABLE KERB (D)
SMK(C)	SEMI MOUNTABLE KERB (C)
ER(E)	EDGE RESTRAINT (E)
KER(F)	KERB EDGE RESTRAINT (F)
RK&C(H)	ROLL TOP KERB & CHANNEL (H)
BK&C(J)	BARRIER KERB & CHANNEL (J)
ERH	KERB EDGE RESTRAINT (HIGH)
ERL	KERB EDGE RESTRAINT (LOW)
CS(K/L)	CHANNEL SECTION (K/L)
PMB	PRECAST MOTOR BED
DD	DISH DRAIN
K&G	KERB AND GUTTER
K&T	KERB AND TOE
KO	KERB ONLY
MK	MOUNTABLE KERB
RK	ROLL KERB
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED ROAD EDGE GUIDE POST
BIN	EXISTING BIN
PB	POST BOX
T	TELEPHONE BOX
	TELSTRA PIT
MP	TELSTRA MARKER POST
WM	WATER METER
V	WATER VALVE
F.H.	FIRE HYDRANT
TAP	WATER TAP
	WATER HYDRANT
	WATER TEE
	WATER REDUCER
	WATER ENDCAP
	WATER CONNECTION
	WATER CROSSING
	WATER DICL
	SEWER MAINTENANCE HOLE
	SEWER RODDING END
	SEWER BEND
	SEWER MAINTENANCE SHAFT
	SEWER 'T' END
	SEWER SLUICE VALVE
	SEWER PIT
	SEWER PUMP STATION
	TEMPORARY SEWER PUMP STATION
	SEWER / STORMWATER PIT NO/LINE
	SETOUT POINT
	OFFSET PIT WITH GRATE
	IN LINE PIT WITH GRATE
	JUNCTION PIT
	LETTERBOX PIT
	GRATED INLET PIT
	MANHOLE
SMALL / MEDIUM	GULLY PIT (LIP INLINE) BARRIER KERB – GRADE
SMALL / MEDIUM	GULLY PIT (LIP INLINE) BARRIER KERB – SAG
SMALL / MEDIUM	GULLY PIT (LIP INLINE) ROLL TOP KERB – GRADE
SMALL / MEDIUM	GULLY PIT (LIP INLINE) ROLL TOP KERB – SAG
SMALL / MEDIUM	GULLY PIT (KERB INLINE) – GRADE
SMALL / MEDIUM	GULLY PIT (KERB INLINE) – SAG
	INFILTRATION TRENCH
	HEADWALL
	GROSS POLLUTANT TRAP
	STORMWATER CHAMBER

- BUND
- POWER POLE
- POWER POLE WITH LIGHT
- LIGHT POLE
- STAY POLE
- LIGHT POLE WITH EXTENSION
- ELECTRICAL INSPECTION BOX
- ELECTRICAL POLE
- ELECTRICAL TURRET
- TRAFFIC SIGNAL
- MAIN ROADS PIT
- TANGENT POINT
- KERB RETURN NO.
- PRAM RAMP
- GRAVEL ROCK CHECK DAM
- MESH & GRAVEL INLET FILTER
- STORMWATER INLET FILTER
- DIRECTION OF OVERLAND FLOW
- VEHICLE SHAKEDOWN
- GATE
- NOT IN SCOPE OF WORKS
- DEMOLITION
- PROPOSED CONCRETE FOOTPATH
- SCOUR PROTECTION
- TREES
- TADPOLE

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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

LEGEND

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RPD:

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Drawing Title:

LEGEND

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.
CULVERT AND PIPE SIZES IN MILLIMERES

A1 UNREDUCED
A3 REDUCED

Scale:

PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026

Drawing No: 6397 ENG BE 004

Revision: A

G:\Projects\6397\ENGINEERING\Acad\BULK EARTHWORKS\6397 ENG BE 004.dwg

NOTE:
1. FOR GENERAL NOTES, REFER TO SHEET 002 AND 003
2. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004

LOT 213
(VANTAGE STAGE 2)

EXISTING SEWER HOUSE PROPERTY CONNECTION

LIMIT OF WORKS

EXISTING DRAINAGE STRUCTURE

RELOCATED PROPERTY BOUNDARY

COASTLINK COURT

EXISTING DRAINAGE STRUCTURE

LOT 201
(VANTAGE STAGE 2)

EXISTING PROPERTY BOUNDARY TO BE RELOCATED

LOT 301
(VANTAGE STAGE 3)

EXISTING STORMWATER PIPE

LOT 212

EXISTING SEWER PIPE

EXISTING LOT EASEMENT

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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EXISTING SEWER HOUSE PROPERTY CONNECTION

DIAL BEFORE YOU DIG
www.1100.com.au

EXISTING DRAINAGE STRUCTURE

EXISTING SEWER PIPE

EXISTING DRAINAGE STRUCTURE

VANTAGE STAGE 2 DETENTION BASIN

WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES HAVE BEEN INTERPOLATED FROM AERIAL PHOTOGRAMMETRIC DATA OR KNOWN POSITIONS OF VALVES, ACCESS CHAMBERS ETC. OR INFORMATION SUPPLIED BY SERVICE AUTHORITIES. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE INTERPOLATED INFORMATION SUPPLIED. ENSURE ALL SERVICES ARE ACCURATELY LOCATED PRIOR TO COMMENCEMENT OF WORK.

EXISTING LAYOUT PLAN

G:\Projects\6397\ENGINEERING\Acad\BULK EARTHWORKS\6397 ENG BE 010.dwg

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Client:

FRASERS PROPERTY

FPI QLD PTY LTD

Project:

PROPOSED INDUSTRIAL FACILITY VANTAGE YATALA

Site Address:

6 & 10 COAST LINK COURT
STAPYLTON, QLD 4207

RPD:

Lot:	202 AND 203
Plan:	SP329487
Local Authority:	CITY OF GOLD COAST
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Drawing Title:

EXISTING LAYOUT PLAN

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.
CULVERT AND PIPE SIZES IN MILLIMERES

A1 UNREDUCED
A3 REDUCED

Scale:

0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT

Project No. 6397

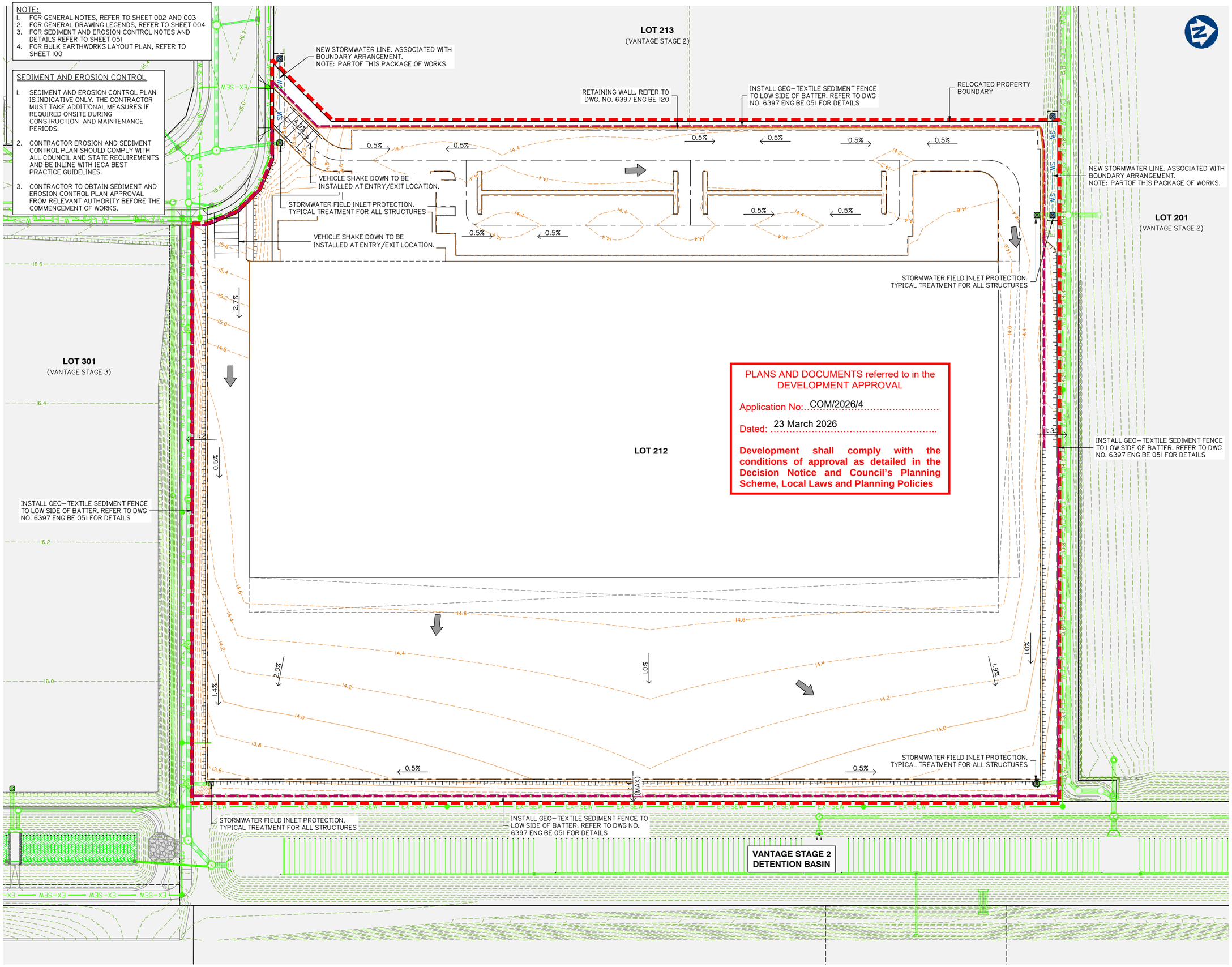
Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026

Drawing No: 6397 ENG BE 010
Revision: A

NOTE:
1. FOR GENERAL NOTES, REFER TO SHEET 002 AND 003
2. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
3. FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS REFER TO SHEET 051
4. FOR BULK EARTHWORKS LAYOUT PLAN, REFER TO SHEET 100

SEDIMENT AND EROSION CONTROL

1. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY. THE CONTRACTOR MUST TAKE ADDITIONAL MEASURES IF REQUIRED ONSITE DURING CONSTRUCTION AND MAINTENANCE PERIODS.
2. CONTRACTOR EROSION AND SEDIMENT CONTROL PLAN SHOULD COMPLY WITH ALL COUNCIL AND STATE REQUIREMENTS AND BE INLINE WITH IECA BEST PRACTICE GUIDELINES.
3. CONTRACTOR TO OBTAIN SEDIMENT AND EROSION CONTROL PLAN APPROVAL FROM RELEVANT AUTHORITY BEFORE THE COMMENCEMENT OF WORKS.



EROSION AND SEDIMENT CONTROL LAYOUT PLAN

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Drawing Title:
EROSION AND SEDIMENT CONTROL LAYOUT PLAN

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.
CULVERT AND PIPE SIZES IN MILLIMERES
A1 UNREDUCED
A3 REDUCED

Scale:
0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026

Drawing No: 6397 ENG BE 050
Revision A

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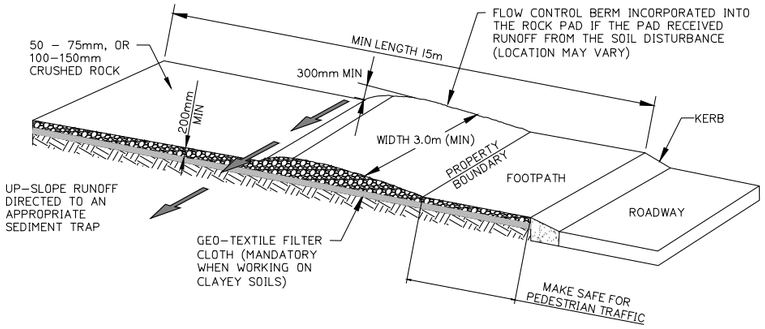
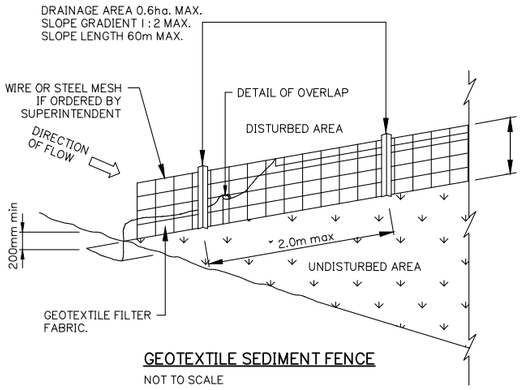


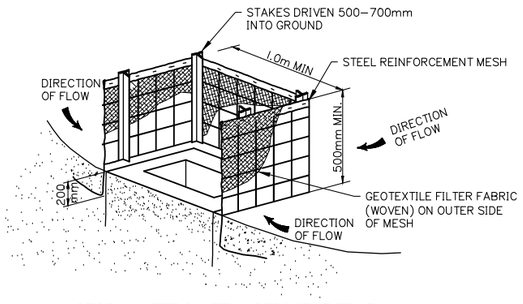
ENTRY/EXIT PAD FOR CONSTRUCTION SITE

NOT TO SCALE



GEOTEXTILE SEDIMENT FENCE

NOT TO SCALE



STORMWATER INLET – SEDIMENT TRAP

NOTE:
FOURTH SIDE OF TRAP NOT SHOWN FOR CLARITY

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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

GENERAL NOTES

1. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION INCLUDING THE MAINTENANCE PERIOD.
2. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPAIRED WHENEVER THE ACCUMULATED SEDIMENT REDUCES THE CAPACITY BY 50%.
3. ALL PERIMETER BANK/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
4. THE EXTENT OF GRASSING SHALL BE DETERMINED BY THE SUPERINTENDENT AND SHALL BE SEEDED, AS SPECIFIED, WITHIN SEVEN DAYS OF FINAL TRIMMING.
5. EXTENT AND POSITION OF SILT FENCE CONTROL MEASURES TO BE DETERMINED ON SITE BY SUPERINTENDENT. MEASURES SHOWN ON THIS DRAWING ARE MINIMUM REQUIREMENTS ONLY.
6. SCOUR PROTECTION AND SILT MANAGEMENT MEASURES TO BE PROVIDED AT STORMWATER OUTLET HEADWALLS.
7. PROVISION TO BE MADE FOR DIRT/SAND REMOVAL FROM CONSTRUCTION VEHICLES PRIOR TO TRAVEL ON PUBLIC ROADS. METHOD TO BE APPROVED BY SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.
8. ANY SILT OR SEDIMENT CAUSED BY THE MOVEMENT OF CONSTRUCTION TRAFFIC ON EXISTING ROADS IS TO BE REMOVED DAILY.
9. THE APPLICANT SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL PROCEDURES DURING CONSTRUCTION AND MAINTENANCE STAGES OF THE DEVELOPMENT AND SHALL TAKE ALL NECESSARY ACTIONS TO COMPLY WITH THE POLICY OBJECTIVES OF THE GOLD COAST CITY COUNCIL LOCAL PLANNING POLICY – EROSION AND SEDIMENT CONTROL.
10. THE CONTRACTOR IS TO ENSURE THAT NO SILT REACHES THE DOWNSTREAM WATER COURSE AND IS TO PROVIDE ADEQUATE PROTECTION TO PREVENT THIS OCCURRING.

SILT MANAGEMENT PROGRAM

PHASE	DESCRIPTION
ALL WORKS	• SILT FENCES TO BE ERECTED ALONG TOE OF FILL BATTERS OR AS DIRECTED BY SUPERINTENDENT.
SEWER/WATER STORMWATER/SERVICES	• EXCAVATED MATERIAL TO BE PLACED ON HIGH SIDE OF TRENCH IN ORDER TO PROTECT PIPE WORK AND DIRECT SURFACE FLOW AWAY FROM EXCAVATIONS.
ROADWORKS	• MEASURES ARE TO BE TAKEN TO PREVENT SILT INGRESS TO STORMWATER SYSTEM.
MAINTENANCE PERIOD	• EROSION CONTROL MEASURES ARE TO BE INSPECTED AFTER MAJOR EVENTS (> 25mm). ANY REPAIRS REQUIRED ARE TO BE EFFECTED IMMEDIATELY.

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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Drawing Title:

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. A1 UNREDUCED
CULVERT AND PIPE SIZES IN MILLIMERES A3 REDUCED

Scale:

PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026
Drawing No: 6397 ENG BE 051	Revision A

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NOTE:
1. FOR GENERAL NOTES, REFER TO SHEET 002 AND 003.
2. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004.
3. FOR SEDIMENT AND EROSION CONTROL NOTES AND DETAILS REFER TO SHEET 051.
4. FOR RETAINING WALL LAYOUT PLAN AND LONG SECTION, REFER TO SHEET 120 AND 130.
5. FOR FINISH SURFACE LAYOUT PLAN AND CROSS SECTION, REFER TO SHEET 200 AND 210.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

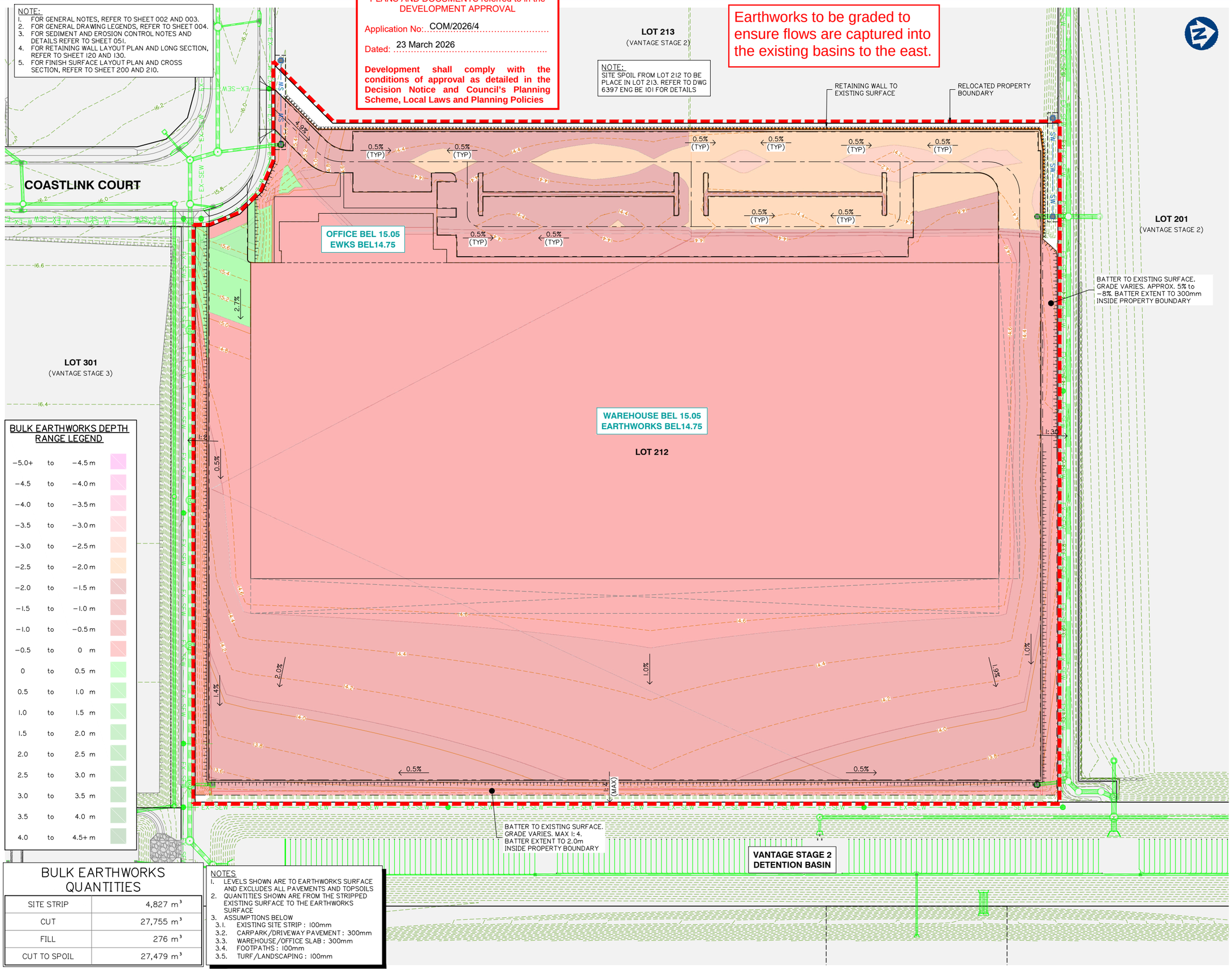
Application No: COM/2026/4

Dated: 23 March 2026

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

Earthworks to be graded to ensure flows are captured into the existing basins to the east.

NOTE:
SITE SPOIL FROM LOT 212 TO BE PLACE IN LOT 213. REFER TO DWG 6397 ENG BE 101 FOR DETAILS



BULK EARTHWORKS DEPTH RANGE LEGEND

−5.0+	to	−4.5 m	
−4.5	to	−4.0 m	
−4.0	to	−3.5 m	
−3.5	to	−3.0 m	
−3.0	to	−2.5 m	
−2.5	to	−2.0 m	
−2.0	to	−1.5 m	
−1.5	to	−1.0 m	
−1.0	to	−0.5 m	
−0.5	to	0 m	
0	to	0.5 m	
0.5	to	1.0 m	
1.0	to	1.5 m	
1.5	to	2.0 m	
2.0	to	2.5 m	
2.5	to	3.0 m	
3.0	to	3.5 m	
3.5	to	4.0 m	
4.0	to	4.5+ m	

BULK EARTHWORKS QUANTITIES

SITE STRIP	4,827 m³
CUT	27,755 m³
FILL	276 m³
CUT TO SPOIL	27,479 m³

NOTES
1. LEVELS SHOWN ARE TO EARTHWORKS SURFACE AND EXCLUDES ALL PAVEMENTS AND TOPSOILS
2. QUANTITIES SHOWN ARE FROM THE STRIPPED EXISTING SURFACE TO THE EARTHWORKS SURFACE
3. ASSUMPTIONS BELOW
   3.1. EXISTING SITE STRIP : 100mm
   3.2. CARPARK/DRIVEWAY PAVEMENT : 300mm
   3.3. WAREHOUSE/OFFICE SLAB : 300mm
   3.4. FOOTPATHS : 100mm
   3.5. TURF/LANDSCAPING : 100mm

BULK EARTHWORKS CUT TO FILL LAYOUT PLAN SHEET 1 OF 2

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FRASERS PROPERTY
FPI QLD PTY LTD

Project:
PROPOSED INDUSTRIAL FACILITY VANTAGE YATALA

Site Address:
6 & 10 COAST LINK COURT STAPYLTON, QLD 4207

RPD:

Lot:	202 AND 203
Plan:	SP329487
Local Authority:	CITY OF GOLD COAST
Level Datum:	AHD
Meridian:	-
PSM:	-
RL:	-

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Drawing Title:
BULK EARTHWORKS CUT TO FILL LAYOUT PLAN SHEET 1 OF 2

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMERES

A1 UNREDUCED
A3 REDUCED

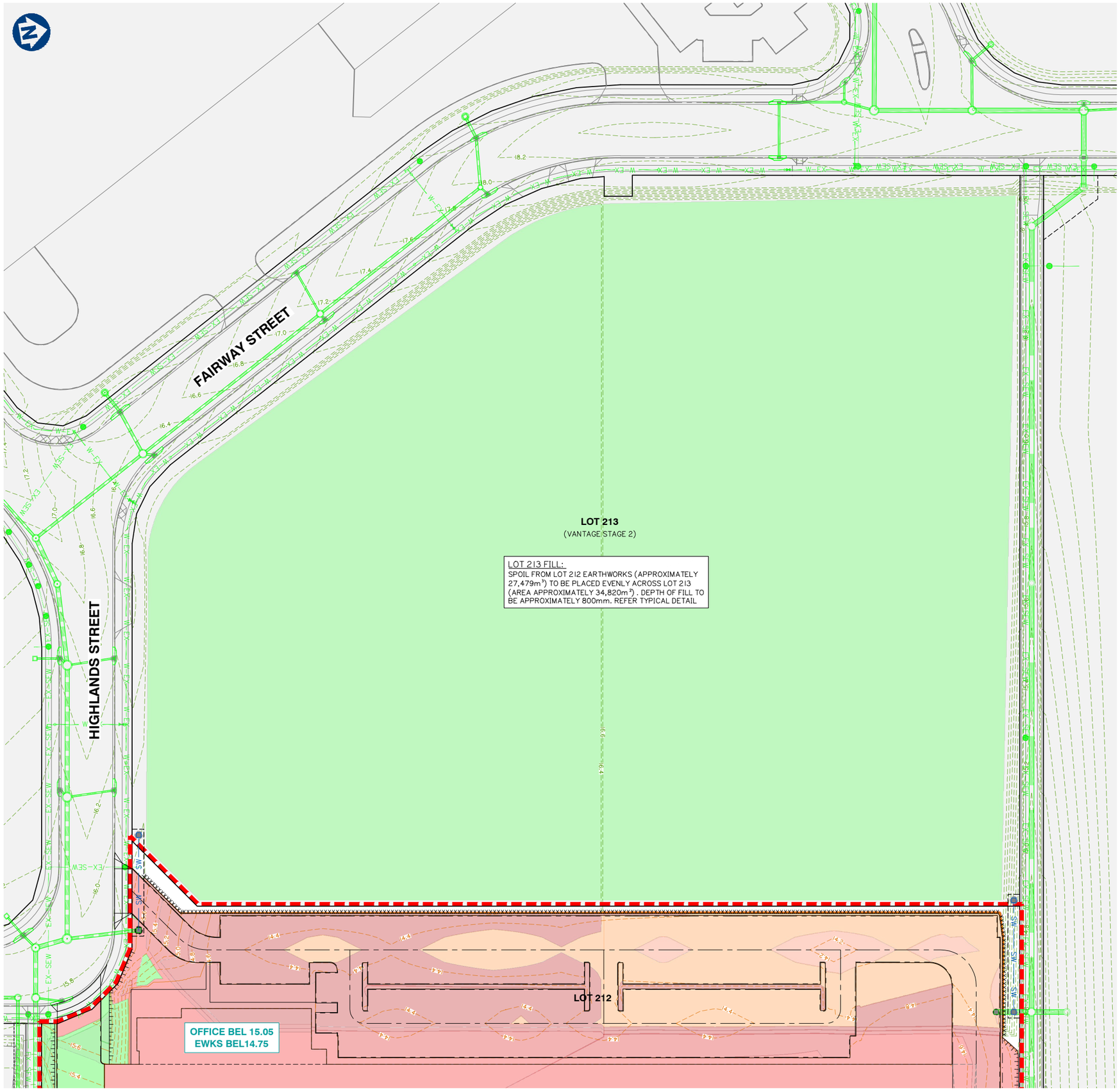
Scale:
0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

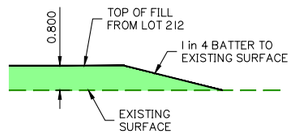
PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026

Drawing No: 6397 ENG BE 100
Revision: A





TYPICAL FILL DETAIL

SCALE 1:100

Earthworks to be graded to ensure flows are captured into the existing basins to the east.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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

BULK EARTHWORKS CUT TO FILL LAYOUT PLAN SHEET 2 OF 2

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Project:

PROPOSED INDUSTRIAL FACILITY VANTAGE YATALA

Site Address:

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RPD:

Lot:	202 AND 203
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Drawing Title:

BULK EARTHWORKS CUT TO FILL LAYOUT PLAN SHEET 2 OF 2

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMERES

A1 UNREDUCED
A3 REDUCED

Scale:

0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT

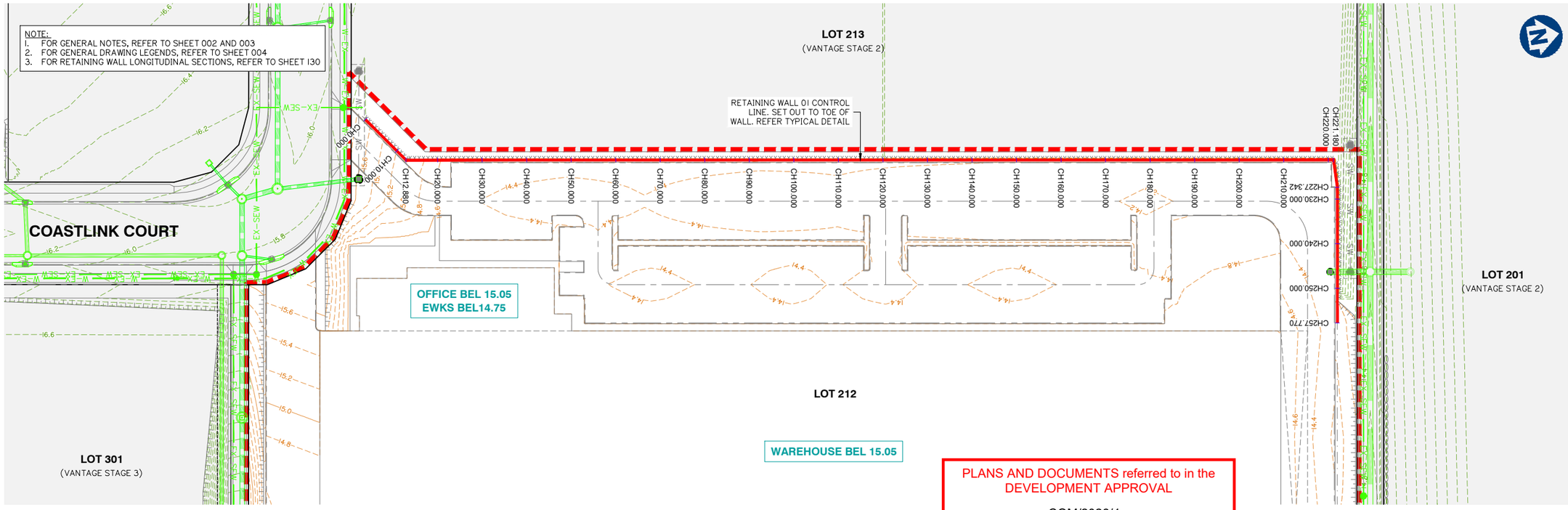
Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026

Drawing No: 6397 ENG BE 101

Revision A

NOTE:
1. FOR GENERAL NOTES, REFER TO SHEET 002 AND 003
2. FOR GENERAL DRAWING LEGENDS, REFER TO SHEET 004
3. FOR RETAINING WALL LONGITUDINAL SECTIONS, REFER TO SHEET 130



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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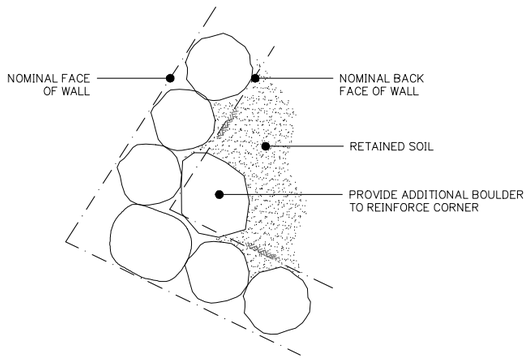
RETAINING WALL 01 SETOUT TABLE

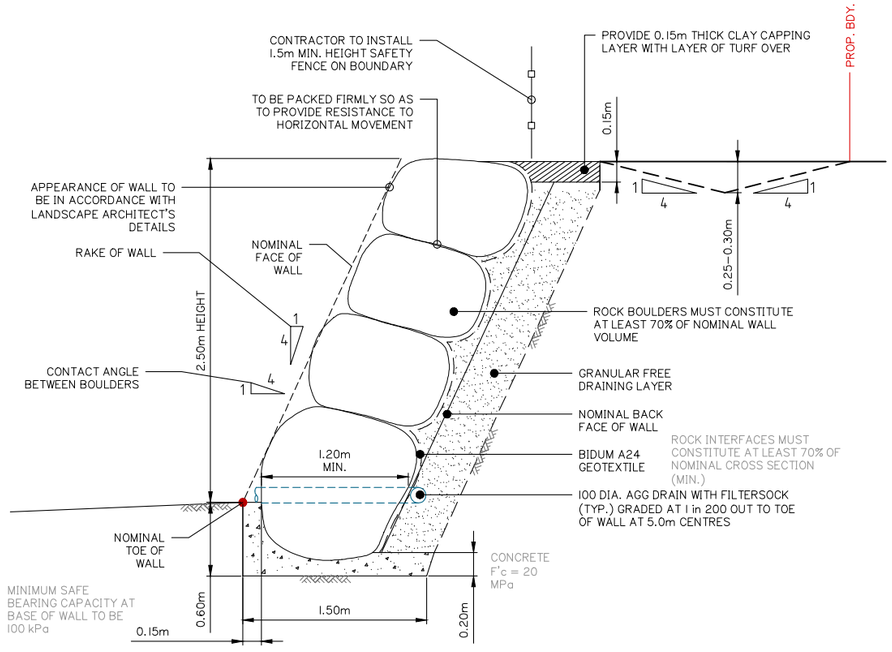
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING
IP 1	0.000	2834.018	6557.452	16.157	54°11'54.32"
	10.000	2842.129	6563.302	15.670	54°11'54.32"
IP 2	12.880	2844.465	6564.987	15.530	
	20.000	2845.603	6572.015	15.136	9°11'54.27"
	30.000	2847.201	6581.886	14.964	9°11'54.27"
	40.000	2848.800	6591.758	14.954	9°11'54.27"
	50.000	2850.398	6601.629	14.944	9°11'54.27"
	60.000	2851.997	6611.501	14.934	9°11'54.27"
	70.000	2853.596	6621.372	14.924	9°11'54.27"
	80.000	2855.194	6631.243	14.914	9°11'54.27"
	90.000	2856.793	6641.115	14.904	9°11'54.27"
	100.000	2858.391	6650.986	14.894	9°11'54.27"
	110.000	2859.990	6660.858	14.884	9°11'54.27"
	120.000	2861.588	6670.729	14.875	9°11'54.27"
	130.000	2863.187	6680.600	14.865	9°11'54.27"
	140.000	2864.785	6690.472	14.855	9°11'54.27"
	150.000	2866.384	6700.343	14.845	9°11'54.27"
	160.000	2867.982	6710.215	14.835	9°11'54.27"
	170.000	2869.581	6720.086	14.825	9°11'54.27"
	180.000	2871.179	6729.957	14.815	9°11'54.27"
	190.000	2872.778	6739.829	14.805	9°11'54.27"
	200.000	2874.377	6749.700	14.795	9°11'54.27"
	210.000	2875.975	6759.572	14.785	9°11'54.27"
	220.000	2877.574	6769.443	14.775	9°11'54.27"
IP 3	221.180	2877.762	6770.607	14.775	
IP 4	227.342	2883.923	6770.453	14.751	
	230.000	2886.547	6770.028	14.734	99°11'54.27"
	240.000	2896.418	6768.430	14.668	99°11'54.27"
	250.000	2906.289	6766.831	14.688	99°11'54.27"
IP 5	257.770	2913.960	6765.589	14.727	99°11'54.27"

NOTE:

1. RETAINING WALLS TO BE IN ACCORDANCE WITH CITY OF GOLD COAST SCHEDULE 6 CITY PLAN POLICY – LAND DEVELOPMENT GUIDELINES SC6.11.3 CHANGE TO GROUND LEVEL STANDARDS. THEY SHALL NOT EXCEED 5.0m IN HEIGHT UNLESS SUITABLY BENCHED.
2. THE BOULDER RETAINING WALL DETAILS SHOWN ON THIS DRAWING ARE TYPICAL ONLY. CONSTRUCTION TO BE UNDERTAKEN TO STRUCTURAL ENGINEERS SPECIFICATION.
3. CONTRACTOR TO ARRANGE FOR DESIGN AND CONSTRUCTION OF WALLS AND SHALL PROVIDE STRUCTURAL CERTIFICATION OF DESIGN (FORM 15) AND FINAL CONSTRUCTION (FORM 16).
4. CONSTRUCTION SETOUT POINT FOR BOULDER WALLS IS TYPICALLY AT THE 'LOW SIDE TOE OF WALL' WHERE IT INTERFACES WITH EXISTING SURFACE LEVEL OR THE LOW SIDE PAD FSL.



PLAN VIEW
TYPICAL BOULDER WALL CORNER DETAIL
NTS



TYPICAL SECTION OF:
BOULDER RETAINING WALL (2.5m HEIGHT)
NTS

RETAINING WALL CONTROL LINE SETOUT AND TYPICAL DETAILS

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Client: FRASERS PROPERTY
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RPD:

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Drawing Title:
RETAINING WALL CONTROL LINE SETOUT AND TYPICAL DETAILS

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMERES
A1 UNREDUCED
A3 REDUCED

Scale:
0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026
Drawing No: 6397 ENG BE 120	Revision A

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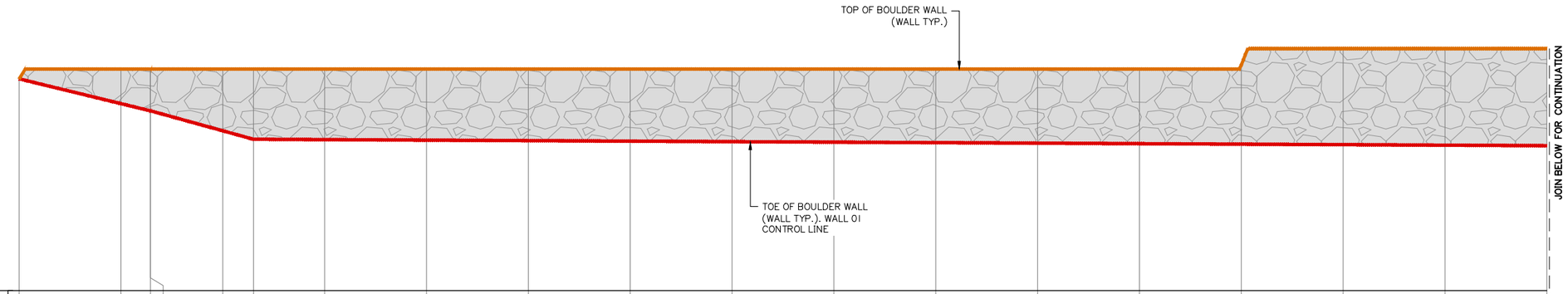
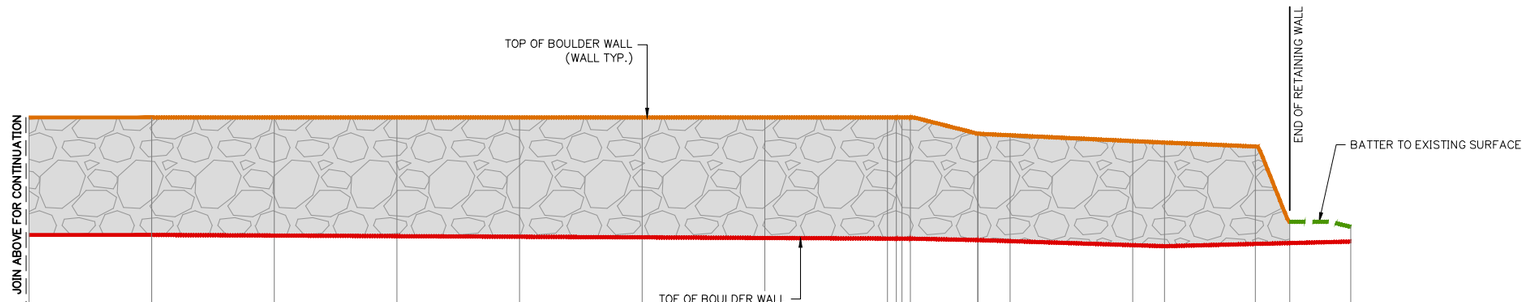


MAXIMUM HEIGHT OF WALL: 1.975m

FACE AREA: 404.88m²

DATUM 12.00

TOP OF WALL DESIGN LEVELS	6.157	6.350	6.350	6.350	6.350	6.350	6.350	6.350	6.350	6.350	6.350	6.350	6.350	6.350	6.350	6.432	6.750	6.750	6.750
EXPOSED FACE OF RETAINING WALL	0.000	0.68	0.82	0.821	1.214	1.379	1.386	1.396	1.406	1.416	1.426	1.436	1.446	1.456	1.466	1.557	1.885	1.895	1.905
TOE OF WALL DESIGN LEVELS	6.157	5.670	5.530	5.529	5.136	4.971	4.964	4.954	4.944	4.934	4.924	4.914	4.904	4.894	4.884	4.875	4.865	4.855	4.845
CONTROL LINE CHAINAGES	0.000	10.000	12.880	12.890	20.000	23.002	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000



MAXIMUM HEIGHT OF WALL: 1.975m

FACE AREA: 404.88m²

DATUM 12.00

TOP OF WALL DESIGN LEVELS	6.750	6.750	6.750	6.750	6.750	6.750	6.750	6.750	6.750	6.750	6.750	6.485	6.484	6.460	6.365	6.340	6.277	5.050	4.970
EXPOSED FACE OF RETAINING WALL	1.905	1.915	1.925	1.935	1.945	1.955	1.965	1.975	1.975	1.975	1.975	1.734	1.733	1.726	1.697	1.689	1.588	0.348	
TOE OF WALL DESIGN LEVELS	4.845	4.835	4.825	4.815	4.805	4.795	4.785	4.775	4.775	4.775	4.775	4.751	4.751	4.734	4.668	4.651	4.688	4.702	4.727
CONTROL LINE CHAINAGES	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	220.722	221.180	221.864	227.342	227.386	230.000	240.000	242.585	250.000	252.800	257.770

RETAINING WALL 01 LONGITUDINAL SECTION

A1 SCALE: HOR 1:250
VERT 1:50

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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

RETAINING WALL LONGITUDINAL SECTIONS

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Drawing Title:

RETAINING WALL LONGITUDINAL SECTIONS

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE.
CULVERT AND PIPE SIZES IN MILLIMERES

A1 UNREDUCED
A3 REDUCED

Scale:
0 5 10 15 20m
1:250 (A1) 1:500 (A3)
0 1 2 3 4m
1:50 (A1) 1:100 (A3)

PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026
Drawing No: 6397 ENG BE 130	Revision A

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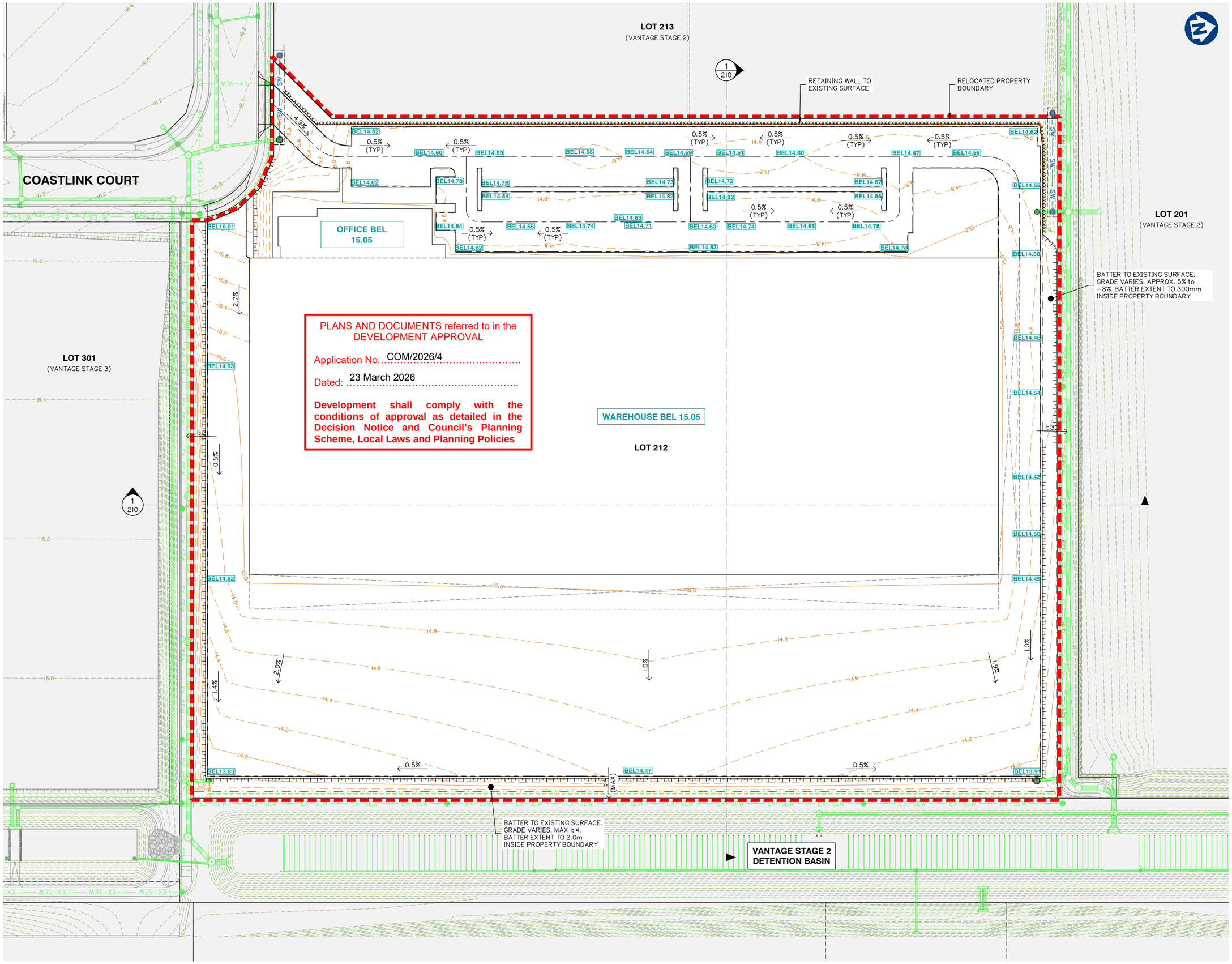

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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

BULK EARTHWORKS FINISHED SURFACE LAYOUT PLAN

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Drawing Title:
BULK EARTHWORKS FINISHED SURFACE LAYOUT PLAN

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

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A1 UNREDUCED
A3 REDUCED

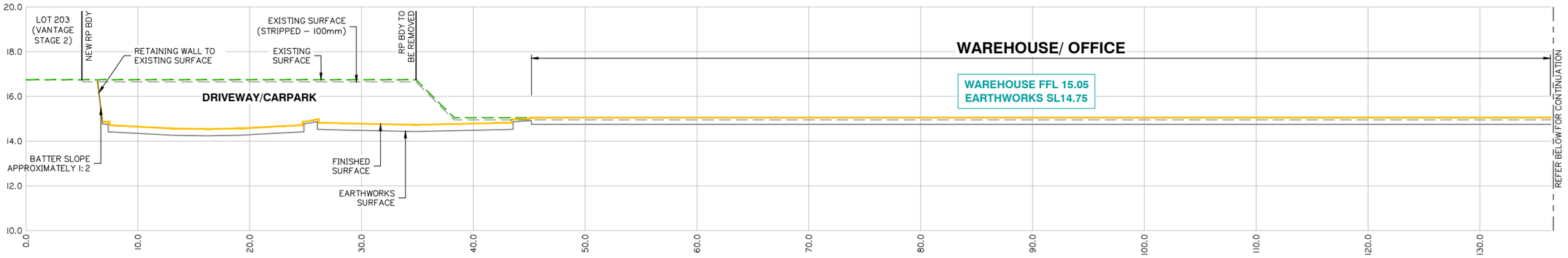
Scale:
0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

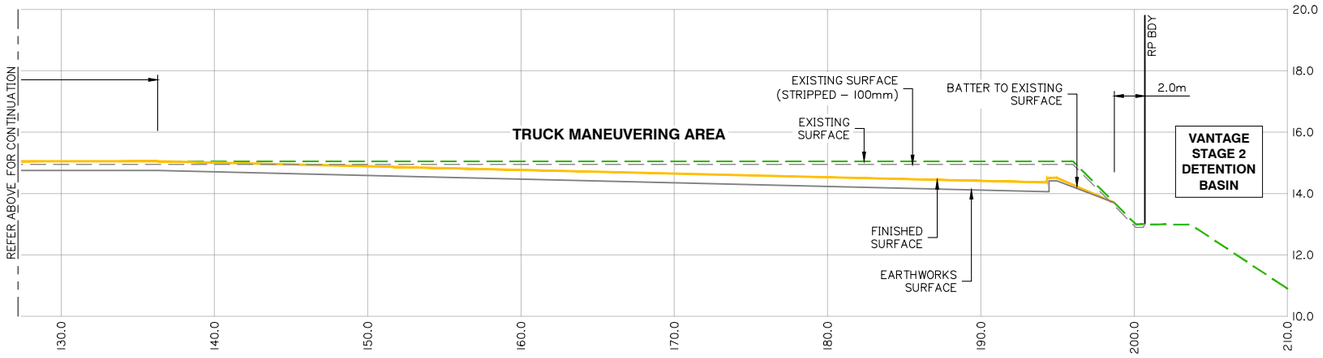
PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026

Drawing No: 6397 ENG BE 200
Revision: A





SECTION 1 / 200

SCALE:
1: 200 HORIZ.
1: 100 VERT.

LEGEND

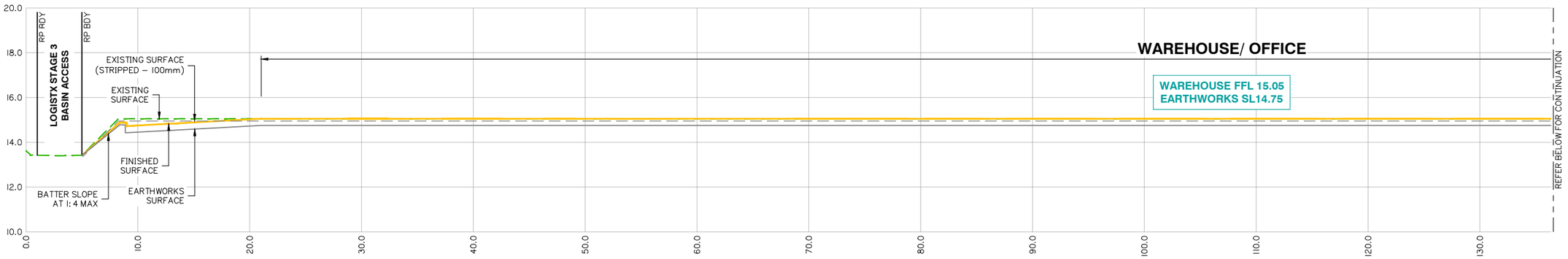
- EXISTING SURFACE
- EXISTING SURFACE STRIPPED (100mm)
- FINISHED SURFACE
- EARTHWORKS SURFACE

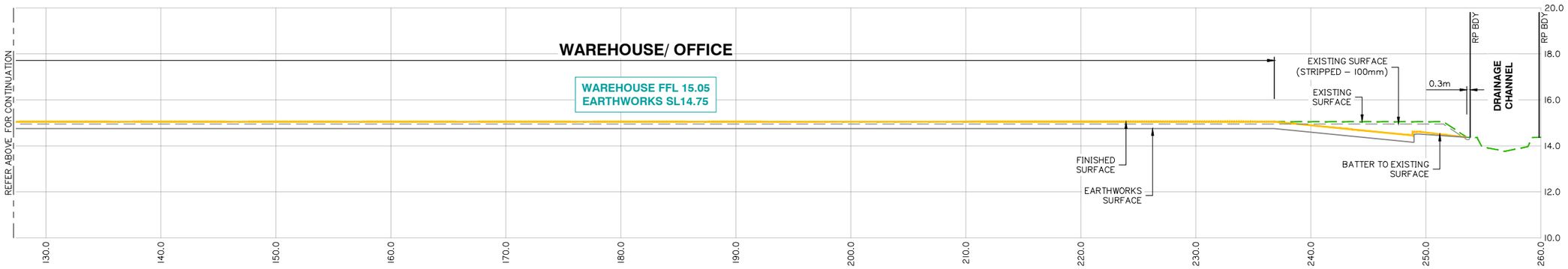
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 23 March 2026

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





SECTION 2 / 200

SCALE:
1: 200 HORIZ.
1: 100 VERT.

BULK EARTHWORKS FINISHED SURFACE CROSS SECTIONS

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Drawing Title:

BULK EARTHWORKS FINISHED SURFACE CROSS SECTIONS

Rev	Date	Description	DRN	CHK
A	8/01/2026	ORIGINAL ISSUE	RDR	JH

DIMENSIONS IN METRES EXCEPT WHERE SHOWN OTHERWISE. CULVERT AND PIPE SIZES IN MILLIMERES

A1 UNREDUCED
A3 REDUCED

Scale:

0 10 20 30 40m
1:500 (A1) 1:1000 (A3)

PROJECT NORTH POINT

Project No. 6397

Designed: JH	Drafted: RDR
Approved:	MG
RPEQ	16939
Signed:	
Date:	08/01/2026
Drawing No: 6397 ENG BE 210	Revision A

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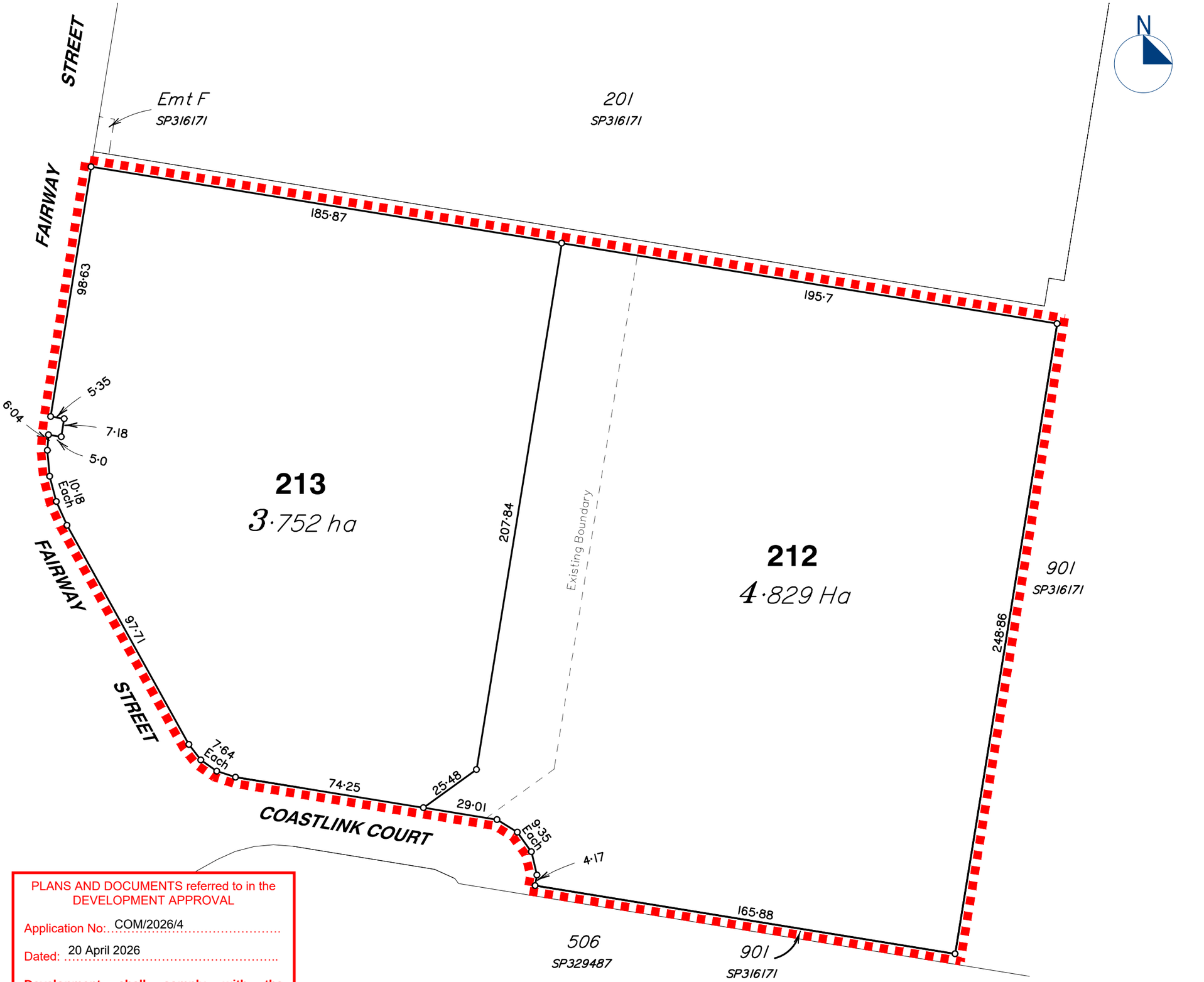

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 20 April 2026

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

gassman development perspectives
est 1985

planning | environment | landscape | engineering | survey

T: 3807 3333 | F:3287 5461 | www.gassman.com.au

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

Client:
Frasers Property Industrial Pty Ltd

Site Address:
Coastlink Court, Yatala

RPD:	
Lot:	202 & 203
Plan:	SP329487
Local Authority:	Gold Coast City Council
Level Datum:	
Meridian:	SP329487
Contour Interval:	.
PSM:	.
RL:	.

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This plan has been prepared for the exclusive use of the client as stated on this plan for the purpose of application to the relevant local authority for material change of use and/ or reconfiguration of the land as described and should not be used by any other person or corporation and for any other purpose.

Property boundaries have not been defined by this survey and have been compiled from SP329487.

All dimensions are approximate only and subject to survey.

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Issue	Date	Description	DRN	CHK
A	17-12-25	REVISION	SH	AWG
-	15-12-25	ORIGINAL ISSUE	SH	AWG

Scale at A3: 1:1500

Date: 17-12-25

Design: AWG

Drawn: SH

Checked:

Drawing Title:

Proposed Boundary Realignment Plan

Canceling Lot: 202 & 203 on SP329487

Drawing No: 6397 P ROL 001A

Rev. No:

MODSCAPE

AT
"VANTAGE YATALA"
LOT-202 COASTLINK COURT, STAPYLTON, QUEENSLAND

Q25-015A-DA-001	TITLE SHEET
Q25-015A-DA-002	SITE PLAN
Q25-015A-DA-003	IMPERVIOUS AREA PLAN
Q25-015A-DA-110	OFFICE PLAN
Q25-015A-DA-200	BUILDING ELEVATIONS
Q25-015A-DA-500	BUILDING FINISHES

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

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FOR DEVELOPMENT APPLICATION

FRASERS PROPERTY

FRASERS PROPERTY INDUSTRIAL
LEVEL 8, 97 BOUNDARY STREET,
WEST END, QLD 4101
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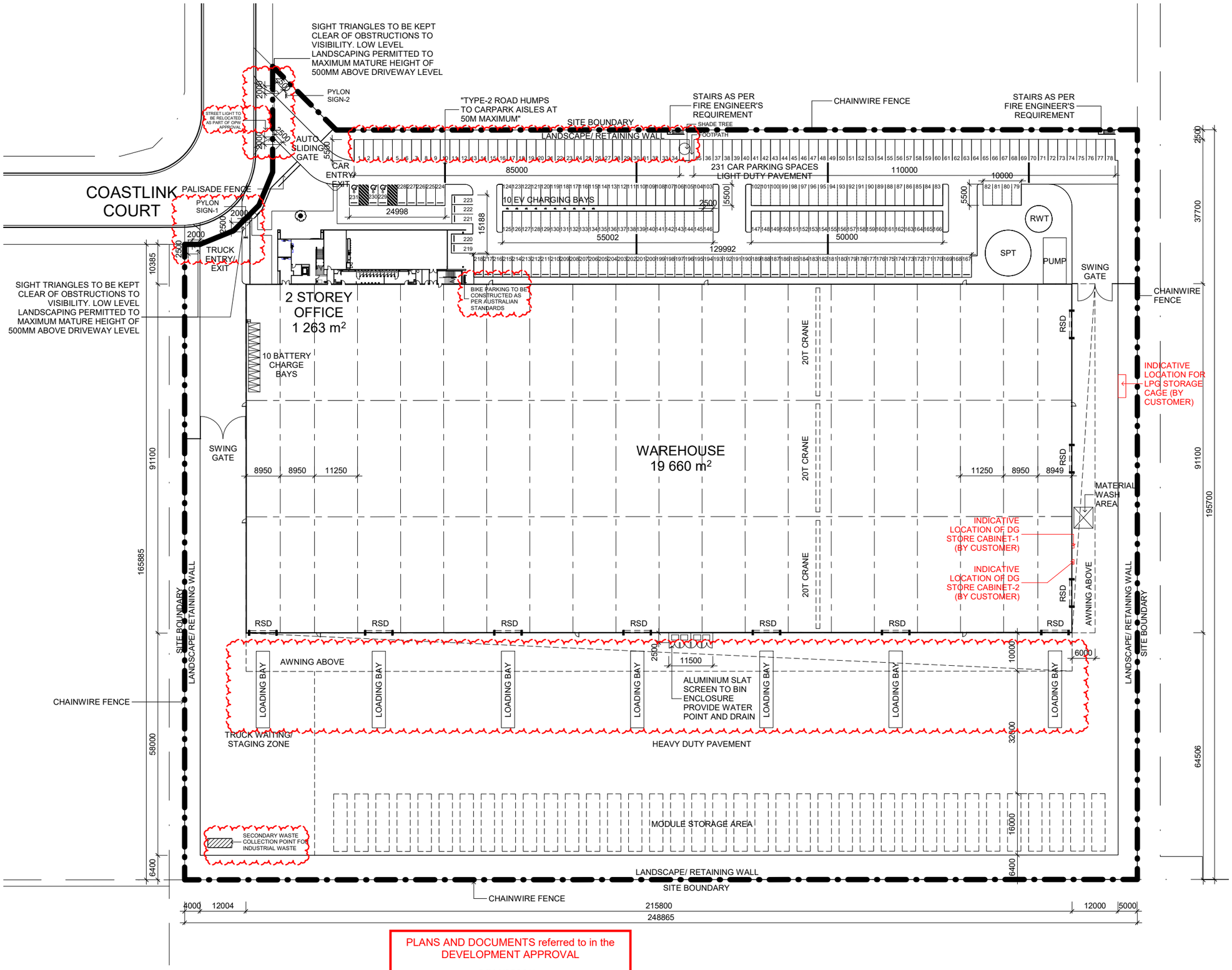
LOT-202 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

TITLE SHEET

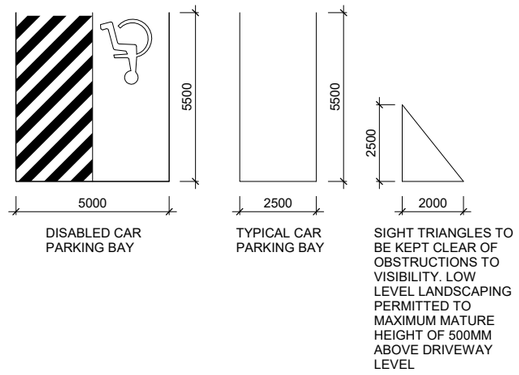
JOB	DATE	
Q25-015A-DA-001	12.12.25	
SCALE	DRN.	REV.
N/A	KL	B

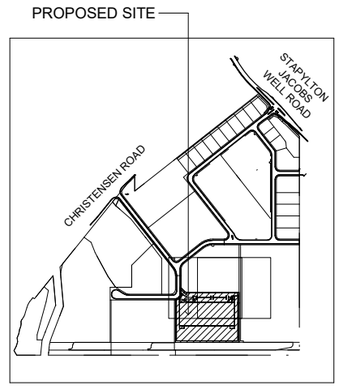
REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	NOTES UPDATE	04.12.25
C	CAR PARK UPDATE	12.12.25
D	GENERAL UPDATE	20.02.26
E	NOTES UPDATE	25.02.26



DEVELOPMENT SUMMARY

SITE AREA	48 268 m²
WAREHOUSE	19 660 m²
2 STOREY OFFICE (EXCLUDING DECK AREA 50m²)	1263 m²
TOTAL BUILDING AREA	20 923 m²
AWNING	2704 m²
HEAVY DUTY PAVEMENT	16 552 m²
LIGHT DUTY PAVEMENT	5738 m²
CAR PARKING PROVIDED	231
SITE COVERAGE (GROUND FLOOR BUILDING + AWNING/SITE AREA)	47.7%





LOCATION PLAN

FOR DEVELOPMENT APPLICATION

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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Dated: 20 April 2026

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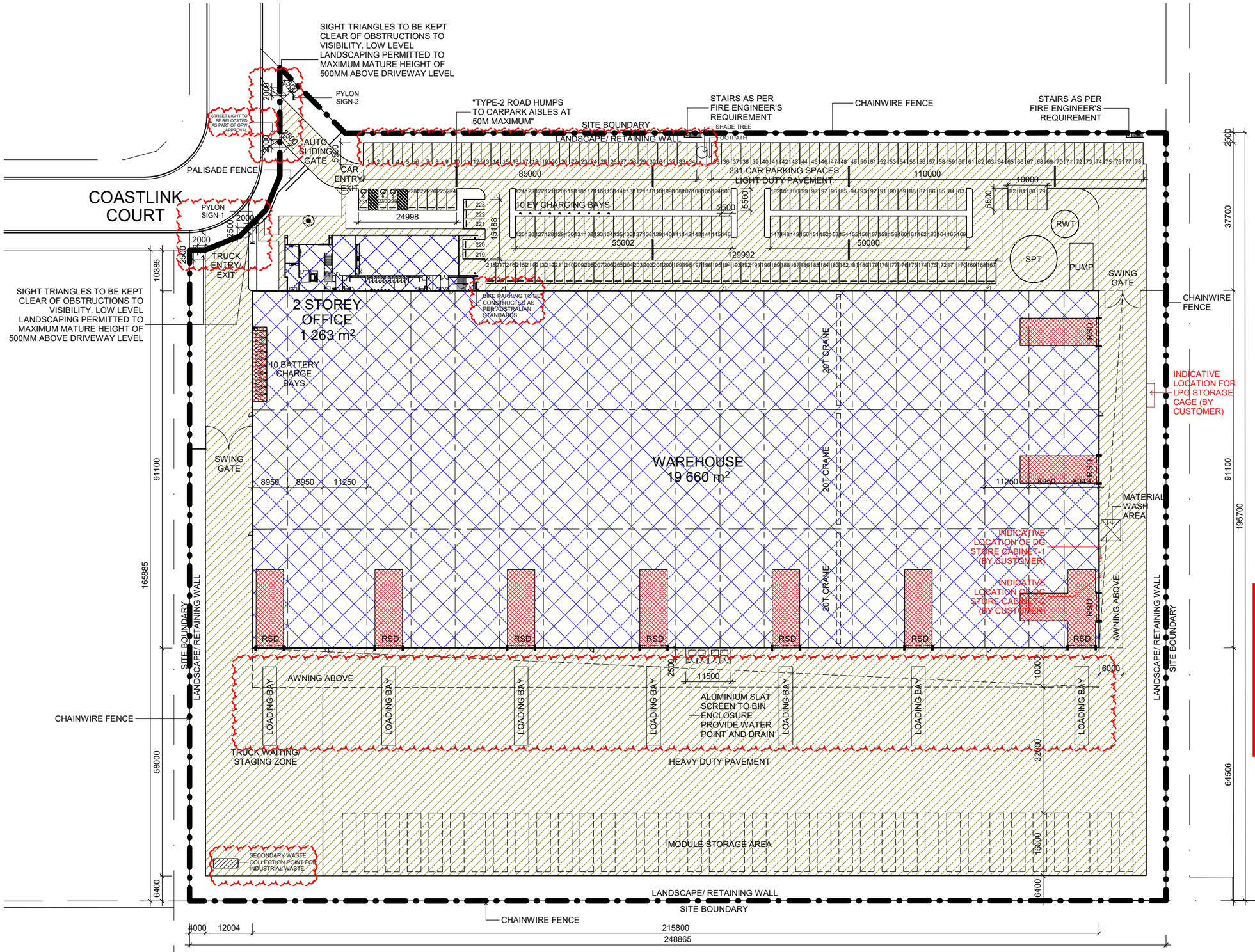
LOT-202 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

SITE PLAN

JOB	DATE
Q25-015A-DA-002	25.02.26
SCALE	DRN. / REV.
1:500 @ A1	KL / E

REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	HATCH & NOTES UPDATE	04.12.25
C	CAR PARK UPDATE	12.12.25
D	GENERAL UPDATE	20.02.26
E	NOTES UPDATE	25.02.26



LEGEND

	AREA USE	AREA	
	INDUSTRY Includes: Office - 1 263 m² Warehouse - 18 239 m²	19 502	m²
	GFA EXCLUSION ZONE (Loading Area)	1421	m²
	IMPERVIOUS Includes: GFA Exclusion Zone - 1421 m² Warehouse - 18 239 m² Office Ground Floors - 618 m² Paved Area - 23 383 m²	43 661	m²

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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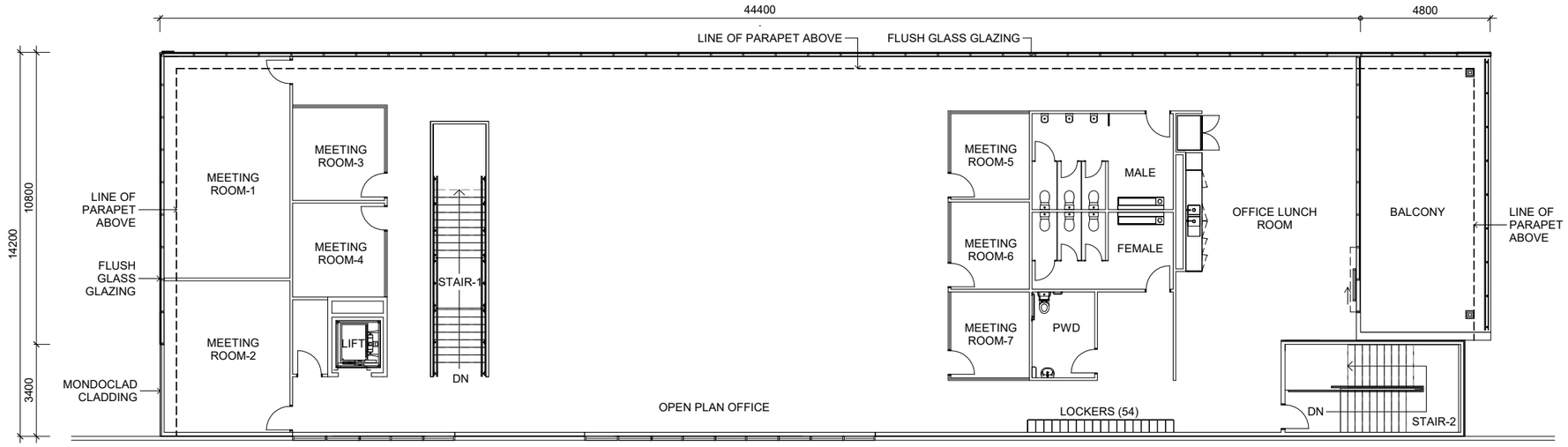
LOT-202 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

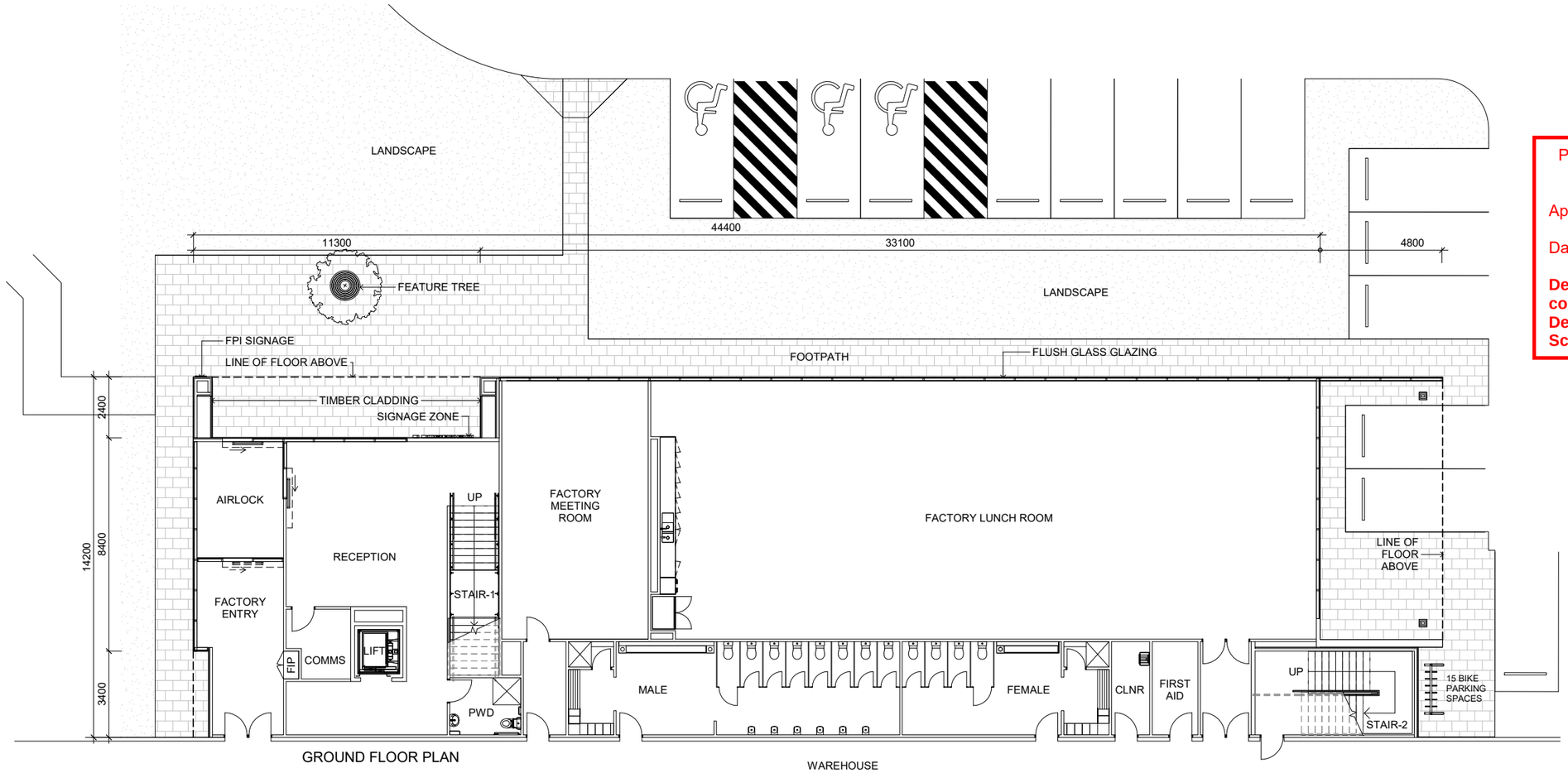
IMPERVIOUS AREA PLAN

JOB	DATE
Q25-015A-DA-003	25.02.26
SCALE	DRN.	REV.
1:500 @ A1	KL	E

REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	NOTES UPDATE	04.12.25
C	CAR PARK UPDATE	12.12.25



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 20 April 2026

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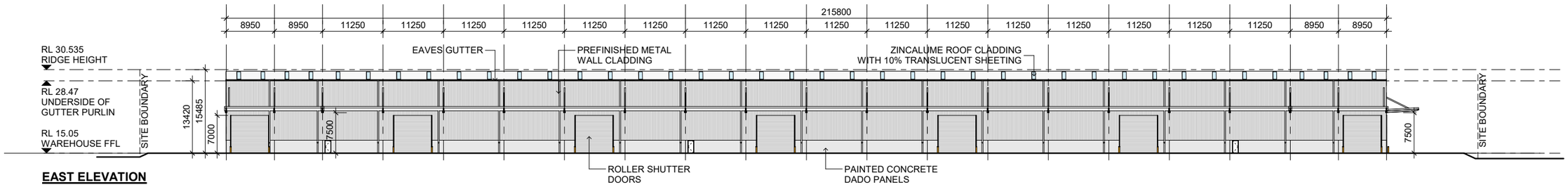
LOT-202 COASTLINK COURT, "VANTAGE YATALA"
STAPYLTON, QUEENSLAND

OFFICE PLAN

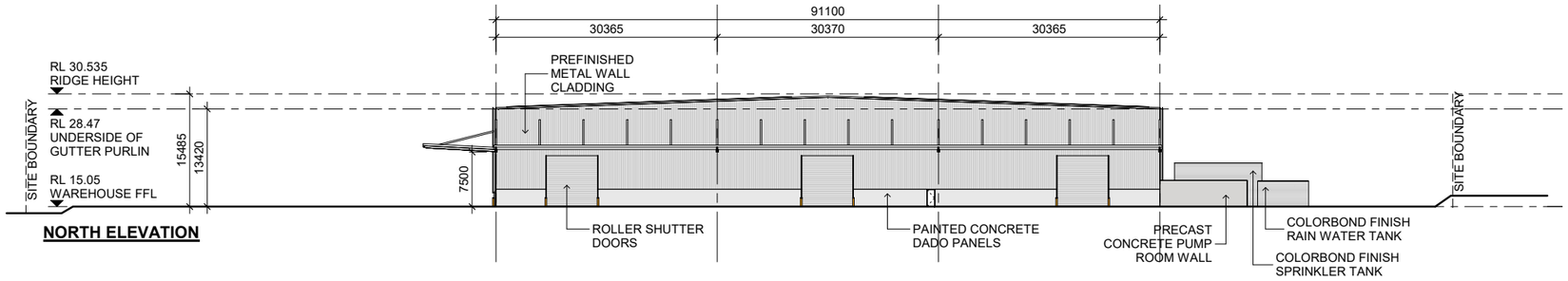
JOB	DATE
Q25-015A-DA-110	12.12.25

SCALE	DRN.	REV.
1:100 @ A1	KL	C

REV	DESCRIPTION	DATE
A	PRELIMINARY	27.11.25
B	NOTES UPDATE	04.12.25
C	DA ISSUE	12.12.25



EAST ELEVATION



NORTH ELEVATION

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2026/4

Dated: 20 April 2026

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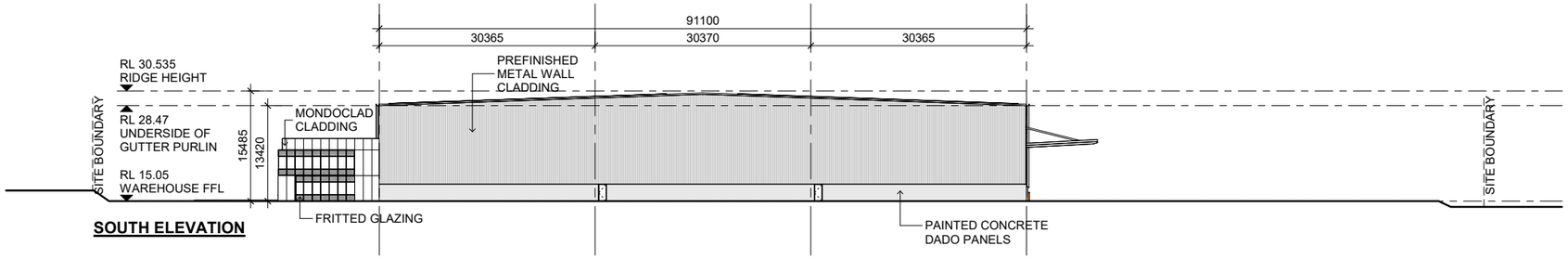
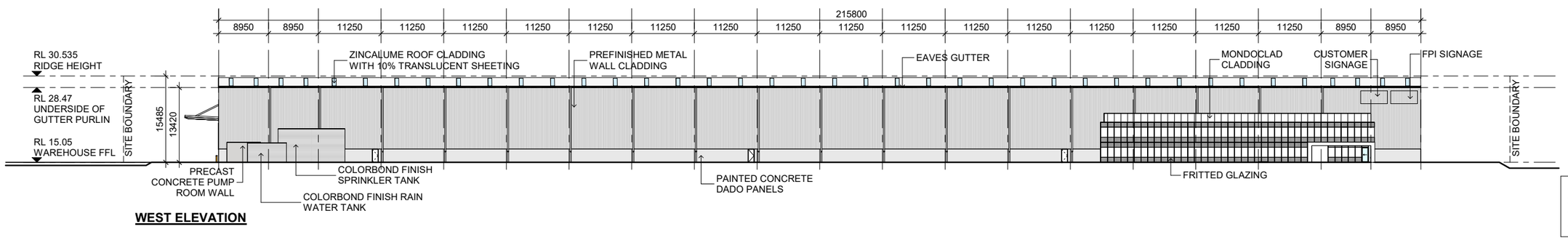


SOUTH ELEVATION



WEST ELEVATION

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUCTION WITH CIVILS ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

FOR DEVELOPMENT APPLICATION

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STAPYLTON, QUEENSLAND

BUILDING ELEVATIONS

JOB	DATE	
Q25-015A-DA-200	12.12.25	
SCALE	DRN.	REV.
1:400 @ A1	KL	C

REV	DESCRIPTION	DATE
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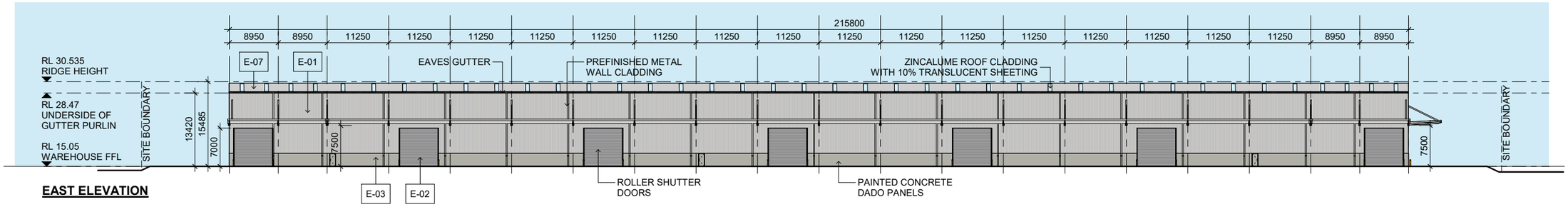
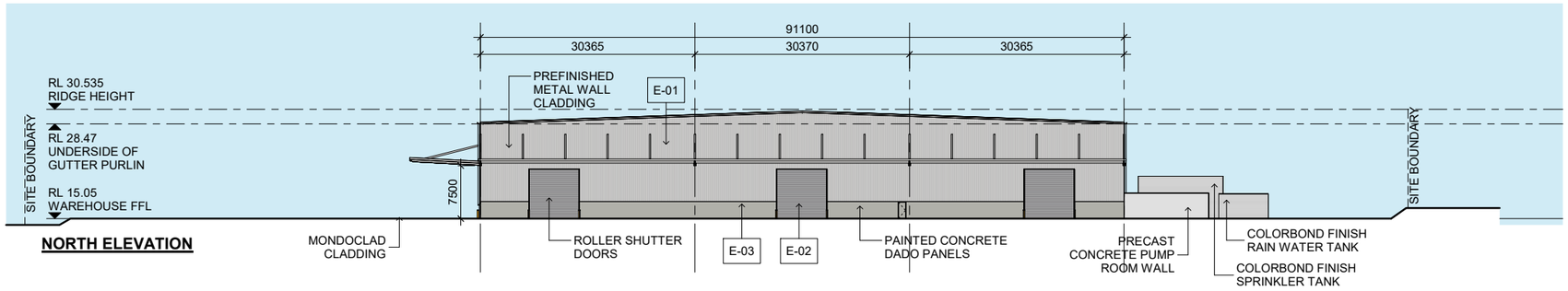
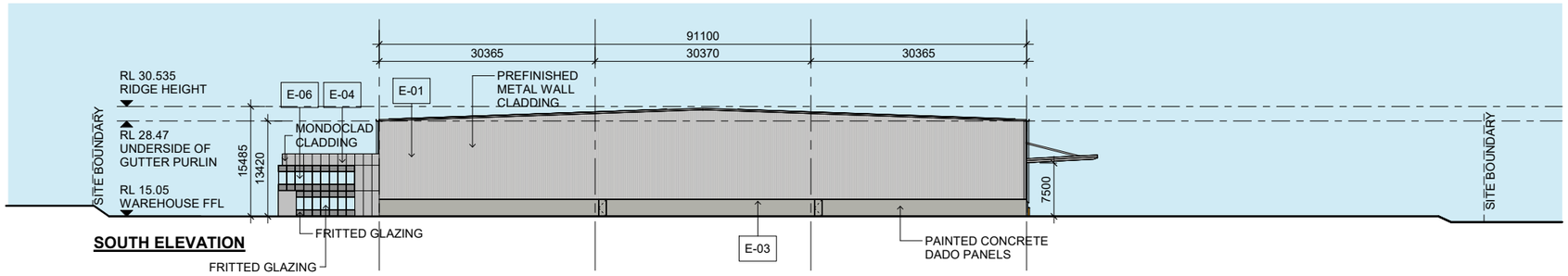
B	NOTES UPDATE	04.12.25
C	DA ISSUE	12.12.25



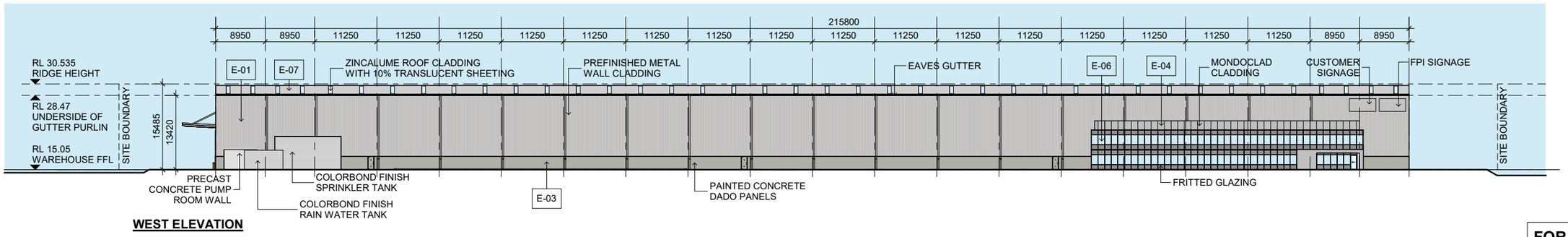
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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LEGEND

	E-01 WAREHOUSE WALL, GUTTERS, CAPPING, DOWNPIPES, SPRINKLER AND RAINWATER TANK, AWNING COLUMNS AND BRACING - COLORBOND "SHALE GREY"
	E-02 ROLLER SHUTTER DOORS COLORBOND "BASALT MATT"
	E-03 DADO PANELS, WAREHOUSE EXIT DOORS AND DOWNPIPES TO MATCH "SHALE GREY"
	E-04 OFFICE WALL CLADDING MONDOCLAD. "SILVER GRAY METALLIC"
	E-05 ACOYA TIMBER CLADDING
	E-06 EXTERNAL GLAZING
	E-07 WAREHOUSE AND OFFICE ROOF ZINCALUME
	E-08 AC CONDENSOR AREA SCREEN ON OFFICE ROOF TO MATCH COLORBOND "SHALE GREY"

NOTE: COLOUR SWATCHES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY, REFER SAMPLES FROM MANUFACTURERS FOR TRUE COLOUR REFERENCES

ALL LEVELS ARE INDICATIVE AND SHOULD BE READ IN CONJUCTION WITH CIVILS ENGINEER'S DRAWINGS. ALL LEVELS ARE TO BE +/- 1000mm.

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LOT-202 COASTLINK COURT, 'VANTAGE YATALA'
STAPYLTON, QUEENSLAND

BUILDING FINISHES

JOB	DATE	
Q25-015A-DA-500	12.12.25	
SCALE	DRN.	REV.
1:400 @ A1	KL	C

APPENDIX D

CODE ASSESSMENT

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VantageYatala

6.0 M38 INDUSTRIAL ESTATE PLACE CODE DEVELOPMENT REQUIREMENTS

6.1 PURPOSE

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

6.2 APPLICATION

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

M38 INDUSTRIAL ESTATE

6.3 DEVELOPMENT REQUIREMENTS

M38 INDUSTRIAL ESTATE PLACE CODE

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	DOES THE PROPOSAL MEET THE ACCEPTABLE SOLUTION? If not justify how the proposal meets the performance criteria
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACTASSESSABLE		
BUILDING HEIGHT		
PC1 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS1 The building has a maximum of 15 metres.	**COMPLIES WITH AS1** The development proposes a maximum building height of 14.6m, thereby achieving compliance with AS1.
ACCOMMODATION DENSITY		
PC2 Accommodation density must be consistent with the predominant character of the YEA as an industrial location. Accordingly, very low residential densities are envisaged for the LAP area.	AS2 The maximum dwelling density does not exceed one dwelling per lot.	**AS2 NOT APPLICABLE** The proposed development does not contain an aspect proposing a dwelling.
SITE COVERAGE		
PC3 The site coverage of development shall be in accordance with the open space landscape character of the YEA.	AS3 **Precinct A, B & C**: The maximum site coverageshall not exceed 70%. **Precinct D**: The maximum site coverage shallnot exceed 10%.	**COMPLIES WITH AS3** The proposed development has a site coverage of 57.8%.
BUILDING SETBACK		
PC4 The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity isachieved through generous building setbacks andhigh quality landscaping.	**Precinct A** AS4.1 Buildings are set back from frontages: a) 5 metres from the primary frontage; b) (i) 6 metres from the Stapylton Jacobs wellRoad frontage; (ii) 1.5 metres from the secondary frontage; and c) 10 metres from the western boundaryadjoining the existing residential uses. **Precincts B, C & D** AS4.2 Buildings are set back from frontages: a) 5 metres from the primary frontage; and b) 1.5 metres from the secondary frontage. **AS4.3** Where the site adjoins a public open space area the building or structure is setback a minimum of three meters from the common boundary with thepublic open space, and the setback area includes; a) a landscape buffer strip a minimum	**COMPLIES WITH AS4.2** The proposed warehouse has a minimum setback from any boundary of 4m, in this instance being to a the neighbouring lot to the east and does not front Stapylton Jacobs well Road, nor interfaces the residential uses. **COMPLIES WITH AS4.3** As disclosed above the warehouse meets the minimum setbacks necessary for any adjoining public open space land. **AS4.1, 4.4 ARE NOT APPLICABLE** The proposed development is not located in Precinct A, nor does it adjoin the Stapylton Landfill.

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

to ensure: a) A safe footpath environment; b) Safe vehicular access to the property; c) Appropriate hydraulic performance of thestormwater infrastructure; d) No damage to vehicle or road infrastructure; e) Minimal loss of on-street parking spaces; andf)Continued amenity of the neighbourhood.		
VEHICULAR PARKING		
PC8 On-site vehicle parking is provided to meetexpected demand, having regard to: a) The size of the proposed workforce; b) The likely number of visitors to the site; c) The likely size and number of service and transport vehicles to be on the site at any one time; d) On-site parking and loading/unloading activities within sites; e) The availability of conveniently located on-street parking; f) Any possible future expansion, redevelopment or change of use.	AS8.1.1 The number of car parking spaces provided on- site generally meets the standards set out in the**Constraint Code 4 - Car Parking, Access and Transport Integration** in the Gold Coast CityPlanning Scheme (version 1.1 Amended January2007); OR AS8.1.2 The number of car parking spaces provided on- site is generally in accordance with **Table to Acceptable Solutions AS8.1.2**. AS8.2 For multi-unit or multi-use developments, the totalcar parking provided is an aggregate of the standard parking required for each individual unitand/or component use. AS8.3 A lesser provision may be acceptable where it canbe demonstrated, to Council's satisfaction, that the parking needs of a particular development willbe adequately met. Where less than the standardamount of parking is provided, the left over spaceis retained as landscaped open space and placedso as to be suited to ready conversion to additional parking, should the use of the site change and/or the actual car parking demand rise	**DOES NOT COMPLY WITH AS8.1.2,** The car parking rate prescribed within Constraint Code 4 requires 205 parks be provided to service the subject site. the proposal has provisioned 149 parking spaces to serve the site. A Traffic Impact Assessment Report has been prepared, justifying this reduced rate and demonstrating that this rate can effectively service the use as necessary, provided in **Appendix I**. As such, the proposed parking solutions complies with PC8. **AS8.2 NOT APPLICABLE** The proposal is not for multi-unit or multi-use development. **AS8.3 NOT APPLICABLE**
ENVIRONMENTAL MANAGEMENT		
PC9 The environmental mitigation methods for the development as detailed within the Environmental Management Plan must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area having regard, but not limited to the impact of noise, hours of operation, visual amenity,	AS9 For development located within Precinct C an Environmental Management Plan (EMP) has been prepared and approved by Council and the development complies with the requirements of the EMP. The EMP is to prepared in accordance with the Planning Scheme Policy 10 – Guidelinesfor Preparing Management Plans and Plans of Development.	**NOT APPLICABLE** The subject site is located within Precinct B.

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

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

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

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

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

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

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

M38 INDUSTRIAL ESTATE

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

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

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

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

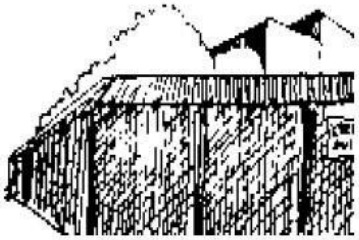
PC49 Extractive industry operations are managed tomake effective use of the extractive resource, while containing any impacts on the subject site.	AS49 The extractive industry is managed and developed consistent with the Extractive IndustryDomain Place Code.	**NOT APPLICABLE** There is no aspect of extractive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

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

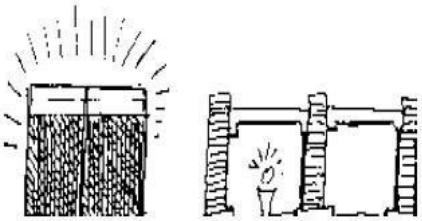
Figure to Acceptable Solution AS5.1

M38 INDUSTRIAL ESTATE

Negative Fences

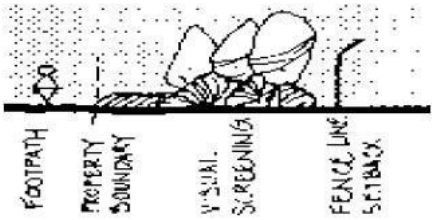


High security fencing on street alignment dominated streetscape.

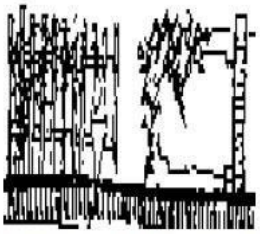


Chain fencing has a prison-like effect and is highly reflective. Height barriers can be visually intrusive.

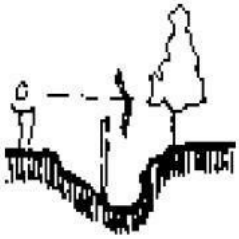
Positive Fences



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



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



Obtrusive fence placed in a swale to minimise visual impact.

Table to Acceptable Solutions AS8.1.2

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

Table to Acceptable Solutions AS41.4

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

Part 7 Codes

Division 3 Constraint Codes

Chapter 4 Car Parking, Access and Transport Integration

1.0 Purpose

To ensure that transport needs, including car parking and service vehicle requirements, associatedwith the development of land are met by:

- supply of car and bicycle parking facilities;
- provision of loading and service facilities; and
- integration of public transport with private and public development in the City.

Key objectives include:

a) the availability of car park opportunities that are easy to locate and use, in close proximity to all major developments and uses within the City, with on-site provision available for occupants and on-street provision and/or public car parks available for visitors;

b) the effective use of all car park infrastructure provided in the City; and

c) streets that are pedestrian and cyclist friendly.

2.0 Application

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

2.2 This code specifically applies to development (whether on private or public land) that requires one or more of the following:

- private or public car parking;
- bicycle parking and associated facilities;
- goods loading and circulation in public or private places; and
- integration of public transport with private or public development in the City.

2.3 This code also applies to any development that is proposed for sites identified on Domain Maps or the Priority Infrastructure Plan Maps as being affected by Future Road Requirements,including areas required for future road corridor development.

2.4 Where a domain or LAP Place Code contains car parking requirements that differ from thiscode, the LAP requirements take precedence.

2.5 Performance Criteria PC1-PC24 apply to all code and impact assessable development referred to in this code. For development identified as self assessable, in the relevant domain or LAP, only the acceptable solutions to Performance Criteria PC1-PC16 apply.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions	How does the proposal Comply with the Acceptable Solution or Performance Criteria?	Internal Use
Development that is Self-Assessable, Code Assessable or Impact Assessable			
Protection and Preservation of Areas Required for Road Widening, the Provision of PublicTransport Facilities or New Transport Corridors			
PC1 Land affected by any proposed road realignment or widening must not have development constructed over that part of the land required for road realignment or road widening.	AS1 All sites that are affected by Future Road Requirement as shown on the Domain Maps, do not have buildings or structures erected forward of the indicated building setback line. This requirement does not apply to a fence with a height not exceeding 1.8 metres and a width not exceeding 0.5 metres.	**AS1 COMPLIES** The proposed development is not affected by future road requirement.	
Port Cocheres			
PC2 Where provision is made for a *porte cochere*, it mustbe designed to enable vertical clearance, manoeuvring, access and queuing of vehicles. The capacity of the *porte cochere* and associated access and manoeuvring must accommodate vehicles entirely within the site, including the queuing of vehicles.	AS2 The *porte cochere* has a minimum vertical clearance of 4.5 metres.	**AS2 NOT APPLICABLE** There is no Porte Cochere proposed.	
Design of Car Parking Areas and Car Park Spaces			
PC3 All car parking spaces must be constructed and linemarked to the correct size and standard.	AS3.1 All car parking spaces are constructed in compliance with **AS2890.1 – Parking Facilities Part 1: Off Street Car Parking**. AS3.2 Where the development includes a combination of low turnover and high turnover car spaces, the parking spaces and aisles are designed to the high turnover or Class 3 requirements in **AS2980.1 – Parking Facilities Part 1: Off Street Car Parking**.	**AS3 COMPLIES** The proposed parking spaces are compliant with the relevant Australian Standards.	

PC4 Car parking areas must be landscaped to reduce visualimpact and to provide opportunities for shade.	AS4 In car parking areas exceeding 300m^2 in site area: a) at least 5% of the area is landscaped; b) a landscaped buffer, with a minimum height of 600mm and width of 1500mm, is provided along any public street frontage and the common boundary to the adjoining property; and c) one landscaped tree bay is to be provided for every 21 car parking spaces.	**AS4 COMPLIES** a) The development provides approximately 11% landscaping across the site. b) The development proposes a landscape buffer of at least 1.5m along all street frontages and adjoining property boundaries. c) The site features a number of landscaped areas within the subject site providing equivalent landscaped bays.	
Signs and Line Marking			
PC5 Signs and line marking must be provided to indicate thelocation of the car park and the position of the access points for all car parks used by the public where: a) a car park is located at the rear of the site; b) access to the car park is not located in the main frontage road; c) there are a number of access points serving different parts of the site.	AS5.1 Signs incorporate the standard Service Sign Series 'P' sign, as detailed under **Guide Signs** in the **Manual of Uniform Traffic Control Devices, Queensland**. (This does not apply to residential developments with less than 10 units) AS5.2 Signs are used to mark car parking bays which are provided for disabled drivers, motorcycles and special zones, such as bus zones.	**AS5.1 – AS5.2 COMPLIES** Parking areas will be appropriately marked and signed.	
Tandem Car Spaces			
PC6 Tandem car parking must only be used in circumstances where no inconvenience arises from its use.	AS6.1 Tandem car parking spaces (ie. two car parking spaces, nose to tail) are counted as one space, except in the following cases: a) the development is for residential purposes; b) the tandem spaces are to be used by the occupants of the site, in one tenancy; c) the car park area is to be operated as a public car park with on-site management. In this case, a tandem car park may be counted as no more than 1.5 car spaces. AS6.2 The minimum length of the tandem car space is 10.4 metres. AS6.3	**AS6.1 – AS6.3 NOT APPLICABLE** Tandem parking is not proposed.	

	Tandem garages have a minimum internal length of 11 metres.		
Access to Car Park Areas			
PC7 Car parking areas must not cause vehicle queues into the frontage road system or encourage drivers to reverse into the road system.	AS7.1 For developments in excess of 100 residential units with frontage to major roads, a turn round facility with a minimum diameter of 12.0m is provided between the gate and the road. OR AS7.2 All car parking facilities, except those associated with detached dwellings and duplex dwellings is designed so that all vehicles enter and exit the site in a forward gear. AS7.3 Provision is made for a defined queuing area, free of any parking manoeuvres or internal intersections in accordance with the provisions of the **Table to Acceptable Solution AS7.3**, for developments comprising of more than two dwelling units and where a security gate is proposed.	**AS7.1 NOT APPLICABLE** The proposed development is not for residential units. **AS7.2 COMPLIES** The development is designed to enable all vehicles to enter and exit the site in forward gear. **AS7.3 NOT APPLICABLE** The development does not involve any dwelling units.	
PC8 Car parking areas providing more than 20 car parking spaces must allow for the separation of vehicles and pedestrians.	AS8 Sealed pedestrian footpaths, at a gradient not exceeding 1:12, are provided from the car parking area along the shortest possible route to the point of destination.	**AS8 COMPLIES** A marked pedestrian crossing is provided between parking areas and the main building.	
PC9 Access to car parking spaces must be provided foremployees and visitors.	AS9.1 Car park areas have no gateways, doors or similar devices which restrict vehicular access by employees or visitors.	**AS9.1 COMPLIES** There are no gates, doors or other blocking vehicle access for employees or visitors.	
Driveways and Crossovers			
PC10 Driveways from car parks or developments into public roads must be minimised to reduce interference with public road traffic and pedestrians.	AS10.1 The maximum number of crossovers for residential developments is one for detached dwelling properties and two for multiple unit dwelling complexes. AS10.2 The maximum number of crossovers for non-residential developments is two crossovers per property. AS10.3 A vehicle crossover is separated from any other vehicle crossover by a minimum distance of three metres.	**AS10.1 NOT APPLICABLE** The proposal is not for residential development **AS10.2 COMPLIES** The development proposes two vehicular crossings. **AS10.3 COMPLIES** Each crossover is separated from any other vehicle crossover by at least three metres.	
PC11	AS11.1	**AS11.1 COMPLIES**	

All development must make provision for safe access to roads or streets adjacent to the site. Crossovers must be constructed to a standard consistent with the vehicles using the site.	The geometric design of entry and exit driveways conforms with **Standard Drawing No 59218** of **Planning Scheme Policy 11 – Land Development Guidelines**. AS11.2 Access to roads or streets adjacent to the site is consistent with **AS2890.1 – Parking Facilities Part 1: Off Street Car Parking** and **AS2890.2 – Off Street Parking Part 2: Commercial Vehicles**. AS11.3 Where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign-posted. AS11.4.1 Access to developments on dual carriageway roads is left in/left out. OR AS11.4.2 A new intersection is provided between the access way and the dual carriageway. AS11.5 Developments with traffic signal controlled or roundabout access to the frontage road dedicate land as public road to accommodate all intersection infrastructure, including traffic signal loops. AS11.6 The boundaries of the frontage road are modified to accommodate all intersection infrastructure within the public road. AS11.7 Developments with new traffic signal controlled access, within network traffic systems, provide the necessary infrastructure to integrate the new signals.	The proposed crossovers are designed in accordance with the relevant standard drawings. **AS11.2 COMPLIES** The development complies with the relevant Australian Standards. **AS11.3 NOT APPLICABLE** Separate entry and exit driveways are not proposed. **AS11.4.1 NOT APPLICABLE** The development does not proposes access to a dual carriageway road. **AS11.4.2 NOT APPLICABLE** The development does not proposes access to a dual carriageway road. **AS11.5 NOT APPLICABLE** The development does not propose traffic signal controlled or roundabout access. **AS11.6 NOT APPLICABLE** A new intersection is not proposed. **AS11.7 NOT APPLICABLE** New traffic signal-controlled access is not proposed.	
Internal Circulation			
PC12 All developments must provide internal circulation to avoid use of the public road system for movement between different car parking and vehicle service areas in the development.	AS12.1 The internal layout of the site is consistent with **AS2890.1 – Parking Facilities Part 1: Off Street Car Parking** and **AS2890.2 – Off Street Parking Part 2: Commercial Vehicles**. AS12.2 Parking and circulation aisles have a maximum length of 100 metres. AS12.3 Dead end aisles do not exceed 20 metres in length.	**AS12.1 COMPLIES** The internal layout of the site complies with the relevant Australian Standards. **AS12.2 COMPLIES** Parking and circulation aisles do not exceed 100 metres. **AS12.3 COMPLIES** Dead end aisles do not exceed 20m in length.	

	AS12.4 Aisle design does not include cross intersections. AS12.5 Car parking space/s is/are not located in areas used for manoeuvring of heavy vehicles. AS12.6 Car parks are designed so that vehicles do not reverse across pedestrian crossings. AS12.7 Speed humps are not provided in entry or exit queuing areas.	**AS12.4 COMPLIES** Cross intersections are not proposed. **AS12.5 COMPLIES** Car parking spaces are located independently of manoeuvring areas. As the development does not comply with AS12.5, assessment is required against PC12. **PC12 COMPLIES** The development provides internal circulation to avoid the use of the public road system for movement between different car parking and vehicle service areas in the development. **AS12.6 COMPLIES** Car parks are designed to avoid the need for vehicles to reverse over pedestrian crossings. **AS12.7 COMPLIES** Speed humps are not proposed.	
Loading Bay and Set Down Area Requirements			
PC13 Development must make provision for loading bays and set down areas for the: a) collection and set down of passengers; b) parking of trailers; c) service vehicle parking; and d) loading and unloading of goods.	AS13 Loading and set down areas are provided consistent with the **AS2890.2 – Off Street Parking Part 2: Commercial Vehicles**.	**AS13 COMPLIES** Loading and unloading areas are compliant with the relevant Australian Standards.	
Design Service Vehicle Requirements			
PC14 Development must provide for the required 'design service vehicle' to service the development.	AS14.1 Provision is made for service vehicles, in accordance with the **Table to Acceptable Solution AS14.1**. AS14.2 Provision is made for service vehicles, in accordance with the **Table to Acceptable Solution AS14.2**, for sites less than 4,000m^2 in area that require access by service vehicles. AS14.3 Provision is made for height clearance of 4.5 metres for service station canopies and access clearance height	**AS14.1 COMPLIES** The development accommodates full movement access for an AV. **AS14.2 COMPLIES** The subject site is greater than 4,000m² in area and allows for full-onsite maneuvering for all service vehicles. **AS14.3 NOT APPLICABLE** The development is not for a service station.	

	associated with the appropriate design vehicle in other applicable developments. AS14.4 A driveway which caters for heavy vehicles is designed in accordance with **AS2890.2 – Off Street Parking Part 2: Commercial Vehicles** and **Standard Drawing No 59218 Section 7.4** of **Planning Scheme Policy 11 – Land Development Guidelines**.	**AS14.4 COMPLIES** Driveways are designed in accordance with the relevant Australian Standards.	
Provision of Bicycle Parking Spaces			
PC15 Bicycle parking must be provided for all non-residential developments where the required car parking provision exceeds 20 parking spaces.	AS15.1 Where non-residential development requires the provision of more than 20 car parking spaces, bicycle parking is provided in accordance with the **AustroadsGuide to Traffic Engineering Practice: Part 14: Table 10.1**. AS15.2 Where bicycle parking is to be provided, additional facilities for bicycle users are designed and constructed in accordance with **AS2890.3 – Parking Facilities Part 3: Bicycle Parking Facilities**.	**AS15.1 COMPLIES** The development proposes 7 bicycle parking spaces. **AS15.2 NOT APPLICABLE** End of trip facilities are not required, however, the proposal includes provision for generous bathroom and changing facilities on site.	
Provision of Car Parking Spaces			
PC16 Sufficient car parking spaces must be provided to meet the car parking needs of the development. The number of car parking spaces provided must be consistent with the practical opportunities available for shared car parking provision and the operation of alternative transport modes to private motor vehicles.	AS16.1 Car parking is provided in accordance with the number of spaces required for the specific use listedin the **Table to Acceptable Solution AS16.1**. AS16.2 If an additional building is constructed, or an existing building is extended, the car space requirements determined from **Table to Acceptable Solution AS16.1** accrue only for the additional building or extension, provided that the use of the land remains the same and any existing area for car parking is not reduced or, if disturbed, any existing car spaces are replaced in the new development.	**COMPLIES WITH PC16** The proposed development meets provides sufficient paring when considered the expected number of staff to be on site at any one time. As discussed within both the Planning Assessment Report and Traffic Impact Assessment, the parking rate proposed is based on the expected staffing numbers for both warehouses and will adequately service all warehouse needs. **AS16.2 NOT APPLICABLE**	
PC17 New development must not result in any adverse impact, through the reduction in the car parking capacity of the site and/or the local area.	AS17.1.1 Any car parking spaces lost are replaced elsewhere on the site. OR AS17.1.2 A monetary contribution is provided to Council for those car parking spaces lost, consistent with **AS16.2**. OR	**AS17.1.1 – AS17.1.3 NOT APPLICABLE**	

	AS17.1.3 The Building Work is associated with a Material Change of Use that requires a lesser number of parking spaces than the existing use.		
Driveways and Crossovers			
PC18 Vehicle crossovers must be constructed to minimise conflict with passing traffic and pedestrians.	AS18 Access to developments with more than one frontage road is via minor roads. Impacts of driveway traffic are concentrated on less busy roads, with traffic distributed to major roads via existing intersections.	**AS18 COMPLIES** The subject site is accessed via Fairway Street and Coastlink Court.	
Safe Pedestrian Access			
PC19 All development must make provision for safe pedestrian access to the building from the street and from any car parking or set down area to the building's main entrance.	AS19.1 The design of the development ensures that priority is given to pedestrians for direct links to the building's main entrance and to any adjoining local activities or public transport services. AS19.2 Landscaping surrounding the pedestrian walkways and shelters is no higher than 600mm and incorporates trees with branching not lower than 2m (clear stem trees). AS19.3 Solid walls and fences are avoided adjacent to pedestrian walkways to improve actual and perceived safety. AS19.4 Security is to be enhanced by passive surveillance over the car parking area from nearby residences or other activities, where practicable.	**AS19.1 COMPLIES** The development prioritises pedestrians through dedicated pedestrian access to the site and a marked pedestrian crossing. **AS19.2 COMPLIES** **AS19.3 COMPLIES** **AS19.4 COMPLIES**	
Safe Pedestrian and Cyclist Facilities			
PC20 The design of pedestrian and cyclist facilities must besafe, useable and readily accessible.	AS20 Pedestrian and cyclist facilities are designed toencourage the use of these modes by: a) minimising distances, and providing safe gradingpaths, separated from motorised traffic; b) using even, non-slippery pavement materials.	**AS20 COMPLIES** The development prioritises pedestrians through dedicated pedestrian access to the site and a marked pedestrian crossing.	
Integration of Development with Public Transport			
PC21 Development that attracts a high proportion of people dependent on public	AS21.1 Any development that includes activities listed in the **Table to Acceptable Solution AS21.1** provides a busset down facility on and off-site, in close proximity to the entrance of the	**AS21.1 NOT APPLICABLE** Public transport facilities are not required.	

transport must provide facilities to accommodate public transport servicing requirements.	development. AS21.2 Where a bus set down area is provided, it is integratedinto the development, easily accessible, safe, secure, clearly identified, and attractive to use (in the case of major developments providing a covered walkway to the entry).		
PC22 Development that attracts a reasonable proportion of people dependent on public transport must assist in supporting facilities for public transport servicing.	AS22.1 Any development that includes activities listed in the **Table to Acceptable Solution AS22.1** provides a busstop and/or a bus shelter, if the entry to the development is not within 400 metres of a an existing bus stop or within 800 metres of a railway station. AS22.2 The bus shelter is located adjacent to the frontage of the site and is connected to the entry of thedevelopment by a sealed footpath.	**AS22.1 – AS22.2 NOT APPLICABLE** Public transport facilities are not required.	
Cash In Lieu of Car Park Spaces Required			
PC23 Car parking must be provided to meet the car parking needs of the development. If it cannot be provided on site, alternative arrangements may be proposed.	AS23.1.1 The car parking spaces required by **Table to Acceptable Solution AS16.1** are provided on the subject site. OR AS23.1.2 A monetary contribution for all or part of the required car parking may be made towards one or more of the following: a) provision of off-street car parking in the vicinity of the development; b) provision of improved on street car parking and streetscape improvement works, in the vicinity of the development; and/or c) provision of improved public transport facilities and services in the vicinity of the development.	**AS23.1.1 COMPLIES** The proposed development will provide the required number of carparks on the subject site. **AS23.1.2 NOT APPLICABLE**	
Traffic Impact			
PC24 Where appropriate, specific measures must be taken inthe provision of car parking spaces and access to these, to ensure that the traffic impacts of the car park area's use does not have a negative	AS24 A Traffic Impact Report is prepared and implemented,unless: a) the development has less than 250 high turnoveror 500 low turnover parking spaces; or b) it has less than 100 parking spaces with directaccess to a major road; or c) the Assessment Manager advises a Traffic ImpactReport is not required. This Traffic Impact Report shows how the proposed	**AS24 COMPLIES** A Traffic Impact Report has been completed and supports this development application.	

impact on the local amenity and the operation of the local street network.	development is able to comply with the provisions of this code and **Section 7.4** of **Planning Scheme Policy 11 – Land Development Guidelines**.		

Table to Acceptable Solution AS7.3

Car Park Capacity (Number of Spaces)	Minimum Queue Length (Vehicles) *
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 250	7
More than 250	7 plus 1% of capacity over 250 spaces

**** Note:*** ***Each vehicle shall be taken to occupy 6.0 metres in length.***

Table to Acceptable Solution AS14.1

Use or Development	Service Vehicle Provisions
Aged Persons Accommodation	HRV
Animal Husbandry	AV
Aquaculture	HRV
Bulk Garden Supplies	HRV
Cafe	SRV
Cinema	SRV
Commercial Services	SRV
Community Care Centre	SRV
Community Purposes	SRV
Convenience Shop	SRV
Educational Establishment	SRV
Fast Food Premises	HRV
Freight Depot	AV
Fuel Depot	AV
Funeral Parlour	SRV
Hospital	HRV
Industry	AV
Indoor Recreation including: a) squash court or any other court game; b) meeting place, public hall, pinball parlour, amusement arcade; c) theatre, cinema; d) licensed club; e) skating rink, swimming pool; f) gymnasium; and g) public library, public lecture hall, art gallery, museum, any other indoor recreation.	SRV

Use or Development	Service Vehicle Provisions
Kennel	SRV
Manufacturers Shop	HRV
Marina	AV
Marina Shop	SRV
Market	SRV
Medical Centre	SRV
Milk Depot	AV
Mini-Storage Warehousing	HRV
Minor Tourist Facility	SRV
Motel	SRV
Motor Vehicle Repairs	HRV
Night Club	SRV
Outdoor Sport and Recreation: a) tennis court or other court game (where not ancillary to other development); b) lawn bowls; c) skating rinks, swimming pools; d) golf course.	SRV
Office	SRV
Place of Worship	SRV
Reception Room	SRV
Resort Hotel	HRV
Restaurant	SRV
Restricted Club	HRV
Retail Plant Nursery	HRV
Rural Industry	AV
Salvage Yard	HRV
Service Industry	SRV
Service Station	AV
Shop	SRV
Shop with GFA of less than 400m^2	SRV
Shop with GFA 400m^2 – 1500m^2	HRV
Shop with GFA larger than 1500m^2	AV
Shopping Centre Development	AV
Showroom	HRV
Storage	SRV
Take-Away Food Premises	SRV
Tavern	HRV
Temporary Use	AV
Theatre	SRV
Tourist Shop	SRV
Transit Centre	HRV
Transport Terminal	AV
Vehicle Hire Premises	AV
Vehicle Sales Premises	AV
Warehouse	AV
Waterfront Industry	HRV

Note: ***SRV: Small Rigid Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.***

HRV: Heavy Rigid Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.

AV: Articulated Vehicle as defined in AS2890.2 – Off Street Parking Part 2: Commercial Vehicles.

Table to Acceptable Solution AS14.2

HRV and AV Requirements	
Site Area (m^2)	**Requirement**
Less than $1000m^2$	Demonstrate that the development can accommodate the particular design vehicle but a separate service bay and associated manoeuvring are not required. Where it can be demonstrated that loading and unloading can take place within the road reserve, without impacting on the safe and efficient operation of traffic and with no detrimental impact on amenity, Council or its delegate may determine that HRV and AV access is not required.
$1000m^2$ – $2000m^2$	a) service bay for HRV is required. b) restricted manoeuvring on site for HRV or AV (as required). c) full on-site manoeuvring for other classes of service vehicle is required.
$2000m^2$ – $4000m^2$	a) service bay to be provided for HRV or AV (as required). b) restricted manoeuvring on site for AV (as required). c) full on-site manoeuvring for HRV and other classes of service vehicle is required.

Table to Acceptable Solution AS16.1

This table sets out the minimum number of car parking spaces required according to the use of the land.

Where the calculated number of car spaces is not a whole number, the number of car parking spaces required must be the next higher whole number.

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Aged Persons Accommodation	a) one (1) space per self-contained dwelling, plus one (1) visitor space per 10 self-contained dwellings; b) one (1) space per two hostel units; c) one (1) space per four nursing home beds; d) 50% of the total number of car parking spaces required should be provided for visitor parking in a central location.
Amusement Parlour	5 spaces per $100m^2$ of GFA – one (1) space per $20m^2$.

Apartments	a) for developments with up to 20 apartments, one (1) space per one (1) bedroom apartment, and 2 spaces per 2 bedroom and larger apartments, plus one (1) space per four apartments for visitor parking. b) for developments with more than 20 apartments, requirements for first 20 apartments as in a) plus, one (1) space per apartment and one (1) space per 10 apartments for visitor parking for subsequent units. c) for developments in excess of 20 apartments, the units with 2, 3 or 4 bedrooms shall be considered first in the determination of total parking spaces. d) for mixed-use development with a single apartment, visitor parking for the apartment is not required. e) where development: ▪ is on a site that only has frontage to a road listed below; or ▪ the access to the proposed development is to a road listed below; and ▪ where the frontage is included in that part of the road listed below; additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required.

Road	Part of Road
Aloha Lane	The whole
Cooinda Avenue	Northern alignment
Beulah Lane	The whole
Cronin Avenue	The whole
Darwalla Avenue	The whole
Eden Avenue	Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot 1 RP 188138), and to and including Lot 6 RP154810
Fenton Place	The whole
Garfield Terrace	The whole
Hedges Avenue	The whole
Jefferson Lane	North of Third Avenue
Lennie Avenue	The whole
Little Norman Street	The whole
Montgomery Avenue	The whole
Mountbatten Avenue	The whole
Northcliffe Terrace	The whole
Nagel Avenue	Western alignment from and including Lot 12 RP 46948 to and including Lot 1 RP 46948
O'Connor Street	Western Alignment from Wybera Street to and including Lot 26 RP 49999
Owens Lane	The whole
Pacific Parade	The whole
Park Lane	The whole
Peak Avenue	The whole
Schuster Avenue	The whole
Sunshine Court	The whole
Swan Lane	The whole

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Attached Dwelling	a) 2 spaces per dwelling, of which one (1) is to be covered, plus one (1) space per two dwellings for visitor parking. b) where development: ▪ is on a site that only has frontage to a road listed below; or ▪ the access to the proposed development is to a road listed below; and ▪ where the frontage is included in that part of the road listed below; additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required. **Road** — **Part of Road** Aloha Lane — The whole Cooinda Avenue — Northern alignment Beulah Lane — The whole Cronin Avenue — The whole Darwalla Avenue — The whole Eden Avenue — Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810 Fenton Place — The whole Garfield Terrace — The whole Hedges Avenue — The whole Jefferson Lane — North of Third Avenue Lennie Avenue — The whole Little Norman Street — The whole Montgomery Avenue — The whole Mountbatten Avenue — The whole Northcliffe Terrace — The whole Nagel Avenue — Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948 O'Connor Street — Western alignment from Wybera Street to and including Lot 26 RP 49999 Owens Lane — The whole Pacific Parade — The whole Park Lane — The whole Peak Avenue — The whole Schuster Avenue — The whole Sunshine Court — The whole Swan Lane — The whole ***Note:*** ***The visitor parking space may be provided on street in the case of a duplex development.***
Bed and Breakfast	one (1) space per guest room (in addition to the requirement of 2 spaces per dwelling, of which one (1) is to be covered).
Bulk Garden Supplies	2 spaces per 100m^2 of Total Use Area (one (1) space per 50m^2 of Total Use Area).
Cafe	6.7 spaces per 100m^2 of GFA (including any outdoor dining areas) (one (1) space per 15m^2 of GFA).
Caravan Park	one (1) space per site, plus visitor parking of one (1) space per ten sites.
Caretaker's Residence	2 spaces, of which one (1) is to be covered.
Child Care Centre	one (1) space per employee, plus on-site passenger set down area of one (1) space for every five children enrolled.
Cinema	as determined by Council, requiring a Traffic Impact Report.
Commercial Services	4 spaces per 100m^2 of GFA (one (1) space per 25m^2 of GFA).
Community Care Centre	one (1) space per employee, based on the maximum number of employees on the premises at any one time, plus one (1) space per ten residents or other occupants of the premises.

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Community Purposes	as determined by Council.
Convenience Shop	6.7 spaces per 100m^2 of GFA (one (1) space per 15m^2 of GFA).
Detached Dwelling	2 spaces per dwelling, of which one (1) is to be covered.
Display Home	as determined by Council.
Ecotourism Facility	as determined by Council, requiring Traffic Impact Report.
Educational Establishment: a) primary school b) secondary school c) tertiary and further education d) other	a) one (1) space per staff member; b) one (1) space per staff member, plus one (1) space per each ten Year 12 students enrolled; c) as determined by Council, requiring Traffic Impact Report; and d) as determined by Council, requiring Traffic Impact Report.
Estate Sales Office	5 spaces.
Family Accommodation	one (1) space, in addition to the spaces required for the main dwelling.
Family Day Care Home	no on-site spaces required.
Farm Stay	one (1) space for each guest bedroom (in addition to the requirement of 2 spaces per dwelling, of which one (1) is to be covered).
Fast Food Premises	a) 0.4 spaces per seat, plus one (1) space per 100m^2 of GFA; OR b) 10 spaces per 100m^2 of GFA, plus 20 spaces per 100m^2 of GFA outdoor seating areas, whichever is the greater, plus queuing area for 10 vehicles associated with any drive through sales facility.
Freight Depot	one (1) space per employee, plus one (1) visitor parking space.
Fuel Depot	one (1) space per employee, plus one (1) visitor parking space.
Funeral Parlour	10 spaces per 100m^2 of GFA (one (1) space per 10m^2 of GFA).
Home Occupation	2 spaces for the purposes of the Home Occupation, in addition to the spaces required for the dwelling.
Home Office	one (1) space for the purpose of the Home Office, in addition to the spaces required for the dwelling.
Hospital	as determined by Council, requiring a Traffic Impact Report.
Hostel Accommodation	a) one (1) car space per 15m^2 of the total sleeping accommodation area, plus one (1) car space for any manager's or caretakers unit. b) where development: ▪ is on a site that only has frontage to a road listed below; or ▪ the access to the proposed development is to a road listed below; and ▪ where the frontage is included in that part of the road listed below. additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required. **Road** — **Part of Road** Aloha Lane — The whole Cooinda Avenue — Northern alignment Beulah Lane — The whole Cronin Avenue — The whole Darwalla Avenue — The whole Eden Avenue — Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810 Fenton Place — The whole

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Hostel Accommodation (cont.)	Garfield Terrace — The whole Hedges Avenue — The whole Jefferson Lane — North of Third Avenue Lennie Avenue — The whole Little Norman Street — The whole Montgomery Avenue — The whole Mountbatten Avenue — The whole Northcliffe Terrace — The whole Nagel Avenue — Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948 O'Connor Street — Western alignment from Wybera Street to and including Lot 26 RP 49999 Owens Lane — The whole Pacific Parade — The whole Park Lane — The whole Peak Avenue — The whole Schuster Avenue — The whole Sunshine Court — The whole Swan Lane — The whole
Indoor Recreation Facility: a) squash court or any other court game b) meeting place, public hall c) pinball parlour, amusement arcade d) theatre, cinema e) licensed club f) skating rink or swimming pool g) gymnasium h) public library, public lecture hall, art gallery, museum, any other indoor recreation	a) 4 spaces per court; b) 10 spaces per 100m^2 of GFA (one (1) space per 10m^2 of GFA); c) 5 spaces per 100m^2 of GFA (one (1) space per 20m^2 of GFA); d) as determined by Council, requiring Traffic Impact Report; e) 6 spaces per 100m^2 of GFA (one (1) space per 17m^2 of GFA), additional parking for gaming machines at the rate of one (1) spaceper 3 gaming machines; f) 15 spaces, plus one (1) space per 100m^2 of GFA; g) 10 spaces per 100m^2 of GFA; h) as determined by Council or its delegate.
Industry	2.5 spaces per 100m^2 of GFA (one (1) space per 40 m^2 of GFA)
Integrated Housing	2 spaces per dwelling, of which one (1) must be covered, plus 0.5 spaces per dwelling visitor parking, distributed throughout the site in accessible locations.
Kennel	one (1) space per employee, with a minimum of two spaces plus one (1) visitor parking space.
Laundromat	5 spaces per 100m^2 of GFA (one (1) space per 20m^2 of GFA).
Manufacturers Shop	a) 6.7 spaces per 100m^2 of area used for retail (one (1) space per 15m^2 of area used for retail); b) 2.5 spaces per 100m^2 of area used for manufacturing (one (1) space per 40m^2 of area used for industry).
Marina	a) 0.6 spaces for each wet berth designed for boats ten metres and under; b) 0.8 spaces for each wet berth designed for boats between ten metres and 15 metres; c) one (1) space for each wet berth designed for boats greater than 15 metres; d) 0.2 spaces for each dry berth or swing mooring; plus e) 0.5 spaces for each employee; f) one (1) space per 50m^2 of GFA of ancillary activities associated with the marina; g) one (1) space for each wet berth designed for boats greater than 15 metres.

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Marina Shop	6.7 spaces per 100m^2 of GFA (one (1) space per 15m^2 of GFA).
Market	as determined by Council, requiring Traffic Impact Report.
Medical Centre	5 spaces per 100m^2 of GFA (one (1) space per 20m^2 of GFA).
Mini-Storage Warehousing	a) one (1) space per ten (10) storage sheds; plus b) one (1) space per 30m^2 GFA administration office area; plus c) a minimum traffic circulation aisle width of 6.5 metres.
Minor Tourist Facility	as determined by Council, requiring Traffic Impact Report.
Motel	a) one (1) space per room, plus one (1) space for the manager's residence. b) where a restaurant is included, 0.15 spaces per seat or 3.5 spaces per 100m^2 of the restaurant GFA, whichever is the greater. c) where development: ▪ is on a site that only has frontage to a road listed below; or ▪ the access to the proposed development is to a road listed below; and ▪ where the frontage is included in that part of the road listed below. additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required. **Road** — **Part of Road** Aloha Lane — The whole Cooinda Avenue — Northern alignment Beulah Lane — The whole Cronin Avenue — The whole Darwalla Avenue — The whole Eden Avenue — Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810 Fenton Place — The whole Garfield Terrace — The whole Hedges Avenue — The whole Jefferson Lane — North of Third Avenue Lennie Avenue — The whole Little Norman Street — The whole Montgomery Avenue — The whole Mountbatten Avenue — The whole Northcliffe Terrace — The whole Nagel Avenue — Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948 O'Connor Street — Western alignment from Wybera Street to and including Lot 26 RP 49999 Owens Lane — The whole Pacific Parade — The whole Park Lane — The whole Peak Avenue — The whole Schuster Avenue — The whole Sunshine Court — The whole Swan Lane — The whole
Motor Vehicle Workshop	6.7 spaces per 100m^2 of GFA (one(1) space per 15m^2 of GFA).
Night Club	6 spaces per 100m^2 of GFA (one (1)space per 17m^2 of GFA).
Office	3 spaces per 100m^2 of GFA (one (1) space per 33m^2 of GFA).

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Outdoor Sport and Recreation: a) tennis court or other court game (where not ancillary to other development) b) lawn bowls c) skating rinks, swimming pools d) golf course e) racecourse f) sporting arena g) clubhouse	a) 4 spaces per court; b) 20 spaces per green; c) 15 spaces, plus one (1) space per 100m^2 of Total Use Area; d) the greater of: ▪ 4 spaces per hole, plus 3 spaces per 100m^2 of GFA of club house area; or ▪ 6 spaces per 100m^2 of GFA of club house area; e) as determined by Council, requiring Traffic Impact Report; f) as determined by Council, requiring Traffic Impact Report; g) 6 spaces per 100m^2 of GFA (one (1) space per 17m^2 of GFA).
Place of Worship	10 spaces per 100m^2 of GFA (one (1) space per 10m^2 of GFA).
Reception Room	6 spaces per 100m^2 of GFA (one (1) space per 17m2 of GFA).
Relocatable Home Park	one (1) space per Relocatable Home plus visitor parking of one (1) space per 5 dwellings.
Residential Hotel	a) one (1) space per residential unit plus 10 spaces per 100m^2 of GFA lounge, bar and beer garden area; plus b) 10 spaces per 100m^2 of GFA retail floor area for liquor barns or bulk liquor sales; plus c) a reservoir space for 12 cars for a drive-in bottle shop.
Resort Hotel	a) one (1) space for each guest room or suite, for the first 75 guest rooms or suites, plus 0.1 space for each additional guest room or suite. b) where the development includes commercial facilities that areavailable for use by the general public, car parking for such facilities shall be provided at 75% of the standard requirements of this table. c) where development: ▪ is on a site that only has frontage to a road listed below; or ▪ the access to the proposed development is to a road listed below; and ▪ where the frontage is included in that part of the road listed below; additional visitor car parking shall be provided at a rate of one (1) car parking space for every two (2) visitor car parking spaces required. **Road** — **Part of Road** Aloha Lane — The whole Cooinda Avenue — Northern alignment Beulah Lane — The whole Cronin Avenue — The whole Darwalla Avenue — The whole Eden Avenue — Both alignments from Hill Street to Ward Street and from Ward Street to and including BUP 5455 (Lot RP 1881138), and to and including Lot 6 RP154810 Fenton Place — The whole Garfield Terrace — The whole Hedges Avenue — The whole Jefferson Lane — North of Third Avenue Lennie Avenue — The whole Little Norman Street — The whole Montgomery Avenue — The whole Mountbatten Avenue — The whole Northcliffe Terrace — The whole Nagel Avenue — Western alignment from including Lot 12 RP 46948 to and including Lot 1 RP 46948 O'Connor Street — Western alignment from Wybera Street to and including Lot 26 RP 49999 Owens Lane — The whole Pacific Parade — The whole Park Lane — The whole Peak Avenue — The whole Schuster Avenue — The whole Sunshine Court — The whole Swan Lane — The whole

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Restricted Club	6 spaces per 100m^2 of GFA (one (1) space per 17m^2 of GFA).
Restaurant	6.7 spaces per 100m^2 of GFA (including any outdoor dining areas) (one (1) space per 15 m^2 of GFA).
Retail Plant Nursery	10 spaces, plus one (1) space per 100m^2 of Total Use Area in excess of 3,000 metres.
Rural Industry	one (1) space for each employee who does not reside on-site, plus one (1) visitor parking space.
Salvage Yard	0.7 space per 100m^2 of Total Use Area, with a minimum of five spaces.
Serviced Apartment	a) one (1) space per apartment, plus 0.25 per apartment for visitor parking, where parking is contained in a single parking garage and spaces are not dedicated to particular units; OR b) one (1) space per one (1) bedroom apartment and 2 spaces per 2 bedroom and larger apartments, where spaces are dedicated to each apartment, plus 0.25 visitor spaces per apartment.
Service Industry	2.5 spaces per 100m^2 of GFA (one (1) space per 40m^2 of GFA).
Service Station	a) 2 spaces, plus 5 spaces per service bay; plus b) 4 spaces per 100m^2 of GFA of shop sales area of less than 150m^2; plus c) 5 spaces per 100m^2 of GFA of shop sales area exceeding 150m^2; plus d) 10 spaces per 100m^2 of GFA of restaurant or café, or 0.4 spaces per seat, whichever is the greater.
Shop	6.7 spaces per 100m^2 of GFA (one (1) space per 15m^2 of GFA).
Shopping Centre Development: a) 0 – 10,000m^2 of EGFA b) 10,000 – 20,000m^2 of EGFA c) 20,000 – 30,000m^2 of EGFA d) > 30,000m^2 of EGFA	a) 7 spaces per 100m^2 of EGFA (one (1) space per 15m^2 of EGFA); b) 6.5 spaces per 100m^2 of EGFA (one (1) space per 16m^2 of EGFA); c) 5 spaces per 100m^2 of EGFA (one (1) space per 20m^2 of EGFA); d) 4.5 spaces per 100m^2 of EGFA (one (1) space per 23m^2 of EGFA).
Showroom	2 spaces per 100m^2 of GFA (one (1) space per 50m^2 of GFA).
Special Accommodation	2 spaces.
Stall	4 spaces.
Storage	a) one (1) space per ten (10) storage sheds; plus b) one (1) space per 30m^2 GFA administration office area; plus c) a minimum traffic circulation aisle width of 6.5 metres.
Take-Away Food Premises	6.7 spaces per 100m^2 of GFA (one (1) space per 15m^2 of GFA).
Tavern	a) 10 spaces per 100m^2 of GFA lounge, bar and beer garden area,(excluding 'staff only' areas); plus b) 10 spaces per 100m^2 of GFA retail floor area for liquor barns or bulk liquor sales; plus c) a reservoir space for 12 cars for a drive in bottle shop; d) additional parking for gaming machines, at the rate of one (1) space per 3 gaming machines.
Theme Park	at the rate of (number of 'design day' visitors x 0.2347) + 87, where the design day corresponds to the existing 85 percentile day, subject to confirmation of this approach from Council's Manager of Transport Planning.
Tourist Cabins	as determined by Council, requiring Traffic Impact Report.

Material Change of Use	Minimum Number of Car Parking Spaces to be Provided
Tourist Facility	as determined by Council, requiring Traffic Impact Report.
Tourist Shop	5 spaces per 100m^2 of GFA (one (1) space per 20m^2 of GFA).
Transit Centre	as determined by Council, requiring Traffic Impact Report.
Transport Terminal	as determined by Council, requiring Traffic Impact Report.
Vehicle Hire Office	one (1) car space per employee, or one (1) car space per 30m^2, whichever is the greater.
Vehicle Hire Premises	one (1) car space per employee, or one (1) car space per 30m^2, whichever is the greater, plus a minimum of one (1) on-site wash bay, plus a minimum of one(1) car space per every 1.5 vehicles (or part thereof) in the hire vehicle fleet, provided that such spaces may be located in tandem.
Vehicle Sales Premises	3.3 spaces per 100m^2 of GFA plus 0.5 spaces per 100m^2 of display area.
Veterinary Clinic or Veterinary Hospital	3 spaces per practitioner.
Warehouse	2 spaces per tenancy or lot plus one (1) space per 50m^2 of GFA up to 500m^2 plus one (1) space per 100m^2 of GFA over 500m^2.
Waterfront (or Marine) Industry	2 spaces per 100m^2 of GFA (one (1) space per 50m^2 of GFA).
Any Other Use	as determined by Council, requiring a Car Parking Assessment Report.

Table to Acceptable Solution AS21.1

a) Educational Establishment
b) International Hotel
c) Resort Hotel
d) Transit Centre
e) Shopping Centre Development (more than 4,000m^2 of EGFA retail floor space)
f) Public Events
g) Spectator Sports
h) Convention Centre

Table to Acceptable Solution AS22.1

a) Apartment Buildings with more than 60 units
b) Townhouse Complexes with more than 60 units
c) Active Recreation Facility
d) Bulky Goods Retailers (more than 2,000m^2 of GFA retail floor space)
e) Hospitals
f) Community Centres
g) Entertainment Venues
h) Aged Persons Accommodation

4.0 Car Parking Assessment Report

Where this Planning Scheme gives no specific car parking provision for a particular use or development, Council may require the submission of a Car Parking Assessment Report to support an application for development assessment. The following details must be included in such a report:

a) the specific nature of the development to be undertaken and the method of operation and all facilities proposed to be provided;

b) the maximum number of employees likely to be engaged on the premises;

c) the maximum number of persons, other than employees, anticipated to attend the premises at any time;

d) the hours of operation of the development;

e) the location of the site and the nature of existing and likely development in the vicinity of the site;

f) the existing on-road parking situation and operating conditions of the road in the vicinity of the site;

g) the anticipated demand for on-site loading by trucks and other delivery vehicles;

h) the anticipated demand for bus, coach and taxi set down and parking;

i) the likely use of other modes of transport or pedestrian access, and the frequency and proximity of existing public transport services;

j) the assignment of development generated traffic to the road network, and prediction of operating conditions within and without the proposed development for the appropriate design years; and

k) any other relevant information requested by Council or its delegate.

Council will form a view on the appropriate minimum number of car parking spaces and other facilities to be provided for the new development, based on the above information and any other relevant matter.

5.0 Reduction of the Minimum Number of Car Parking Spaces to be Provided

The minimum number of car spaces to be provided may be reduced where the applicant can satisfy Council, or its delegate, that less provision is justified, having regard to any one or more of the following:

a) the extent to which the development is serviced by public transport;

b) the proposed development is located within a Public Transport Precinct, as shown on **Planning Strategy Map PS8** – **Public Transport System**;

c) the car spaces that are available on nearby land and suitable roads;

d) any new car spaces that can be provided by the applicant on nearby land;

e) the existing development on the site;

f) the overall pedestrian accessibility of the site;

g) the intensity of the use of the land;

h) the proposed hours of operation of the development or use;

i) any Council traffic management or parking scheme for the area;

j) the effect of any additional traffic generated by the lack of parking spaces;

k) the mix of land uses on the site or nearby (for example, whether the site is included within an identified Activity Centre);

l) the car parking area is directly connected to the parking area of an adjoining development;

m) the parking spaces are to be individually allocated to tenancies or consolidated into a common area available to all tenants and to visitors; and

n) the provision of cyclist facilities, including showers and lockers and additional secure bicycle parking.

6.0 Traffic Impact Report

The Traffic Impact Report shall contain the following information:

a) the maximum number of employees to be engaged on the premises;

b) the maximum number of persons, other than employees, anticipated to attend the premises at any time;

c) the hours of operation of the development;

d) the location of the site and the nature of existing and proposed buildings;

e) likely development in the vicinity of the site;

f) the existing on-road parking situation in the vicinity of the site;

g) the existing operating conditions of the roads in the vicinity of the site;

h) the position and nature of vehicular access to the site and the need for any changes to existing roads infrastructure;

i) the expected demand for site access loading by trucks and other delivery vehicles;

j) the anticipated demand for bus, coach and taxi set down and parking;

k) the likely use of other modes of transport;

l) the frequency and proximity of existing or proposed public transport services;

m) assignment of development generated traffic to the road network, and prediction of operating conditions within and without the proposed development for the appropriate design years (generally a ten year horizon from the time of opening of the proposed development); and

n) any other relevant information requested by Council, or its delegate.

Council may request electronic outputs for perusal, where traffic analysis computer packages have been used in the determination of impacts.

7.0 Future Road Requirement Information

With reference to Future Road Requirement information on Domain Maps:

- Future Road Requirement lines indicate, a line which shall be deemed to be the frontage of a site solely for the purposes of determining building setbacks and the distribution and development of landscaping open space.
- Where sites are influenced by more than one Future Road Requirement line, for example a site has more than one road frontage, reference should be made to all Future Road Requirement line maps which effect the site.
- Where sites are influenced by a Future Road Requirement line or more than one Future Road Requirement line, the road has been identified as being either a road under the Main Roads jurisdiction or a road under the Gold Coast City Council jurisdiction. This is indicated by the reference term in the brackets.
- Future Road Requirement lines shown on these maps that relate to State-controlled roads are indicative only and are subject to survey and detailed design.

Part 7 Codes

Division 2 Specific Development Codes

Chapter 11 Changes to Ground Level and Creation of New Waterbodies

1.0 Purpose

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

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

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

2.0 Application

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

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

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

3.0 Development Provisions

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

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

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

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

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

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

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

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

Part 7 Codes

Division 2 Specific Development Codes

Chapter 21 Landscape Work

1.0 Purpose

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

The key objectives of this code are the:

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

2.0 Application

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

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

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

Part 2 – Landscape Work Documentation Manual

Part 3 – Landscape Information Sheets

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

3.0 Development Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.0 Compliance

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

5.0 Maintenance Security

5.1 Explanation

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

5.2 Provisions

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

6.0 Other Relevant Matters Requirements

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

6.1 Preparation of Landscape Plans

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

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

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

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

6.1.1 Statement of Landscape IntentExplanation

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

When is it Required?

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

Contents of Statement of Landscape Intent

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

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

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

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

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

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

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

g) any significant overland drainage paths;

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

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

6.1.2 Detailed Landscape Plan

Explanation

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

When is it Required?

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

Contents of Detailed Landscape Plan

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

External Work Details:

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

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

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

Planting Plans:

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

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

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

d) maintenance period for Landscape Work.

Management of Public Open Space

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

6.1.3 Open Space Management Statement

Explanation

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

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

When is it Required?

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

Contents of Open Space Management Statement

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

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

6.1.4 Open Space Management Plan

Explanation

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

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

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

When is it Required?

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

Content of an Open Space Management Plan

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

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

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

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

c) Ongoing Management/Maintenance Regimes for Open Space Areas

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

State code 6: Protection of state transport networks

Table 6.2 Development in general

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

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

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

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

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

Table 6.3 Public passenger transport infrastructure and active transport

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

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

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

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

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

Part 7 Codes

Division 2 Specific Development Codes

Chapter 39 Works for Infrastructure

1.0 Purpose

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

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

- reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- is cost effective over its life cycle; and
- minimises the potential for stormwater and ground water to enter the City's wastewater system.

2.0 Application

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

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

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

3.0 Development Requirements

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

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

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

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