



**development
perspectives**

surveyors
planners
designers

OUR REF: 4220-06 DRH/DMJ Bldg 5 + 6

28th February 2007

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MAIL CENTRE QLD. 9729



ATTENTION: IMPLEMENTATION & ASSESSMENT BRANCH

Dear Sir/Madam,

**RE: DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE (INDUSTRY
- "BUILDING 5 AND 6") AT CHRISTENSEN ROAD, STAPYLTON (PART OF
LOT 334 ON SP169272)**

We refer to the above land, and hereby lodge an application for the following development on behalf of the Applicant, MS Projects Pty Ltd:

- Development Permit for Material Change of Use (Industry).

This application consists of the following components:

- One (1) copy of Council's Checklist for Development Applications;
- Eight (8) copies of a Planning Assessment Report, also containing the relevant **Forms**, **Plans** and **Technical Reports**;
- Our Client's cheque's for \$ 2,615.00, made payable to Gold Coast City Council, being the prescribed application fee calculated as follows:

Description	Reference	Amount
MCU Industry More Than 200m2 - Code Assessable	Council fee schedule 2006/07	\$2,615.00
TOTAL		\$2,615.00

Should you require any further information, please don't hesitate to contact the undersigned or Mr. David Hansen.

Yours faithfully,
GASSMAN DEVELOPMENT PERSPECTIVES PTY. LTD.

.....
DEAN M. JONES

Cc: MS Projects Pty Ltd



GOLD COAST CITY COUNCIL

COPY

ADMINISTRATION CENTRE, GOLD COAST, QUEENSLAND

SURFERS PARADISE TELEPHONE: (07) 55 816000 FAX: (07) 55 816346 NERANG TELEPHONE: (07) 55 828211 FAX: (07) 55 963653

GOLD COAST CITY COUNCIL

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TAX INVOICE RECEIPT

ABN: 84 858 548 460

DATE 28/02/07

REGISTER 1102

DEVCORP (QLD) PTY LTD

TAX INV. DATE

TAX INV. NO. 8865546

28/02/07

TIME 15:20:34

C/- GASSMAN DEVELOPMENT PERSPECTIVES

P O BOX 392

PART OF L334 SP169272

BEENLEIGH QLD 4207

CHRISTENSEN RD STAPYLTON

Allocations	Value	GST	Price
REVENUE SUREV SUNDRY REVENUE REF: 221996 ACCOUNT 97755	2,615.00	0.00	2,615.00
MATERIAL CHANGE OF USE FEES MATERIAL CHANGE OF USE			
APPLICATION 2700122			

Total Amounts:	2,615.00	0.00	2,615.00
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Which consists of:

CHEQUE	200061		2,615.00
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Total Tendered:			2,615.00
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IF THIS PAYMENT LEAVES AN AMOUNT OUTSTANDING IN ACCORDANCE WITH COUNCIL'S RECORDS, IT WILL NOT REPRESENT FULL AND FINAL SETTLEMENT OF THE DEBT. The receiving of the application documentation and tendered fee does not mean that an application is either "Properly Made" or "Well Made". If the application is not "Well Made", a surcharge fee may apply. If not "Properly Made", the application may not be processed.

2700122 MCU



Implementation and Assessment Branch Planning Environment & Transport Directorate

Phone: 5582 8708 Facsimile: 5582 3653

P O Box 5042 GOLD COAST MC 9729 QLD

Form Checklist for Development Applications

Application Type		Please ☒ / ☐	
Material Change of Use (MCU)	Proposed Use: <u>Industry</u>	☐ Preliminary	☒ Code ☐ Impact
Operational Works (OPW)	Reconfiguration of a Lot (ROL)	☐ Preliminary	☐ Code ☐ Impact
☐ Tidal Works ☐ Change to Ground Level / Bulk Earthworks ☐ Civil Engineering Drawings ☐ Street lighting & Electrical Drawings ☐ Tree Works - Private/Development ☐ Landscape Works ☐ Car Parking ☐ Sewer & Water Reticulation, Stormwater Drainage ☐ Sediment & Erosion Control	☐ Boundary Realignment (BR) ☐ Access Easement (AE) ☐ Community Title (CT) ☐ Subdivision by Lease (LE) ☐ Volumetric Subdivision (VOL) ☐ Freehold Subdivision (FRE) ☐ Management Lot Subdivision (MAG) ☐ Miscellaneous (MIS)		
PART A - Mandatory Items for 'Properly Made' Application		Please ☒ / ☐	Applicant
Signature of all land owners of the site which is the subject of the application (please refer to requirements listed in ITEM 1 on page 2)			☒
Correct application fee as prescribed by current Council Budget. Fee Paid: \$ <u>2,615.00</u>			☒
All parts of relevant IDAS application forms completed including IDAS Referrals Checklist if applicable.			☒
PART B - Additional Requirements for a 'Well Made' Application		Please ☒ / ☐	Applicant
IDENTIFICATION OF APPLICABLE CODES Please ☒ all relevant Codes that apply to the proposed development.			☒
Place Codes	Specific Development Codes	Constraint Codes	
Local Area Plan ☐ Beenleigh Town Centre ☐ Broadbeach ☐ Bundall Central ☐ Bundall Equestrian ☐ Burleigh ☐ Burleigh Ridge ☐ Chevron Island ☐ Coolangatta ☐ Coomera ☐ Coomera Town Centre ☐ Currumbin Hill ☐ Eagleby ☐ East Coomera/ Yawalpah Conservation ☐ Guragunbah ☐ Helensvale Town Centre ☐ Hope Island ☐ Mudgeeraba Village ☐ Nerang ☐ Palm Beach ☐ Paradise Point ☐ Robina (for later incorporation after expiry of the Robina Town Act) ☐ South Stradbroke ☐ Southport ☐ Springbrook ☐ Surfers Paradise ☐ The Spit (Gold Coast Harbour) ☐ Uplands Drive and Woodlands Way ☐ West Burleigh Township ☒ Yatala Enterprise Area ☐ In Accordance 3.1.6 Preliminary	Domain ☐ Rural ☐ Park Living ☐ Village (mixed use) ☐ Detached Dwelling ☐ Residential Choice ☐ Tourist and Residential ☐ Integrated Business ☐ Local Business ☐ Fringe Business ☐ Industry 1 (high impact) ☐ Industry 2 (low impact) ☐ Extractive Industry ☐ Marine Industry ☐ Community Purposes ☐ Conservation ☐ Private Open Space ☐ Public Open Space Emerging Communities ☐ Beenleigh District Structure Plan ☐ Albert Corridor A: Ormeau Structure Plan ☐ Albert Corridor B: Oxenford/Upper Coomera Structure Plan ☐ Albert Corridor C: Otmoor Road Structure Plan ☐ Albert Corridor D: South Helensvale Structure Plan ☐ Albert Corridor E: Kopps Road Structure Plan ☐ Gilston Structure Plan ☐ Reedy Creek Structure Plan ☐ Inter-Urban Break Structure Plan	☐ Adult Entertainment Premises ☐ Advertising Devices ☐ Aged Persons Accommodation ☐ Animal Husbandry ☐ Aquaculture ☐ Attached Dwellings ☐ Bed and Breakfast Tourist Accommodation ☐ Brothels ☐ Caravan Parks ☐ Caretakers Residences ☐ Changes to Ground Level and Creation of New Waterbodies ☐ Child Care Centres ☐ Detached Dwellings ☐ Display Homes and Estate Sales Offices ☐ Ecotourism Facility ☐ Family Accommodation ☐ Farm Forestry ☐ Farm Stay ☐ High Rise Residential and Tourist Accommodation ☐ Kennels ☐ Landscape Work ☐ Low Rise Apartment Building ☐ Low Rise Commercial Tourist Accommodation ☐ Office ☐ Private Recreation ☐ Relocatable Home Parks ☐ Retail and Related Establishments ☐ Reconfiguring a Lot ☐ Rural Industry ☐ Salvage Yards ☐ Service Stations ☐ Surf Life Saving Clubs ☐ Telecommunications Facilities ☐ Temporary Use ☐ Tourist Cabins ☐ Vegetation Management ☐ Vehicle Sales ☐ Working From Home ☒ Works for Infrastructure ☐ None of the above	
☐ Gold Coast Airport* ☐ Bushfire Management Areas* ☐ Canals and Waterways* ☒ Car Parking, Access and Transport Integration ☐ Cultural Heritage (Historic)* ☐ Cultural Heritage (Indigenous) ☐ Dam Catchment Areas* ☐ Flood Affected Areas ☐ Natural Wetland Areas and Natural Waterways* ☐ Nature Conservation* ☐ Ocean Front Land* ☐ Rail Corridor Environs ☐ Road Traffic Noise Management ☐ Sediment and Erosion Control ☐ Service Roads (Pacific Motorway) ☐ Steep Slopes or Unstable Soils* ☐ Unsewered Land ☐ No relevant Constraints			

* The relevance of these codes can be identified by using the Integrated Spatial Information Reporting Tool (ISIRT)

PART B - Additional Requirements for a 'Well Made' Application (cont'd)		Applicant	Receiving Officer
☒ Correct number of application copies including all forms and supplementary information.		☒	☒
☒ Supporting Information: ▪ Outlining the development proposal ▪ Addressing the relevant codes and constraints, and ▪ Including all necessary information as per Item 2		☒	☒
☒ Supporting Information for Priority Infrastructure Plan: ▪ Infrastructure Charges Calculation Forms as required, identifying all applicable data to enable a calculation of your Infrastructure Charges Notice.		☒	☒
PART C - Acknowledgement	Please ☒/ ☒		
I acknowledge that the omission of any items in Checklist PART A may result in the refusal of Council to accept the lodgement of this application as 'Properly Made' in accordance with the provisions of the Integrated Planning Act 1997.		☒	☒
I acknowledge that I have attached a proposal report and supporting documentation addressing all Checklist PART B items relevant to my application.		☒	☒
I acknowledge that I have not supplied all the information for PART B and that this may incur a surcharge.		☐	☐
PART D - OPW Application Requirements			
Building and Construction Industry (Portable Long Service Leave) Act 1991			
Provide evidence of one of the following: ▪ Payment of levy, or ▪ Payment of the first instalment of levy, or ▪ An exemption from payment of levy, or ▪ An exemption from immediate payment of levy		☐	☐
ITEM 1: Guide to Correct Landowner's Consent			
Refer to <i>IPA Guide 1 Making an IDAS development application</i> for full requirements. Listed below are other requirements. Integrated Planning and Other Legislation Amendment Act 2003 states that the Owner's Consent is required for applications for: (a) a material change of use of premises or a reconfiguration of a lot; or (b) work on land below high-water mark and outside a canal as defined under the <i>Coastal Protection and Management Act 1995</i>; or (c) work on rail corridor land as defined under the <i>Transport Infrastructure Act 1994</i>. Body Corporate approval is required where a development is affecting the common property area - this includes exclusive use area. A resolution of the Body Corporate is required to accompany the Development Application for Owners Consent. If a change of ownership of the land has occurred within the last six (6) months, it is recommended that provision of official legal documentation advising the transfer date is attached to the application, eg Solicitor's Letter.			
Page 2 of 6			

ITEM 2: Information Requirements for 'Well Made' Applications Submission			
		Applicant	Assessment Officer
Material Change of Use Applications		8 copies required	
Required	Internal Layout Plan (drawn to appropriate scale)	☒	☐
Required	Site Plan (drawn to appropriate scale): If applicable, should include: - North point and scale - Car Parking Layout, drawn in accordance with Gold Coast Planning Scheme Part 7 - Codes, Division 3 - Constraint Codes, Chapter 4 - Car Parking, Access and Transport Integration - Location of Bin Storage Areas - Existing Building Footprints including: - Number of dwellings - Number of bedrooms - Total use area (Commercial) - Proposed Building Footprints for new Building Work including Total Use Area for commercial sites. - Location of Ingress and Egress Points	☒	☐
Required	Building Elevations (for new building work)	☒	☐
Required	Site Analysis Plan (drawn to appropriate scale and in accordance with Planning Scheme Policy 17 for Site Analysis):	☒	☐
Required	Statement of Landscape Intent (refer to Landscape Works Specific Development Code – Sections 2.1 and 6.1.1)	☒	☐
If applicable	Traffic Impact Report; (Refer Infrastructure Charges land Use Category Tables) identifies number of assessment units (New Trip Ends Per Day) for certain proposed land uses.	☐	☐
Optional	Photographs	☒	☐
Reconfiguration of a Lot Applications		8 copies required <i>[Volumetric Subdivision requires 3 copies only]</i>	
Required	Subdivision Proposal Plan (drawn to appropriate scale): If applicable, should include: - Allotment layout showing proposed lots, road reserves, open space and easements. All allotments are to be fully dimensioned and include lot areas. - Contours, gully lines, areas of flood inundation and areas of proposed cut and fill. - Existing and future roads, open space and drainage linkages to adjoining sites. - Any existing improvements on the sites.	☐	☐
Required	Slope Analysis Plan defining slopes in increment of 5% for sites with slopes in excess of 10%.	☐	☐
Required	A Site Analysis (reference should be made to Planning Scheme Policy 17 for Site Analysis). These requirements should be identified on the Subdivision Proposal Plan or a separate Site Analysis Plan.	☐	☐
Required	Statement of Landscape Intent (refer to Landscape Works Specific Development Code – Sections 2.1 and 6.1.1)	☐	☐
Operational Works Applications (Code)			
Change to Ground Level / Bulk Earthworks Drawings		3 copies required	

Required	Requirements as per Land Development Guidelines Section 8.2 Engineering Drawings and Document presentation for requirements.	☐	☐
If applicable	Copy of all relevant Development Permits and approved management plans.	☐	☐

Operational Works Applications (Code) (cont'd)		Applicant	Assessment Officer
Civil Engineering Drawings, Street Lighting, Car Parking 3 copies required			
Required	Engineering Drawing Application Checklist form fully completed (refer to Appendix A of the Land Development Guidelines).	☐	☐
Required	Application for Approval of Engineering Drawings for Reconfiguration of Lot Works form fully completed (refer to Appendix B of the Land Development Guidelines).	☐	☐
Required	Relevant supporting documentation.	☐	☐
If applicable	Details of any non-conforming design and reasons for proposing its use.	☐	☐
If applicable	Live connection design details for water supply and sewer reticulation. The details shall be sufficient to enable early costing by Council for the connection.	☐	☐
If applicable	Copy of all relevant Development Permits and approved management plans, where relevant.	☐	☐
Tree Works Private: 1 copy required Development: 4 copies required			
Required	Site plan, drawn to scale, detailing the following information, where relevant: ▪ <i>Street frontage and property boundaries,</i> ▪ <i>North point,</i> ▪ <i>Location of all trees proposed for removal, pruning, transplanting or relocation,</i> ▪ <i>The position of existing or proposed buildings, structures, roadworks/ earthworks and drainage works, where applicable,</i> ▪ <i>Proposed limits of clearing and construction works,</i> ▪ <i>Copy of approved management plans, where applicable,</i> ▪ <i>Copy of approved building envelope plan, where applicable.</i>	☐	☐
Landscape Works 3 copies required or Streetscape/Park applicable: 4 copies required			
Required	Detailed Landscape Plan.	☐	☐
Required	Landscape plans are to be prepared by a Landscape Architect or a suitably qualified and experienced landscape design professional.	☐	☐
Required	Landscape drawings are to comply with Planning Scheme Policies: ▪ Policy 12 - Landscape Character: Guiding the Image of the City ▪ Policy 13 - Landscape Works Documentation Manual	☐	☐
Required	Landscape drawings should include the following general information: ▪ <i>North point</i> ▪ <i>Location of proposed plant species to be shown graphically</i> ▪ <i>Plant schedule indicating common & botanical names, pot sizes & numbers</i> ▪ <i>The nature of existing development adjoining the site</i> ▪ <i>Planting bed preparation detail including topsoil depths, subgrade preparation, mulch type and depth, type of turf, pebble, paving, and garden edge</i> ▪ <i>Reduced levels across the site</i> ▪ <i>The type and height of any retaining walls</i> ▪ <i>A maintenance period</i> Refer to Landscape Works Documentation Manual, Section B, 6.0 Submission Checklist for Detailed Landscape Plans.	☐	☐
If applicable	List of related development application approval numbers.	☐	☐
Note: Combined Material Change of Use, Reconfiguration of Lot and Operational Works Applications should address all above requirements where relevant. Where a combined application includes an OPW, the total number of copies must have the additional copies required for the OPW.			
::ODMA\PCDOCS\TRACKS\17266765\7 Page 5 of 6			

Tidal Works		* 1 original and 1 copy required	
Required	Site Plan, drawn to scale, detailing the following information, where relevant: ▪ Dimensions of the structure in relation to real property boundaries ▪ Dimensions to any existing structures or approved structure not yet built ▪ Dimension of the water allocation approved by the Department of Transport - Maritime Safety Queensland ▪ Lot description of the property and residential address ▪ Full dimensions of the structure and the quay line from either the real survey boundary or the High Water Mark	☐	☐
Required	Engineering Plans detailing the following information: ▪ A cross section to scale showing the elevations and RL of the revetment wall, canal/bed profile, MHWS/MLWS and Q100 flood levels in tidal areas. ▪ A cross section to scale showing the elevations and RL of the revetment wall if exists, lake bed depth profile, weir elevation, and Q100 flood levels in non-tidal areas ▪ Certification of the design in accordance with relevant Australian Standards and the 'Prescribed Tidal Works Code' for prescribed tidal works ▪ Certification that the structure will not impose any detrimental loadings upon the existing revetment wall ▪ Full dimensioned details including description of the materials used for construction and fixings ▪ Engineering details of the revetment wall if applicable and the anchoring fixtures independent of the wall where required ▪ Where applicable, specifications for the maximum stream flow design and loadings to which the structure will be subjected		



Contributed Assets Section, Implementation and Assessment Branch Planning Environment & Transport Directorate

Phone: 5582 8863 / 5582 8674 Fax: 5582 8241 Email: dcg@goldcoast.qld.gov.au
PO Box 5042 GOLD COAST MC 9729 QLD

Customer Service Use

Infrastructure Charges Material Change of Use (MCU)

Application Number

Existing Lot Information
Please complete an
Infrastructure Charges Net
Developable Area
Calculation Form for each
Existing Lot.

If necessary, attach further
sheets for more Existing
Lots.

Lot and Plan Details (Part of)	Net Developable Area m ²
334SP169272	23.876 ha (N.B. Limit of Development = 5802m ²)
Lot and Plan Details	Net Developable Area m ²
—	—
Lot and Plan Details	Net Developable Area m ²
—	—
Lot and Plan Details	Net Developable Area m ²
—	—
Total Impervious Surface Area m ²	Are you a Not-For-Profit Community Group? ☐ Yes ☒ No
0 m ²	If so, please complete the Infrastructure Charges Not-For-Profit Rebate Request Form

DETAILS OF YOUR PROPOSED LAND USE(S)

If necessary, please attach further sheets for details of any additional proposed land uses.

Land Use 1 Proposed Land Use details Refer to the Infrastructure Charges Land Use Category Tables to complete this section.	Transport/Recreation Land Use Category	Does this land use relate to an existing building or structure					
	Industry	Yes ☐ No ☒					
	Transport Assessment Unit	No. Assessment Units OR Area m ²					
	Total Use Area	1800 m ² (TUA)					
	Recreation Assessment Unit						
(i) Not Required	(ii) Non-Residential	(iii) Attached	1 Bed Unit	2 Bed Unit	3 Bed Unit	4 Bed Unit	5+ Bed Unit
☐	☒ GFA m ² 1815	☐ Number of Specified Bedroom Units					
Water/Sewerage Land Use Category	Water/Sewerage Assessment Unit	No. Assessment Units OR Area m ²					
N/A	N/A	N/A					

Land Use 2 Proposed Land Use details Refer to the Infrastructure Charges Land Use Category Tables to complete this section.	Transport/Recreation Land Use Category	Does this land use relate to an existing building or structure						
	Transport Assessment Unit	Yes ☐ No ☐						
	Recreation Assessment Unit	No. Assessment Units OR Area m ²						
	(i) Not Required	(ii) Non-Residential	(iii) Attached	1 Bed Unit	2 Bed Unit	3 Bed Unit	4 Bed Unit	5+ Bed Unit
	☐	☐ GFA m ²	☐ Number of Specified Bedroom Units					
Water/Sewerage Land Use Category	Water/Sewerage Assessment Unit	No. Assessment Units OR Area m ²						

Land Use 3 Proposed Land Use details Refer to the Infrastructure Charges Land Use Category Tables to complete this section.	Transport/Recreation Land Use Category	Does this land use relate to an existing building or structure						
	Transport Assessment Unit	Yes ☐ No ☐						
	Recreation Assessment Unit	No. Assessment Units OR Area m ²						
	(i) Not required	(ii) Non-Residential	(iii) Attached	1 Bed Unit	2 Bed Unit	3 Bed Unit	4 Bed Unit	5+ Bed Unit
	☐	☐ GFA m ²	☐ Number of Specified Bedroom Units					
Water/Sewerage Land Use Category	Water/Sewerage Assessment Unit	No. Assessment Units OR Area m ²						



Contributed Assets Section, Implementation and Assessment Branch
Planning Environment & Transport Directorate

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PO Box 5042 GOLD COAST MC 9729 QLD

Customer Service Use

Infrastructure Charges Credit Request Form (per existing lot)

(Application Number)

Contact Details	Name GASSMAN DEVELOPMENT PERSPECTIVES	Contact Number (07) 38073333
Existing Lot Information	Lot and Plan Details LOT 334 ON SP169272	Stormwater Total Impervious m ² 0
A. Existing Lawful Use Credits	Transport/Recreation Land Use Category: -	
Existing Land Use 1	Transport Assessment Unit: -	
Existing Land Use Details	No. Assessment Units OR Area m ² : -	
Provide details of the use(s) of an existing structures on this lot Refer to the <i>Infrastructure Charges Land Use Category Tables</i> to complete this section.	Recreation Assessment Unit:	
	i) Not Required ☐	(ii) Non-Residential GFA m ²
	(iii) Attached Number of Specified Bedroom Units	1 Bed Unit
	2 Bed Unit	3 Bed Unit
	4 Bed Unit	5+ Bed Unit
Water/Sewerage Land Use Category: -	Water/Sewerage Assessment Unit: -	No. Assessment Units OR Area m²: -
Evidence Supplied?	☒ Yes ☐ No	
Evidence Attached	Approval PN184435/02/DA1 condition 20.	
Existing Land Use 2	Transport/Recreation Land Use Category	
Existing Land Use Details	Transport Assessment Unit	
Provide details of the use(s) of an existing structures on this lot Refer to the <i>Infrastructure Charges Land Use Category Tables</i> to complete this section.	No. Assessment Units OR Area m ²	
	Recreation Assessment Unit	
	i) Not Required ☐	(ii) Non-Residential GFA m ²
	(iii) Attached Number of Specified Bedroom Units	1 Bed Unit
	2 Bed Unit	3 Bed Unit
4 Bed Unit	5+ Bed Unit	
Water/Sewerage Land Use Category	Water/Sewerage Assessment Unit	No. Assessment Units OR Area m²
Evidence Supplied?	☐ Yes ☐ No	
Evidence Attached		
Existing Land Use 3	Transport/Recreation Land Use Category	
Existing Land Use Details	Transport Assessment Unit	
Provide details of the use(s) of an existing structures on this lot Refer to the <i>Infrastructure Charges Land Use Category Tables</i> to complete this section.	No. Assessment Units OR Area m ²	
	Recreation Assessment Unit	
	i) Not Required ☐	(ii) Non-Residential GFA m ²
	(iii) Attached Number of Specified Bedroom Units	1 Bed Unit
	2 Bed Unit	3 Bed Unit
4 Bed Unit	5+ Bed Unit	
Water/Sewerage Land Use Category	Water/Sewerage Assessment Unit	No. Assessment Units OR Area m²
Evidence Supplied?	☐ Yes ☐ No	
Evidence Attached		

B. Any Other Credits	Transport ☐ Yes ☐ No
	Credits Requested
	Reason
	Evidence Provided
	Stormwater ☐ Yes ☐ No
	Credits Requested
	Reason
	Evidence Provided
	Recreation ☐ Yes ☐ No
	Credits Requested
	Reason
	Evidence Provided

Notes

Evidence Provided: The types of evidence of an existing lawful use are rates notices and/or photographs, previous approved development applications.

Note: Water and sewerage infrastructure contributions are managed under infrastructure charges policy 3A and 3B.

Complete a separate form for each existing lot for which you are requesting infrastructure credits.



Contributed Assets Section, Implementation and Assessment Branch
Planning Environment & Transport Directorate

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PO Box 5042 GOLD COAST MC 9729 QLD

Customer Service Use

Infrastructure Charges Net Developable Area Calculation

(Application Number)

Lot & RP No.	(PART OF) LOT SP 164272	Existing Lot Area	5802	m ² (A)
Physical Constraints		Area		
	Steep slopes & unstable land			
	Areas subject to flooding			
	Bushfire hazard area			
	Areas of vegetation & ecological significance			
	Water catchment areas			
	Total Physical Constraints		m ² (B)	
DEVELOPABLE AREA		(A - B) =	5802	m ² (C)
Developable Area Constraints ¹		Area		
	Provision of Infrastructure:			
	Road reserves			
	Public open space			
	Easement that inhibits development			
	Other (please describe)			
	Planning Scheme Constraints:			
	Buffers			
	Statutory covenants			
	Heritage sites			
	Other (please describe)			
	Total Developable Area Constraints ¹		m ² (D)	
NET DEVELOPABLE AREA		(C - D) =	5802	m ²

Complete for each Existing Lot and transfer the resulting Net Developable Area value onto your Infrastructure Charges ROL or MCU Form

¹ Developable Area Constraints generally only apply to large development applications that include construction of trunk and/or non-trunk infrastructure, such as roads and parks.



PLANNING ASSESSMENT REPORT

Material Change of Use (Industry)

“Building 5 and 6”

Christensen Road, Stapylton



g a s s m a n
**development
perspectives** | surveyors
planners
designers

**Prepared on Behalf of
MS Projects P/L**

February 2007

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1.0 INTRODUCTION

1.1 Subject Land Summary

Address of Site	Christensen Road, Staplyton
Real Property Description/s	Lots 334 on SP169272
Parish	Albert
County	Ward
Subject Site Area	Total Lot 334 – 23.876 ha Area included in Application – 5802 m ²
Local Area Plan	Yatala Enterprise Area
Precinct	General Impact Business and Industry (Precinct 1)
Name of Owner	MS Projects Pty. Ltd. (A.C.N 100 854 733)

1.2 Type of Development

Material Change of Use, as outlined in the *Integrated Planning Act 1997*.

1.3 Type of Application and Level of Assessment

The application consists of the following components:

- Development Permit for a **Material Change of Use (Industry)**

The proposed development triggers Code Assessment.

1.4 Scope of the Report

This report presents the facts and circumstances known to the author at this time.

1.5 Applicant Contact

We kindly request Council direct all correspondence and requests for further information to the following person.

MS Projects Pty. Ltd.

C/- Gassman Development Perspectives Pty. Ltd.

Contact: David Hansen
Planning Services Manager

P.O. Box 392
BEENLEIGH. Q. 4207

Ph: (07) 3807 3333
Fax: (07) 3287 5461
Email: drhansen@gassman.com.au

1.6 Applicant Reference

The Applicant's reference in this matter is 4220-06.

2.0 DESCRIPTION OF THE PROPOSAL

The Applicant, MS Projects Pty. Ltd., proposes two (2) industrial buildings over part of Lot 334 on SP169272 at Christensen Road, Staplyton. The development forms part of a range of industrial and warehouse related uses on the site, and is located within *Precinct 1 – General Impact Business and Industry* of the *Yatala Enterprise Area*.

The design, scale and form of the development are illustrated on Architectural Plans 063041 contained in Appendix B of this report. A site analysis in Appendix C illustrates the relationship of the site to its local environs.

In order to distinguish the two buildings, they are labelled Building 5 and Building 6 and indicated respectively on the Concept Plan. The subject sites comprise of a total of 5802 square metres of flat, vacant land. The warehouse GFA of Building 5 and 6 will be 453 m² and 1172 m² respectively, with an additional 90 m² and 100m² GFA of office space, and a staff recreation area for each building.

The industrial component of each building takes on the form of rectangular buildings, so as to ensure maximum tenant flexibility. Loading zones will be visible from the street, for the reason that the subject site is not deep enough to allow such configurations whilst maintaining appropriate setbacks. Sufficient turning area for Articulated Vehicles is also provided, in order to ensure that they enter and exit in forward gear.

Frontage building setbacks for both buildings, and side setbacks for Building 6, have assumed the proposed Amendment 2 provisions as stated in the Gold Coast City Council Planning Scheme, due to site constraints regarding site depth. For this reason, the development application triggers Code Assessment.

Approximately 30 % of the site is dedicated to landscaping, which well exceeds the minimum of 20% prescribed by Amendment 1 of the Planning Scheme.

A total of 47 car parks will be provided (15 for Building 5 and 32 for Building 2). A separate ingress/egress point for each building is proposed, so as to ensure that car parking remains exclusive to the respective industrial building.

A ten metre wide drainage zone is incorporated into the western extent of the site, and no development is proposed in this area so as to ensure access to this area is not hindered.

3.0 SITE HISTORY

3.1 Current Use of the Subject Land

The land is presently vacant.

3.2 Topography / Views

The land is essentially flat, and represents that of a finished allotment. Views are restricted to the views along Christensen Road and vegetation surrounding the site.

3.3 Road Frontages

The land has a direct frontages/access to Christensen Road, which is a sealed road with kerb and channelling, and a footpath.

3.4 Existing Significant Vegetation

An inspection of the latest EPA Regional Ecosystem maps indicate the site is not included within the:

- Remnant Endangered Regional Ecosystem;
- Remnant Of Concern Regional Ecosystem; or
- Remnant Not of Concern Regional Ecosystem.

The site has been cleared of all vegetation.

3.5 Surrounding Land Uses

The Site Analysis Plan contained in Appendix C of this report shows the relationship of the subject land to surrounding uses.

North and East – Directly to the north of the site (i.e. across from Christensen Road) are general industrial developments of similar nature to that of the subject building.

West – Land to the east is currently natural vegetation.

South – Sandy Creek. The existing development is fully contained within *Precinct One – General Business and Industry*.

Photographs of the subject sites and its environs are shown in Frames 1 to 4 below.



Frame 1 – View south towards subject site. Note the site is clear, and location of Sandy Creek buffer



Frame 2 – View east along Christensen Road towards similar industrial developments.



Frame 3 – View south towards eastern extent of subject site, and Sandy Creek buffer in background



Frame 4 – View west along Christensen Road, which provides the primary entrance to the estate.

4.0 INTEGRATED PLANNING ACT 1997

4.1 Matters to be Considered

Section 3.5.4 of the Act specifies those matters that must be addressed as part of any code assessable application. Public Notification is not required as part of this development application.

We consider the information contained in this report and attached documents to be adequate in addressing the planning issues associated with the development.

4.2 Referral Agency Triggers

To the best knowledge of the applicant, the proposal does not trigger any advice or concurrence agencies.

4.3 Referral Coordination Triggers

The proposal does not trigger Referral Coordination, as the proposal does not involve three or more concurrence agencies, and is not for or involves a facility or area prescribed in Schedule 7 or 8 of the *Integrated Planning Regulation 1998*.

4.4 Contaminated Land / Environmental Management

To the best knowledge of the Applicant, there is no contamination or environmental management issues affecting the subject land.

4.5 Operational Works Applications

Further to the recent IPA addition Section 3.2.2B regarding retaining walls, it is understood that a Development Permit for Operational Works is not required, given that the subject site is essentially flat and can be contained on the existing development pad level.

4.6 Priority Infrastructure Plan

Pursuant to the 'Infrastructure Charges Form Requirements' Planning Scheme Form available on the Gold Coast City Council website, all necessary infrastructure forms have been duly completed and attached alongside with the covering letter and 'Form Checklist for Development Applications.'

5.0 STATE PLANNING ISSUES

5.1 State Planning Policies Relevant to this Application

No State Planning Policies are relevant to this application.

5.2 South-East Queensland Regional Plan 2005-2026

The subject land is included within the *Urban Footprint*, as designated in the South East Queensland Regional Plan. Therefore, discussion with the Office of Urban Management is not required.

6.0 PLANNING AND CODE ASSESSMENT

6.1 General Impact Business and Industry Precinct Intent

The planning intent for land within the General Business and Industry Precinct is stated to be as follows.

The General Impact Business and Industry Precinct is intended to accommodate a broad range of manufacturing industries, Transport Terminals and distribution centres of a general industrial nature that will result in significant growth in long term employment for the residents of the Gold Coast City and of the greater South East Queensland area.

Essentially, the proposal is consistent with the preferred uses to be located in the Precinct by providing industrial buildings distanced well away from residential areas, which have the ability to accommodate a wide scope of tenants.

6.2 Table of Development

The level of assessment has been determined under the Table of Development provisions of *Precinct 1 – General Business and Industry*. An 'Industry' within the Table of Development is Self Assessment; however Code Assessment is triggered as alternative solutions regarding front and side setbacks in compliance with Amendment 2 of the Planning Scheme are proposed.

6.3 Yatala Enterprise Area Place Code

The Yatala Enterprise Area Local Area Plan Place Code is applicable to Material Change of Use applications. We believe the proposal complies with the performance criteria intent in the Code. This information is indicated in Table 2 below.

Code	Compliance	Comment
DEVELOPMENT THAT IS SELF, CODE OR IMPACT ASSESSABLE		
PC1	Yes	The buildings are 1 storey, which is under the 2 storey maximum.
PC2	N/A	The development does not include accommodation.
PC3	Yes	The site coverage is approximately 30%, which is under the 70% maximum.
PC4	Yes	<u>Front Setback:</u> <i>Precinct 1 provisions</i> – The relevant setback for buildings between 5 and 8 metres in height is 20 metres, and over 30 metres for buildings over 8 metres in height. As such, the development is not able to comply with these requirements. With reference to the concept plan in Appendix B of this planning assessment report, it is clear that the site is wide (i.e. has a large amount of road frontage) but is not very deep. On this basis, we proposed the following alternative solution. The proposed Amendment 2 of the Planning Scheme includes a number of amendments to the Yatala Enterprise Area LAP. One such change is that "Precinct 1 will have a building setback requirement of 10 metres from the primary frontage." The proposed development complies in this instance. Due to site specific constraints regarding site depth, we believe this is a relevant and appropriate planning solution, which we trust Council will accept. <u>Side Setback:</u> <i>All Precincts</i> – Building 5 is set back 10 metres from the side boundary, to ensure it is clear of the drainage zone. Building 6 has no side setback and complies with the provisions of Amendment 2, so as to more efficiently utilise the site. Amendment 2 states that "the requirement to position buildings 5 metres off the side boundaries for a distance of 30 metres back from the frontage is being deleted." <u>Rear Setback:</u>

		<i>All Precincts</i> – Both buildings are setback a minimum of 1.5 metres from the rear boundary. The rear setback varies across the site; given the boundary takes the shape of a large curve / arc.
PC5	Yes	Vehicular crossings have been provided and designed in accordance with <i>Drawing No. 59218 (Driveways Industrial, Commercial and Multi-Unit Residential)</i> .
DEVELOPMENT THAT CODE ASSESSABLE OR IMPACT ASSESSABLE		
PC6	Yes	The buildings are 1 storey, which is under the 3 storey maximum.
PC7	Yes	The development matches the desired character of the area, being a general impact industrial and business area, and is of a larger scale in comparison to adjoining industrial developments. The site is not located near residential areas, and therefore will not create amenity issues.
PC8	Yes	The layout of the site provides a clear separation between the public access areas and the areas set aside for servicing the building. However, some car parks are within close proximity to the loading bays due to design constraints. The large hardstand areas provide opportunities for vehicles to navigate around parked AV's where necessary. The entrance is clearly defined on the Christensen Road frontage, and the office is visible from this entrance. A clear demarcation has been set in terms of loading docks and car parking through consistent design to maximise legibility, and road width to minimise confliction between articulated vehicle, car and pedestrian movement.
PC9	Yes	Given design constraints due to the site shape, it is near impossible to position the loading facilities to the rear of the property, as the design would not be efficient and building setbacks cannot be achieved. To maximise street appearance, all storage and loading facilities have been positioned perpendicular to the street frontage, rather than facing the street head-on. Furthermore, the positioning of sufficient landscaped buffers, offices and staff recreational area along the Christensen Road frontage will create a more desirable outcome.
PC10	Yes	Buildings form a regular rectangular shape in order to facilitate opportunities for expansion, as well as provide user flexibility for internal activities. No internal column spacing is proposed as such design elements are not necessary.
PC11	Yes	The front of both buildings has been orientated to the North-East to take advantage of summer breezes and winter sun. The loading and office entryways have been positioned to the east to take advantage of prevailing winds. Windows and other openings are minimised on walls facing west. Shading devices are provided on the eastern and western sides of the building, but are primarily used as protection against adverse weather conditions.
PC12	Yes	The scale, shape and form of the proposed buildings will similar to those of surrounding industrial developments. Building materials, patterns, textures and colours used in the buildings will be complementary to those of nearby buildings within the model industrial estate, particularly the buildings north and east of the subject site.
PC13	Yes	Glass located on the northern external walls for the office of each building will not exceed a maximum degree of reflection of both heat and light of 20%. The glass area does not exceed 60% of the total area of the external wall. Entrances to premises are clearly visible from the street and main entrance. In particular, office entrances are clear by not being obscured or dominated by car parking. Pathways are provided to each office.
PC14	Yes	The site does not contain any trees. Landscaped bays for the planting of shade trees have been provided at a rate exceeding one landscaped bay per 40 vehicle parking bays. All proposed landscape areas have dimensions exceeding a vehicle parking space. Buffer areas around the car parking areas provide additional opportunities for shade trees. The majority of car parking areas and all heavy/service vehicle parking are situated to the front and rear in the middle portion of the site, and can be directly visible from the street. This is because the site has a large frontage to Christensen Road; however the landscaped buffer will assist to screen out this area. Car parking areas located within the frontage setback area are set back behind a landscaped buffer exceeding 3 metres along the entire frontage.

PC15	N/A	The site is located well away from the Pacific Motorway and the Gold Coast City Rail Line.
PC16	N/A	No advertising will be constructed that will be visible from the Pacific Motorway and the Gold Coast City Rail Line.
PC17	N/A	No advertising devices are proposed as part of this development application.
PC18	N/A	The subject portion of the site is adjacent to the conservation buffer to Sandy Creek as identified in <i>Map 29.3 – Conservation Areas and Priorities</i> . The photographs contained in this planning assessment report reveal that the area has been retained, but is outside the boundaries of the proposed development.
PC19	N/A	The sites do not contain areas identified as Other Open Space on <i>Map 29.3 – Conservation Areas and Priorities</i> .
PC20	N/A	The sites do not contain environmental elements such as remnant vegetation, gullies, ridges or watercourses that need to be protected.
PC21	N/A	The sites are not located on the banks of local creeks which require riparian vegetation to be protected through buffers.
PC22	Yes	The development allocates approximately 30% landscaping, which exceed both Amendment 1 and 2 requirements. Approximately 25% of the street frontage contains a landscaped buffer of approximately 10 metres, which well exceeds 5 metre minimum. Where required, dwarf walls will be provided to prevent vehicles breaching landscaped areas along frontages. Screen planting, appropriate mix of tall trees and lower level shrubs, will be used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible from Christensen Road.
PC23	Yes	Landscape buffers line the perimeter of the site to reduce any impacts upon surrounding developments.
PC24	Yes	No changes to the road network are proposed, given that the fronting portion of Christensen Road was recently constructed with kerb and channeling, lighting, and paving. Further streetscape enhancement work for street tree planting will be provided in accordance with any adopted Council streetscape strategy and may be conditioned on approval.
PC25	Yes	Infrastructure contributions will be settled by Council and conditioned on approval.
PC26	Yes	Views are constrained to the vistas along Christensen Road and the vegetation surrounding the subject allotment. Footpath treatments will be finalised by Council as part of development conditions, however the proposed footpaths on-site provide sufficient access and legibility to the office. The Christensen Road reserve contains a newly constructed footpath. Native species will be utilised throughout.
PC27	Yes	The development maximises casual surveillance by positioning the main building entrances (i.e. offices with glass windows), some car parking and the primary site entrance to the front of each building.
PC28	Yes	The car park area, open space and buffer areas of each lot will be landscaped with the use of plant species generally consistent with that of adjacent and nearby lots.
PC29	N/A	These codes only application to Subdivisions.
PC30		
PC31		
PC32		
PC33		
PC34		
PC35	N/A	The site fronts a Major Industrial Road as identified on <i>Map 29.4 – Transport Infrastructure</i> . No additional works to Christensen Road are proposed as it was recently constructed to a sufficient standard (See Photographs).
PC36	N/A	No additional road upgrades are proposed, given they are already of an adequate standard. Paving surfaces, landscape treatment and signage will used, where appropriate, to define entrances to the estate and joint use areas within the estate. Road pavements will be designed and constructed for long life, hard wearing and suitability to the load capacity of expected vehicles.
PC37	N/A	No changes to the road drainage pattern are proposed.
PC38	N/A	A pedestrian/cycle pathway has been constructed along the entire frontage pursuant to the recent construction of Christensen Road.

PC39	N/A	Given that the road upgrade provided sufficient width for articulated vehicles, the upgrade was therefore sufficient for buses as well.
PC40	Yes	Vehicular access to the site is designed and constructed in accordance with Council, Department of Main Roads and AUSTROAD standards. Access points will be more than ten metres away from an intersecting street on the same side of the street, provides sight distance exceeding 110 metres, and enters the road at right angles.
PC41	Yes	Decorative paving treatment and landscaping to the access points that does not obstruct sight distance requirements may be conditioned upon approval.
PC42	Yes	Pedestrian pathways have been provided to the office entrances. Parking areas are located away from the primary office entrance to minimise obstructions and maximise safety for pedestrians.
PC43	Yes	The development does not detract the local environment, and has given regard to the following amenity impacts: a) Traffic – The development is of a small scale, and unlikely to significantly impede upon the existing road network. b) Signage – No signage has been proposed as part of this application. c) Visual amenity – Alternative solutions including landscaping and design of loading facilities assist to provide an attractive outlook from the road. d) Noise, Hours of Operation and Odours/Emissions – The development will be located well away from receiving residential areas.
PC44	Yes	The development takes into account a range of amenity impacts which have been discussed in Code 43 above.
PC45	N/A	The sites do not adjoin a rural or agricultural use.
PC46	N/A	Extractive Industry operations are not proposed on the site.
PC47	Yes	The hardstand areas are designed and constructed to enable all vehicles to enter and exit the site in a forward motion.
PC48	Yes	Car parking has been provided at the "Industry" rate of 1 space per 40m ² GFA. Given the total GFA is 1852m ² , the minimum number of car parks required is 47 spaces. Therefore, 47 spaces have been provided.
PC49	Yes	The majoring of parking areas has been positioned with direct view from Christensen Road, and is located behind landscaping strips. Short term/high turnover visitor parking and disabled parking spaces will be located close to the main building entrance (i.e. office) and clearly signposted. On-site vehicle driveways and parking areas will not join neighbouring lots.
PC50	Yes	Loading docks have been positioned behind landscaped buffers, but cannot be positioned away from the road frontage due to site constraints. Large hardstand areas allow visitors sufficient navigation around the loading facilities, and access points comprise of wide driveways.
PC51	Yes	On-site service areas will comprise an area of land with an appropriate hard surface to enable a heavy vehicle 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.
PC52	Yes	The design and supply of water, stormwater drainage, sewerage, electricity, gas and communication services will be provided in accordance with the requirements of <i>Planning Scheme Policy 11 – Land Development Guidelines</i> and the responsible authority.
PC53	Yes	The number of vehicle entry points to a development site is minimised to two crossovers. Entrance points to parking and loading areas have clear and unobstructed visibility of pedestrian pathway areas.
PC54	N/A	A cycleway is currently positioned on the Christensen Road reserve.
PC55	N/A	The application does not constitute a commercial development.

Table 2 – Compliance with the Yatala Enterprise Area Local Plan Code

6.4 Yatala Enterprise Area - Specific Development Codes

An application requesting a Material Change of Use is subject to 19 Specific Development Codes, as stated in Part 6, Division 2, Chapter 15, Section 7.2 of the Planning Scheme. Due to the nature, size and location of the subject land, not all of these Codes are relevant to the application. All Codes are listed in Table 3 below, coupled with an explanation regarding why certain Codes are not applicable to the application. Those that are relevant are highlighted.

Specific Development Code	Comment
Animal Husbandry	No animal husbandry proposed.
Caretaker's Residence	The development does not involve the establishment of a caretaker's residence as defined in the planning scheme.
Child Care Centre	No child care centre proposed.
Detached Dwellings	No detached dwelling proposed.
Display Homes and Estate Sales Office	No display home or estate sales office proposed.
Ecotourism facility	The development does not involve the establishment of an ecotourism facility as defined in the planning scheme.
Farm Forestry	No farm forestry proposed.
Kennels	No kennels proposed.
Landscape Work	The development does not involve landscape work as defined in the planning scheme code.
Low Rise Commercial Tourist Accommodation	The development does not involve the establishment of a low-rise commercial accommodation as defined in the planning scheme.
Office	Whilst an office is proposed, its ancillary use is absorbed into the warehousing component of the development.
Private Recreation	No private recreation proposed.
Retail and Related Establishments	No retail establishments proposed.
Rural Industry	No rural industry proposed.
Salvage Yards	No Salvage Yard proposed.
Service Station	No service station proposed.
Telecommunications Facilities	The development does not involve the establishment of a telecommunication facility or broadcasting facility as defined in the planning scheme.
Working from Home	No working from home proposed.
Works for Infrastructure	Code is addressed overleaf.

Table 3 – Relevance of the Specific Development Codes

6.4.1 - Works for Infrastructure

Code	Compliance	Comment
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE		
PC1	N/A	No upgrades to the road network are proposed, given that Christensen Road was recently constructed.
PC2	Yes	The stormwater drainage system will be designed and constructed in accordance with relevant sections of <i>Planning Scheme Policy 11 – Land Development Guideline</i> .
PC3	N/A	Street lighting was provided as part of the recent construction of Christensen Road.
PC4	Yes	Water supply reticulation will be designed and constructed in accordance with relevant sections of <i>Planning Scheme Policy 11 – Land Development Guideline</i> .
PC5	Yes	Sewerage reticulation will be designed and constructed in accordance with relevant sections of <i>Planning Scheme Policy 11 – Land Development Guideline</i> .
PC6	N/A	No public open space proposed.
PC7	Yes	Car parking areas are located and designed in accordance with relevant sections of <i>Planning Scheme Policy 11 – Land Development Guideline</i> .
PC8	Yes	Driveways are designed and constructed in accordance with relevant sections of <i>Planning Scheme Policy 11 – Land Development Guideline</i> .

Table 4 – Compliance with the Works for Infrastructure Code

6.5 Yatala Enterprise Area - Constraint Codes

An application requesting a Material Change of Use in the Yatala Enterprise Area Local Area Plan area is subject to 14 Constraint Codes, as stated in the Planning Scheme. Due to the location of the subject site and the nature and scale of the proposal, some of these Codes are not applicable to the application. All Codes are listed in Table 5 below, coupled with an explanation regarding why certain Codes are not applicable to the application. Those that are relevant are highlighted.

Constraint Code	Comment
Bushfire Management Areas	The site has been identified within an area identified as being of no or low risk as shown on <i>Overlay map OM10-1 – Potential Bushfire hazard Areas</i> .
Canals and Waterways	The site is not located within, or adjacent, to a water body or watercourse as identified on <i>Overlay Map OM13 – Building setback Line from Canals and Waterways</i> .
Car Parking, Access and Transport Integration	Code is addressed overleaf.
Cultural Heritage (Historic)	The development is not located on, or adjacent to, any site listed in the: • Queensland Heritage Register; • Register of the National Estate; • National Trust of Queensland; or • Any places of local heritage significance adopted in a Local Area Plan.
Cultural Heritage (Indigenous)	No characteristics of Indigenous Cultural Heritage significance exist on the site.
Flood Affected Areas	The site is not located on flood affected land.
Natural Wetland Areas and Natural Waterways	The development is not within or adjacent to a natural wetland or waterway area.
Nature Conservation	This code does not need to be addressed given that the site is essentially clear of vegetation (see Site Analysis), and is Committed to Development as identified by <i>OM20 – Conservation Strategy Plan</i> .
Rail Corridor Environs	The development is not for a noise sensitive use.
Road Traffic Noise Management	No noise sensitive uses proposed.
Sediment and Erosion Control	No sediment or erosion controls required.
Service Roads (Pacific Motorway)	The development is not located on a Pacific Motorway service road.
Steep Slopes or Unstable Soils	No areas of unstable soils or areas of potential land slip hazard.
Unsewered Land	No on-site effluent treatment is proposed.

Table 5 – Relevance of the Constraint Code

6.5.1 Car Parking, Access and Transport Integration Code

Code	Compliance	Comment
PC1	N/A	Land is not affected by future road requirement.
PC2	N/A	No port cochere proposed.
PC3	Yes	Car parking will be designed and constructed in accordance with AS2890.1, <i>Parking Facilities Part 1: Off Street Car Parking</i> .
PC4	Yes	The minimum landscaping requirements prescribed by Council will be exceeded.
PC5	Yes	Car parking will be adequately signed, and may be conditioned by Council subject to approval.
PC6	N/A	No tandem spaces proposed.
PC7	Yes	No inappropriate queuing will occur on site, and all vehicles may leave the site in forward gear.
PC8	Yes	Vehicle and pedestrian separation measures are established in the form of walkways along the building and in front of the office.
PC9	Yes	Car park areas will be available, free and unencumbered to visitors and employees during working hours.
PC10	Yes	Two crossovers are proposed.
PC11	Yes	The geometric design of entry and exit driveways conforms to <i>Standard Drawing No 59218 of Planning Scheme Policy 11 – Land Development Guidelines</i> .
PC12	Yes	A dead-end aisle in front of Building 6 has been proposed, and is approximately 30 metres in length. The aisle is designed for cars only and sufficient turning area has been provided. Car parking areas have been designed in accordance with AS2890.1 - <i>Parking Facilities Part 1: Off Street Car Parking</i> and AS2890.2 – <i>Off Street Parking Part 2: Commercial Vehicles</i> .
PC13	Yes	Loading areas will be consistent with accordance to AS2890.2 – <i>Off Street Parking Part 2: Commercial Vehicles</i> .
PC14	Yes	The proposed warehouse can accommodate required Articulated Vehicles (AV's) effectively.
PC15	Yes	Bicycle parking will provided on site, and its position incorporated on final landscaping/civil design plans.
PC16	Yes	Car parking issues have been discussed in <i>Code 48 of the Yatala Enterprise Area Local Plan Code</i> .
PC17	Yes	Car parking has been provided at the "Industry" rate of 1 space per 40m2 GFA. Given the total GFA is 1852m2, the minimum number of car parks required is 47 spaces. Therefore, 47 spaces have been provided.
PC18	Yes	The location of crossovers on Christensen Road will not stimulate traffic problems.
PC19	Yes	The design of the development ensures that priority is given to pedestrians for direct links to the building's main entrance (i.e. the office) by limiting obstructions and intrusions at the entrance.
PC20	Yes	The design of pedestrian and cycle facilities may be conditioned by Council on approval; however the road reserve contains a concrete footpath.
PC21	N/A	No uses listed in <i>Table AS21.1</i> are proposed.
PC22	N/A	No uses in <i>Table AS22.1</i> proposed.
PC23	Yes	The car parking required by Amendment 1 of the Planning Scheme will be provided on site.
PC24	N/A	A traffic impact study is not required as part of this development application.

Table 6 - Compliance with Car Parking, Access and Transport Integration Code

7.0 ISSUES RELEVANT TO THE APPLICATION

7.1 Prelodgement Advice

No prelodgement meeting has been held regarding this application.

7.2 Extractive Industry

The site is located outside of the Extractive Resource Area, as indicated in the relevant Gold Coast City Council Overlay Map (OM23).

7.3 Alternative Solution to Building Setbacks

As discussed in PC4 of the Yatala Enterprise Area Local Area Plan, the relevant setback for buildings between 5 and 8 metres in height is 20 metres, and over 30 metres for buildings over 8 metres in height. As such, the development is not able to comply with these requirements. With reference to the concept plan in Appendix B of this planning assessment report, it is clear that the site is wide (i.e. has a large amount of road frontage) but is not very deep. On this basis, we proposed the following alternative solution:

The proposed Amendment 2 of the Planning Scheme includes a number of amendments to the Yatala Enterprise Area LAP. One such change is that "Precinct 1 will have a building setback requirement of 10 metres from the primary frontage." The proposed development complies in this instance. Due to site specific constraints regarding site depth, we believe this is a relevant and appropriate planning solution, which we trust Council will accept.

Building 5 is set back 10 metres from the side boundary, to ensure it is clear of the drainage zone. Building 6 has no side setback and complies with the provisions of Amendment 2, so as to more efficiently utilise the site. Amendment 2 states that "the requirement to position buildings 5 metres off the side boundaries for a distance of 30 metres back from the frontage is being deleted."

7.4 Assessment of Precinct Six – Open Space

No development is proposed to take place within the south-western section of the site, which is classified as Precinct Six – Open Space. This area acts as a buffer zone to Sandy Creek. Given these circumstances, the fact that the building is constructed and no changes to the facilities are proposed, we believe no further assessment of this precinct is required.

7.5 Timing of Project

The Applicant wishes to proceed with the development as soon as the necessary development permits are issued.

8.0 CONCLUSION / RECOMMENDATION

The Applicant, MS Projects Pty. Ltd., proposes two (2) industrial buildings on land at Christensen Road, Staplyton (Lot 334 on SP169272). The development is located within *Precinct 1 – General Impact Business and Industry* of the *Yatala Enterprise Area*.

The application is subject to Code Assessment, given the type of development is defined as an Industry and proposed an alternative solution to front and side setback widths.

The development will consist of:

- Two Warehouses containing a total of 1815 square metres of GFA, broken down as follows:
 - Building 5 – 453m² Industrial + 90m² Office;
 - Building 6 – 1172m² Industrial + 100m² Office.
- Car parking that meets the requirements the Industry rate;
- A separate ingress/egress point for each industrial building, as well as separate car parking areas;
- Landscaping that exceeds the minimum requirements.

We believe the Material Change of Use application should be approved, given that:

- The planning intent for the Local Plan Code is satisfied;
- The development generally complies with the acceptable solutions contained in the relevant domain place codes, specific development codes and constraint codes. Solutions have been made in terms of building setbacks and loading facilities;
- All infrastructure requirements will be met;
- Traffic generated by the development is such that it will not exceed the amount will not impact upon its direct surroundings;
- The development is located away from extractive resources and noise sensitive areas.

We believe the development is reasonable and appropriate in the context of the site and expanding industrial area. On this basis, we commend the application to Council for approval with reasonable and relevant conditions.

APPENDIX A

IDAS Application Forms (Form 1 Part A, D, and Assessment Checklist)

Form 1 Development Application

idas

Common details

The completion of **all applicable questions** on Part A is **mandatory** for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to **Guide 1**.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does **not** have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide -

(i) the lot on plan description for the adjoining/adjacent land; or

(ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).

Advice for completing Q7 - Q7 does **not** apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are **not** within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to **Guide 11**.

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)
Christensen Road, Stapylton
2. Name of water body or watercourse, within which the development is proposed: (if applicable)
Not Applicable
3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:
(Part of) Lot 334 on ~~WD311688~~ SP169272
4. The above description is for: (tick applicable box)
☒ (i) the land on which the development is proposed; or
☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or
☐ (iii) the water body or watercourse.
5. Shop / tenancy number: N/A
6. Storey / level: N/A
7. Total area of land: (m² or ha): 3,426 m²
8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)
Gold Coast City Council
9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg. Port of Brisbane, Port of Townsville) (if applicable)
Not Applicable

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: (eg. vacant, single house, shop etc.)
Vacant
11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)
Industry (Two Industrial Buildings)

Other applicable parts of Form 1

Part A must **always** be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to **Guide 1**.

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc)
Part D

Applicant details

Clearly identify who is making the application. The applicant need **not** be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company - a contact person must be shown.

13. Applicant's name:
MS Projects C/-
Gassman Development Perspectives
14. Contact number:
(07) 3807 3333
15. Contact person:
Mr. David Hansen / Mr. Dean Jones
16. Facsimile number/e-mail address:
(07) 3287 5461
17. Postal address:
PO Box 392 BEENLEIGH QLD 4207
18. Signature:

19. Date:
28-2-07

Land owner's consent (if applicable)

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the *Coastal Protection and Management Act 1995*; or
- (iv) work on rail corridor land defined under the *Transport Infrastructure Act 1994*.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is not required for a **mobile or temporary ERA**.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i) Burnside Developments Pty Ltd ACN105 562 883		27/2/07
(ii) Burnside Developments Pty Ltd ACN105 562 883		27/2/07
(iii) Yellowstone Investments Pty Ltd ACN105 568 465		27/2/07
(iv) Yellowstone Investments Pty Ltd ACN105 568 465		27/2/07
(v)		

Resource entitlement (if applicable)

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application cannot be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21 & 22

Refer to schedule 10 of the *Integrated Planning Regulation 1998* that prescribes the nature of evidence required by the State in support of the lodging of this development application.

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources, Mines and Water is mandatory where the application involves any water or riverine quarry material under the *Water Act 2000*.

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

21. Does this application involve a State resource prescribed under a regulation (other than involving quarry material on State coastal land under the Coastal Protection and Management Act 1995)?

☒ NO - go to Q24

☐ YES - go to Q22

22. This application is accompanied by evidence: (tick applicable box)

☐ (i) of the **allocation** of, or entitlement to, the resource – attach evidence and go to Q23(vi)

☐ (ii) the chief executive of the department administering the resource is satisfied the development **is consistent with an allocation** of, or entitlement to, the resource – go to Q23

☐ (iii) the chief executive of the department administering the resource is satisfied the development application **may proceed in the absence of an allocation** of, or entitlement to, the resource – go to Q23

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(vi) Expiry date of evidence (if applicable)

(vii) Official stamp of the department administering the resource (if applicable)

Assessment triggers

This checklist does not apply if the application requires the completion of Parts A and B of the Form only. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

☒ YES

☐ NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) See Planning Assessment Report		
(ii)		
(iii)		
(iv)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager's)

FFEE (\$) 2615-	DATE RECEIVED 28/2/07	RECEIVING OFFICER'S NAME/S JML	REFERENCE NUMBER/S DA 27/00418 MCU 27/00122
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Notification of Engagement of Private Certifier *(Optional format)*

To _____ Council, I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement: / / Accreditation Number: _____ Name: _____ Signature: _____

Form 1 Development Application

idas

Material change of use

assessable against a local government's planning scheme

Completion of **all applicable questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local government's planning scheme.

Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.	1. This application is for: (tick 1 or both if applicable) ☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept) AND / OR ☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.
The subject land For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.	2. How the subject land is identified in the planning scheme (name the zone, precinct etc.) Yatala Enterprise Area Local Area - Precinct One (General Impact Business and Industry) 3. Existing gross floor area: (if applicable) Not Applicable 4. Are there any existing easements on the land? ☐ NO ☒ YES – attach plans of the location and details of the purpose of the easement
Material change of use details	5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.) Vacant Land to Industry 6. Number of employees: Not Known At This Stage 7. Operating days and hours: Not Known At This Stage
Associated building works details (if applicable) For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.	8. Site cover: 31.2% 9. Gross floor area: 543m2 (Bldg 5); 1272m2 (Bldg 6) 10. Number of on-site car parking spaces: 15 (Bldg 5); 32 (Bldg 6) 11. Number of storeys / maximum height above natural ground: One / 9.78m MAX 12. Number of employees: Not Known At This Stage 13. Hours and days the use will operate: Not Known At This Stage
Associated operational works details (if applicable)	14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.) Landscaping, Plumbing and Drainage.

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1.

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	28/2/07	REFERENCE NUMBER/S	DA 27/00418 + MCU 27/00422
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Form 1 Development Application

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IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources, Mines and Water, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of **all questions** in section 1 of this checklist is **mandatory** for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
7. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
8. To assist you in answering the following questions a series of guides are available free from the IPA website www.ipa.qld.gov.au. Guide 25 explains the role of the IDAS Assessment Checklist in the IDAS application process, and its relationship to the Form 1 development application.
9. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
10. Section 2 on page 10 provides advice about the referrals that can be required for applications for building work assessable against the *Building Regulation 2006*.

SECTION 1 - STATE ASSESSMENT (completion mandatory)**Note:** The following state assessment triggers apply to development other than for building work assessable against the *Building Regulation 2006*.**Environmentally relevant activity**For more information refer to [Guide 4](#).Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K of Form 1 for approval **where** an allocation under the Water Act 2000 is required.

1. The application involves: (tick applicable box/es)

- ☐ (i) an environmentally relevant activity (ERA) for which a code of environmental compliance has **not** been made - complete Part G of Form 1
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has **not** been made - complete Part G of Form 1
- ☒ (iii) none of the above

State-controlled road mattersFor more information refer to [Guide 3](#).Unless you answered "none of the above" to Q2, the application triggers referral to the [Department of Main Roads](#) (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: (tick applicable box/es)

- ☐ (i) development on land **contiguous**⁴ to a State controlled road and for -
- ☐ (a) **material change of use** assessable against the planning scheme;
- ☐ (b) **reconfiguring a lot** unless -
- the total number of lots is not increased; and
 - the total number of lots abutting the State-controlled road is not increased;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- associated with access to a State-controlled road; or
 - for filling or excavation; or
 - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.

1 The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.

2 For additional information refer to Guide 6 'Does my application trigger the referral coordination process?'

3 The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

4 Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

State-controlled road matters (cont)

- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☒ (iii) none of the above

Clearing vegetation

For more information refer to Guide 12.

Unless you answered "none of the above" to Q3, the application requires assessment by the Department of Natural Resources Mines and Water (NRMW).

If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.

If you ticked Q3(i) or (ii), your application requires referral to NRMW for assessment regardless of whether vegetation clearing is proposed or not.

3. The application involves: (tick applicable box/es)
- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - complete Part J of Form 1
- ☒ (iv) none of the above.

Strategic port land

For more information refer to Guide 11.

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:
- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - complete Part I of Form 1
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - complete Part I of Form 1
- ☒ (iii) none of the above

Acid sulfate soils

For more information refer to Guide 10.

Unless you answered "none of the above" to Q5, the application requires assessment by Department of Natural Resources Mines and Water (NRMW).

If an agency other than NRMW is the assessment manager for the application, NRMW is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)
- ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or
- ☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material
- ☒ (iii) none of the above

⁵ The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooolool, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday.

⁶ Australian Height Datum (AHD).

Major hazard facilities or possible major hazard facilities

For more information refer to Guide 17.

If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the *Dangerous Goods Safety Management Act 2001*?

☒ NO
☐ YES - complete Part L of Form 1

Water related development under the Water Act 2000

For more information about items (a) – (d), refer to Guide 15. For more information about item (e), refer to Guide 14 Does my application involve assessment of a referable dam?

Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources Mines and Water (NRMW).

If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.

7. The application involves:

- ☐ (i) **operational work**, for taking or interfering with water under the *Water Act 2000*, that is:
(tick applicable box/es)
- ☐ (a) in a watercourse, lake or spring, or from a dam constructed on a watercourse (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₆, or K₉ of Form 1 whichever is applicable;
 - ☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;
 - ☐ (c) for a subartesian bore, in declared groundwater area⁷, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;
 - ☐ (d) for a subartesian bore, in certain declared groundwater area, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;
 - ☐ (e) for constructing a referable dam⁸ or that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; OR
 - ☐ (f) for taking or interfering with overland flow water - complete Parts K₈ and G of Form 1
- ☒ (ii) none of the above.

Removal of quarry material from a watercourse

For more information refer to Guide 16.

If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources Mines and Water (NRMW).

If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.

Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).

8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the *Water Act 2000*?

☒ NO
☐ YES - complete Parts K₇ and G of Form 1

⁷ The declared ground water areas are listed in Guide 13 Development in a declared catchment area.

⁸ Referable dam is defined under the *Water Act 2000*.

⁹ Watercourse is defined in sch 10 of the IPA.

Operational works in a tidal area or coastal management district

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

9. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; OR
- ☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² – complete Part P of Form 1; OR
- ☐ (iii) carried out within a **coastal management district** under the Coastal Act and for – complete Part M of Form 1 if any box/es (a) to (j) below are ticked.
- ☐ (a) constructing or installing works in a watercourse between MHSW and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
- ☐ (b) constructing a canal¹² intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- ☒ (iv) none of the above.

Operational work below high water mark

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q10, the application triggers referral to Queensland Transport (QT) (Maritime Safety Qld) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

10. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹³ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; OR
- ☐ (ii) tidal work that is **prescribed tidal work**¹⁴ – complete Part P of Form 1; OR
- ☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –
- ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
- ☐ (b) reclaiming land under tidal water – complete Part M of Form 1; OR
- ☐ (c) constructing a canal¹⁶, if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- ☒ (iv) none of the above.

Coastal management

For more information refer to Guide 18.

Unless you answered "none of the above" to Q11, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: (tick the applicable box/es)

- ☐ (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district¹⁵
- ☐ (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
- the construction of a new premises with a GFA¹⁷ of at least 1000m²
 - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) **reconfiguring a lot**¹⁸ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹⁶ – complete Part M of Form 1
- ☒ (v) none of the above

10 Tidal work is defined in sch 10 of the IPA.

11 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

12 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

15 Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act.

16 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

17 GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

18 Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

Development within the limits of a port For more information refer to <u>Guide 18</u>. For information about prescribed tidal work refer to <u>Guide 24</u>. If you answered "YES" to Q12, the application triggers referral to the <u>Port Authority</u>. The Port Authority is a concurrence agency if the development is – • within 200m of a shipping channel or an entry and exit shipping corridor for the port • within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds; • within 1000m of a planned port facility identified in a land use plan approved under the <i>Transport Infrastructure Act 1994</i>. In all other situation the Port Authority is an advice agency.	12. Does the application involve development below high water mark¹⁹ and within the limits of a port under the <i>Transport Infrastructure Act 1994</i>? ☒ NO ☐ YES – complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work
Marinas For more information refer to <u>Guide 18</u>. For information about whether a marina is prescribed tidal work refer to <u>Guide 24</u>. The local government is the assessment manager for all prescribed tidal work. If you answered "YES" to Q13, the application triggers referral to <u>Queensland Fire and Rescue Service</u> as an advice agency.	13. Does the application involve operational work that is tidal work for a marina²⁰ with more than 6 vessel berths? ☒ NO ☐ YES - complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work
Tidal works in strategic port land tidal areas For more information refer to <u>Guide 18</u>. Unless you answered "NO" to Q14, the relevant <u>Port Authority</u> is the assessment manager for the application and the <u>Environmental Protection Agency (EPA)</u> and <u>Queensland Transport (QT)</u> are concurrence agencies for the application.	14. Does the application involve tidal works within a strategic port land tidal area²¹? ☒ NO ☐ YES - complete Part M of Form 1
Heritage For further information refer to <u>Guide 19</u>. If you answered "YES" to Q15, the application triggers referral to the <u>Queensland Heritage Council</u> as concurrence agency for the application.	15. Does the application involve development in a heritage registered place as defined under the <i>Queensland Heritage Act 1992</i>? ☒ NO ☐ YES – complete Part C of Form 1
Declared catchment areas For more information, including a list of the declared catchment areas within Queensland, refer to <u>Guide 13</u>. Unless you answered "none of the above" to Q16, the application requires assessment by the <u>Department of Natural Resources Mines and Water (NRMW)</u>. If an agency other than NRMW is the assessment manager for the application, NRMW is a concurrence agency for the application in relation to this matter.	16. The application is in an area declared to be a catchment area under the <i>Water Act 2000</i> and involves: (tick the applicable box/es) ☐ (i) reconfiguring a lot if any lot resulting from the reconfiguration is less than 16 hectares; ☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the <i>Environmental Protection Act 1994</i>; ☒ (iii) none of the above
Contaminated land Applications involving material change of use and/or reconfiguring a lot may trigger this referral. For more information refer to <u>Guide 5</u>. Unless you answered "none of the above" to Q17, the application requires assessment by the <u>Environmental Protection Agency (EPA)</u>. If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.	17. The application involves: (tick the applicable box/es) ☐ (i) reconfiguring a lot for which all of part of the premises are – (a) premises mentioned in the IPA, schedule 8, part 1, table 2 – • item 5, including the exemption otherwise provided for by paragraph (d); • item 6, including the exemption otherwise provided for by paragraph (e); or • item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or (b) in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1 ☐ (ii) a material change of use – (a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or (b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - complete Part N of Form 1 ☒ (iii) none of the above

¹⁹ High water mark is defined in the *Coastal Protection and Management Act 1995* and means the ordinary high water mark at spring tide.

²⁰ Marina is defined in the *Transport Operations (Maritime Pollution) Regulation 1995*.

²¹ Strategic port land tidal areas are the areas generally 50 metres seaward of high water mark adjacent to strategic port land.

Electricity infrastructure

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

18. The application involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** where any part of the lot is –
- subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
 - situated within 100m of a substation site;
- ☐ (ii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
 - any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;
- ☐ (iii) a **material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;
- ☐ (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
 - the work is located wholly or partly within 10m of a substation site;
- ☒ (v) none of the above.

Land designated for community infrastructure

Applications involving development on land designated for community infrastructure may trigger this referral.

For more information refer to schedule 2 of the IP Regulation.

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

- (i) intended to be supplied by a public sector entity; and
- (ii) on land not owned by or on behalf of the State; and
- (iii) other than development –
- (a) for the designated purpose; or
- (b) carried out by, or on behalf of, the designator.

☒ NO

☐ YES

SEQ Regional Plan

For more information refer to schedule 2 of the IP Regulation.

Refer to Chapter 2, part 5A and schedule 10 of the Integrated Planning Act 1997, and schedule 2 of the Regulatory Provisions for relevant definitions.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. The application involves (tick applicable box/es) -

- ☐ (i) a **material change of use** of premises -
- (a) in a **Major Development Area** in the Urban Footprint for -
- ☐ (i) an **urban activity** -
- ☐ in an area included in a structure plan where the IPA, section 3.1.6 applies;
 - ☐ in an area not included in a structure plan where -
 - the IPA, section 3.1.6 applies to the application for the material change of use; or
 - the premises exceeds 10,000m²; or
 - the gross floor area (GFA) on the premises will exceed 10,000m²; or
 - impact assessment is required under the relevant planning scheme
- ☐ (ii) **intensive animal husbandry**, or
- ☐ (iii) residential development involving a **rural residential purpose**
- (b) in the **Regional Landscape and Rural Production Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.4(2); or
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.6(2)
- (c) in the **Rural Living Area** for an urban activity and not specified in section 2.8(2);
- (d) in the **Investigation Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.10(2);
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.12(2); or
- ☐ (iii) **intensive animal husbandry**
- ☐ (ii) **reconfiguring a lot** -
- On land in a **Major Development Area** in the Urban Footprint that is:
- (a) not included in a structure plan; and
- (b) not specified in section 3.1(2).
- ☒ (iii) none of the above

Fisheries matters

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) - (iv) and an advice agency in relation to item (v).

21. The application involves: (tick the applicable box/es)

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

Integration of land use and public transport

For more information refer to Guide 23, schedule 8A of the IPA, & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
 - ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
 - ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
 - ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
 - ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that—
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
 - ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**—
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
 - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
 - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
 - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
 - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
 - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that—
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
 - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
 - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Moonie to Brisbane pipeline

For more information refer to schedule 2af of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to the holder of pipeline licence No 1 issued under the Petroleum Act 1923, currently Santos QNT Pty Ltd, for advice.

24. The application involves the easement for the construction or operation of the Moonie to Brisbane strategic pipeline, and involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** assessable against the planning scheme and not associated with reconfiguring a lot, and any structure or work will be located wholly or partly in the easement.
- ☐ (ii) **reconfiguring a lot**
- ☐ (iii) **operational work** assessable against the planning scheme, that is filling, excavation, compaction, drilling, boring or piling not associated with a reconfiguring a lot, and the work is located wholly or partly in the easement.
- ☒ (iv) none of the above.

Koala habitat area

For more information, refer to [Guide 26](#) and schedule 2 of the [IP Regulation](#).

Unless you answered "none of the above", the application requires referral to the [Environmental Protection Agency](#) as a concurrence agency.

25. The application involves: *(tick the applicable box/es)*—

- ☐ (i) a **material change of use** of premises in a koala conservation area or koala sustainability area made assessable under a planning scheme, that is not for a domestic activity and will result in —
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) a new building and any reasonably associated structure with a total footprint greater than 1000m²;
 - ☐ (c) an extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1000m²;
 - ☐ (d) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (e) excavating or filling an area greater than 5000m²;
 - ☐ (f) additional traffic in a koala conservation area or koala sustainability area, between 6p.m. on a day and 6a.m. on the following day.
- ☐ (ii) **reconfiguring a lot** in a koala conservation area or koala sustainability area that will result in —
- ☐ (a) an increased number of lots;
 - ☐ (b) clearing of native vegetation over an area greater than 2500m².
- ☐ (iii) **operational work** in a koala conservation area or koala sustainability area made assessable under Schedule 8, Part 1, Table 4, items 1A to 1G *(not associated with reconfiguring a lot mentioned in (ii) above)* that will result in the clearing of native vegetation over an area greater than 2500m².
- ☐ (iv) **operational work** in a koala conservation area or koala sustainability area made assessable under a planning scheme *(not associated with a material change of use mentioned in (i) or reconfiguring a lot mentioned in (ii) above)* that is not for a domestic activity and will result in —
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (c) excavating or filling an area greater than 5000m².
- ☒ (v) none of the above.

Referral coordination

An information request requires referral coordination if the application involves —

- (i) 3 or more concurrence agencies; or
- (ii) a facility or area assessable under a planning scheme and prescribed in schedule 7 or 8 of the [IP Regulation](#); or
- (iii) development which is subject to an application for preliminary approval mentioned in s3.1.6 of the [IPA](#).

For more information go to [Guide 2](#) and [Guide 6](#).

26. Does the application trigger referral coordination?

- ☒ NO
- ☐ YES, as the application: *(tick the applicable box/es)*
- ☐ (i) triggers 3 or more concurrence agencies;
 - ☐ (ii) involves a **material change of use** made assessable under a planning scheme and prescribed in schedule 7 of the [IP Regulation](#);
 - ☐ (iii) involves a **material change of use** (other than a dwelling house, outbuilding or farm building) made assessable under a planning scheme, or **reconfiguring a lot**, in an area prescribed in schedule 8 of the [IP Regulation](#);
 - ☐ (iv) is for a preliminary approval mentioned in s3.1.6 of the [IPA](#).

Referral agency responses prior to lodgement

Under s3.3.2 of [IPA](#) a referral agency may give a referral agency response on a matter within its jurisdiction about a proposal before an application for the proposal is made to the assessment manager.

This is commonly the case where an application requires referral to a building referral agency (eg. [Qld Fire and Rescue Service](#)).

27. Did a referral agency give a referral agency response under s3.3.2 of the [IPA](#) **before** the application was made to the assessment manager?

- ☒ NO
- ☐ YES - *attach a copy of the referral agency/s response/s*

PLEASE NOTE: The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED	REFERENCE NUMBER/S
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SECTION 2 – BUILDING REFERRALS (completion not mandatory)

Below is a list of the referrals that can apply to an application for building work assessable against the *Building Regulation 2006*. This section of the IDAS Assessment Checklist is provided for **advice only**. This section of the IDAS Assessment Checklist is **not** required to be completed and lodged with an application for building work assessable against the *Building Regulation 2006* only.

Special fire services - generally For more information go to schedule 2 table 1 and schedule 2A of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed refusal.	1. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work requires special fire services mentioned in schedule 2A part 1 of the <i>Integrated Planning Regulation 1998</i> (IP Regulation) or includes an alternative solution assessed against the performance requirements of the Building Code of Australia.
Fire safety for budget accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	2. An application may trigger referral to Qld Fire and Rescue Services as an advice agency if the building work the subject of the application requires the installation of a fire safety system for a budget accommodation building.
Spray painting For more information go to schedule 2 of the <i>IP Regulation</i>	3. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves a workplace incorporating spray painting.
Retail meat premises For more information go to schedule 2 of the <i>IP Regulation</i>	4. An application may trigger referral to Safe Food Qld as a concurrence agency if the application involves a retail meat premises.
Private health facilities For more information go to schedule 2 of the <i>IP Regulation</i>	5. An application may trigger referral to the Department of Health as a concurrence agency if the application involves a private health facility.
Workplace area less than 2.3m² For more information go to schedule 2 of the <i>IP Regulation</i>	6. An application may trigger referral to the Department of Industrial Relations (DIR) as an advice agency if the application involves a work place area less than 2.3m ² .
Land contiguous to a State-controlled road For more information go to schedule 2 of the <i>IP Regulation</i>	7. An application may trigger referral to the Department of Main Roads as a concurrence agency or advice agency if the application involves land contiguous to a State-controlled road.
Pastoral workers accommodation For more information go to schedule 2 of the <i>IP Regulation</i>	8. An application may trigger referral to the Department of Industrial Relations (DIR) as a concurrence agency if the application involves pastoral workers accommodation.
Child care centre For more information go to schedule 2 of the <i>IP Regulation</i>	9. An application may trigger referral to the Department of Communities as a concurrence agency if the application involves a childcare centre.
Coastal development For more information go to schedule 2 of the <i>IP Regulation</i>	10. An application may trigger referral to the Environmental Protection Agency (EPA) as a concurrence agency if the application involves land completely or partly seaward of a coastal building line ²² .
Heritage For more information go to schedule 2 of the <i>IP Regulation</i>	11. An application may trigger referral to the Heritage Council as a concurrence agency if the application involves a heritage registered place.
Fisheries matters For more information go to schedule 2 of the <i>IP Regulation</i>	12. An application may trigger referral to the Department of Primary Industries and Fisheries (DPI&F) as a concurrence agency if the application involves assessable building work in a declared fish habitat area; or as an advice agency if the application involves assessable building work on land that adjoins a declared fish habitat area.
Integration of land use and public transport For more information go to schedule 2 of the <i>IP Regulation</i>	13. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves existing or future public transport corridors, or airport operational airspace ²³ .
Railway safety and efficiency For more information go to schedule 2 of the <i>IP Regulation</i>	14. An application may trigger referral to Queensland Transport as a concurrence agency if the application involves future railway land.

NOTE: CONCURRENCE AGENCY ASSESSMENT PERIODS

The local government, as the concurrence agency, is required to assess and provide a response for the following building applications within a prescribed time. For applications relating to design and siting (17, 18 & 19), and building work for removal or rebuilding (23), the assessment period is 5 days. For all other applications the assessment period is 15 days. If no response is received from the local government for an application, it is taken to be a deemed refusal. However for amenity and aesthetics impact of particular building work for a single detached class 1a or class 10 building or structure (15), no response is taken to be a deemed approval.

Amenity and aesthetic impact of particular building work for single detached class 1 building or class 10 building or structure For more information go to schedule 2 table 1 of the <i>IP Regulation</i> . Assessment period 15 days. No response is a deemed approval.	15. An application will trigger a referral to the local government if it is : • for a single detached class 1 building or class 10 structure; and • the local government has declared by resolution the following: – the appearance of the building or structure will have an extremely adverse impact on the amenity of the locality; and – the appearance of the building or structure would be in extreme conflict with the character of the locality.
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²² Coastal building lines are prescribed under the *Coastal Protection and Management Act 1995*.

²³ Operational airspace is as defined in State Planning Policy 1/02 "Development in the Vicinity of Certain Airports and Aviation Facilities".

Whether particular buildings may be occupied for residential purposes For more information go to schedule 2 table 1 of the <i>IP Regulation</i>. Assessment period 15 days. No response is a deemed refusal.	16. An application to use an existing building that is not class 1, 2, 3 or 4 for residential purposes may trigger a referral to the local government as the concurrence agency.
Design and siting For more information go to schedule 2 table 1 of the <i>IP Regulation</i>. Assessment period 5 days. No response is a deemed refusal.	17. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the performance criteria of parts 11 and 12 of the Queensland Development Code. 18. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for building clearance and site cover. 19. An application may trigger referral to the local government as the concurrence agency if the building work does not comply with the qualitative statement for performance criteria 4, 5, 7, 8 or 9 of the Queensland Development Code, part 11 or 12.
Fire safety in particular budget accommodation buildings For more information go to schedule 2 table 1 of the <i>IP Regulation</i>. Assessment period 15 days. No response is a deemed refusal.	20. An application may trigger referral to the local government as the concurrence agency to determine the building will comply with the fire safety standard under the <i>Building Act 1975</i> when the building work has been completed.
Higher risk personal appearance services For more information go to schedule 2 table 1 of the <i>IP Regulation</i> and the QDC part 15. Assessment period 15 days. No response is a deemed refusal.	21. An application may trigger referral to the local government as the concurrence agency to determine if the building work • complies with the performance criteria of the Queensland Development code part 15; and • the work does not comply with an acceptable solution stated in the part.
Building work for residential service For more information go to schedule 2 table 1 of the <i>IP Regulation</i> and the QDC part 20. Assessment period 15 days. No response is a deemed refusal.	22. An application for building work for premises in which residential care service under the <i>Residential Services (Accreditation) Act 2002</i>, section 4, is conducted, or is proposed to be conducted, will trigger referral to the local government as the concurrence agency.
Building work for removal or rebuilding For more information go to schedule 2 table 1 of the <i>IP Regulation</i>. Assessment period 5 days. No response is a deemed refusal.	23. An application for the removal and/or rebuilding at another site of a building or other structure, will trigger referral to the local government as the concurrence agency.
Building work for rainwater tank in designated rainwater tank area For more information go to schedule 2 table 1 of the <i>IP Regulation</i> and the QDC part 25. Assessment period 15 days. No response is a deemed refusal.	24. An application may trigger referral to the local government as the concurrence agency to determine if the building work or structure complies with the relevant performance criteria if - • Under the <i>Building Regulation 2006</i>, a rainwater tank is proposed to be installed as part of relevant building work, in a designated rainwater tank area; and • Under the Queensland Development Code, part 25, the rainwater tank does not include an acceptable solution for a relevant performance criteria.

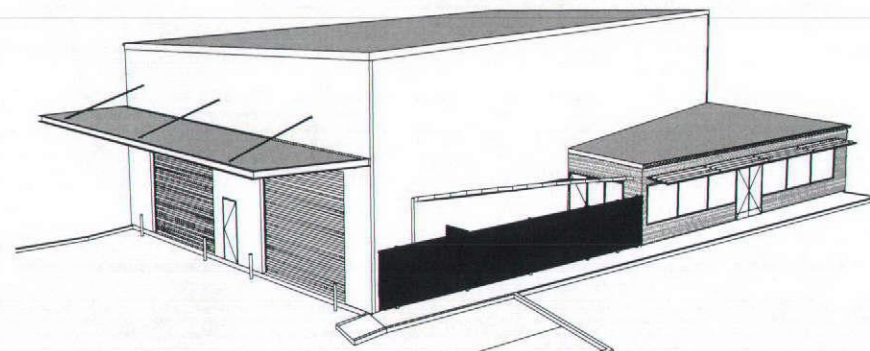
APPENDIX B

Concept Plans (Artas)

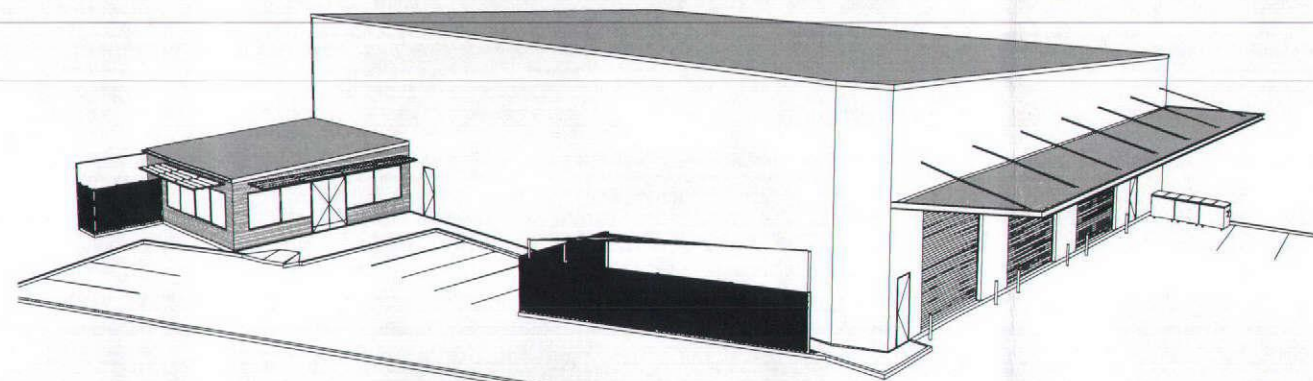
ARCHITECTURAL	
A0000	COVER PAGE
A0001	LOCATION PLAN
A0005	BUILDING 5 SITE PLAN
A0006	BUILDING 6 SITE PLAN
A1200	BUILDING 5 GROUND FLOOR PLAN
A1201	BUILDING 6 GROUND FLOOR PLAN
A1300	BUILDING 5 ROOF PLAN
A1301	BUILDING 6 ROOF PLAN
A2100	BUILDING 5 NORTHERN & SOUTHERN EXTERNAL ELEVATIONS
A2101	BUILDING 6 EASTERN & WESTERN EXTERNAL ELEVATIONS
A2102	BUILDING 5 NORTHERN & SOUTHERN EXTERNAL ELEVATIONS
A2103	BUILDING 6 EASTERN & WESTERN EXTERNAL ELEVATIONS
A2200	BUILDING 5 SECTION AA & BB
A2201	BUILDING 6 SECTION AA & BB

Yatala Central Business Park

Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton



Building 5



Building 6

063043

January, 2006

PH	12.01.05 ISSUED FOR DEVELOPMENT APPLICATION	PH	AH
PH	18.01.06 ISSUED FOR DEVELOPMENT APPLICATION	PH	AH
PH	28.11.06 ISSUED FOR CLIENT APPROVAL	PH	AH
PH	28.11.06 ISSUED FOR CLIENT APPROVAL	PH	AH

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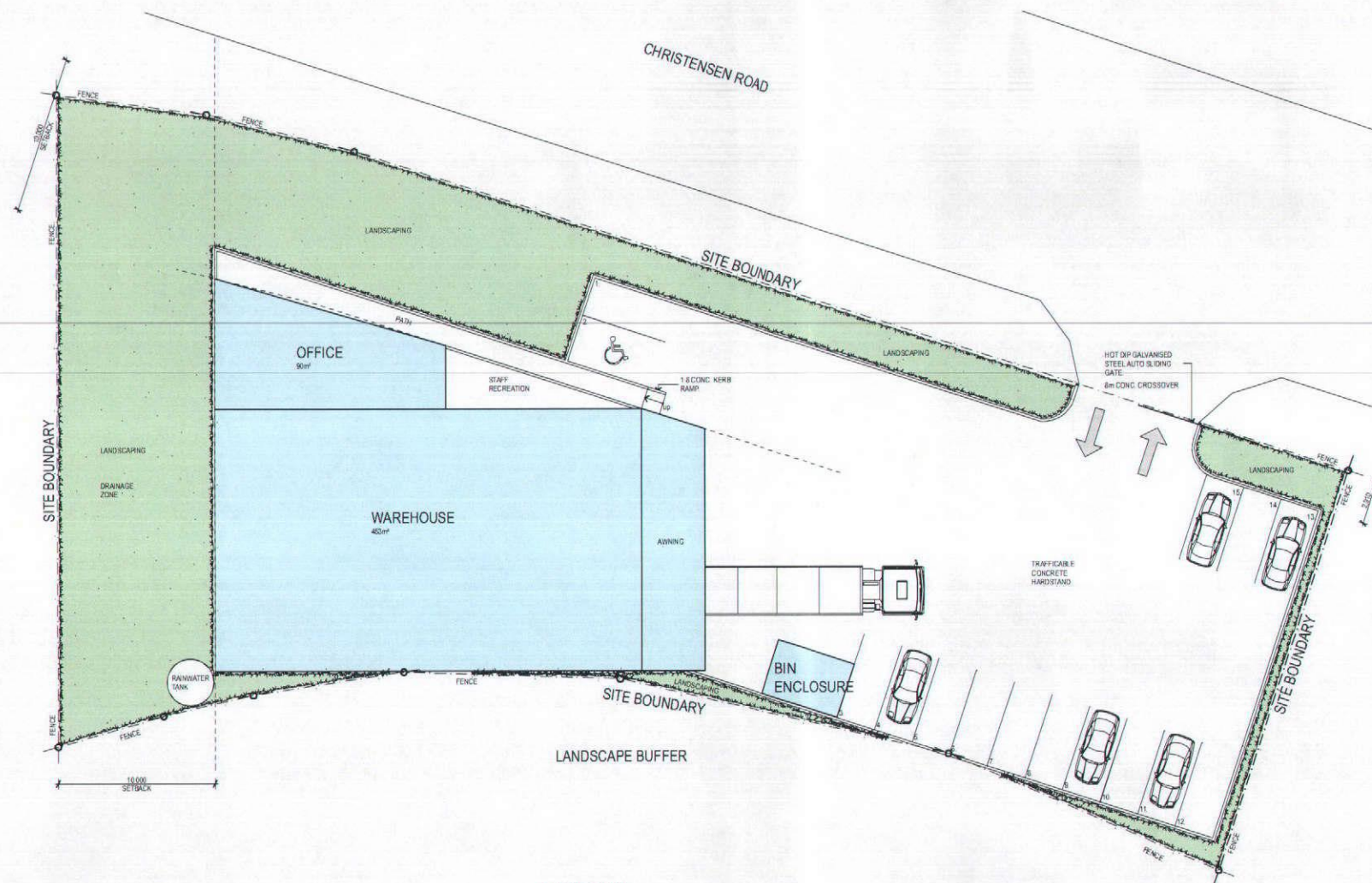
**Yatala Central
Business Park**

Project Title
**Warehouse
Development
Buildings 5 & 6 at
Christensen Rd
Stapylton**

Drawing Title
Cover Page

Project Number	063043	Project Title	Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton
Revision	A0000/P4	Revision	
PRELIMINARY			

Use stated dimensions in preference to section dimensions. All dimensions to be verified on site.
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(s 8, s 10, s 11, s 12, s 13, s 14, s 15, s 16, s 17, s 18, s 19, s 20, s 21, s 22, s 23, s 24, s 25, s 26, s 27, s 28, s 29, s 30, s 31, s 32, s 33, s 34, s 35, s 36, s 37, s 38, s 39, s 40, s 41, s 42, s 43, s 44, s 45, s 46, s 47, s 48, s 49, s 50, s 51, s 52, s 53, s 54, s 55, s 56, s 57, s 58, s 59, s 60, s 61, s 62, s 63, s 64, s 65, s 66, s 67, s 68, s 69, s 70, s 71, s 72, s 73, s 74, s 75, s 76, s 77, s 78, s 79, s 80, s 81, s 82, s 83, s 84, s 85, s 86, s 87, s 88, s 89, s 90, s 91, s 92, s 93, s 94, s 95, s 96, s 97, s 98, s 99, s 100, s 101, s 102, s 103, s 104, s 105, s 106, s 107, s 108, s 109, s 110, s 111, s 112, s 113, s 114, s 115, s 116, s 117, s 118, s 119, s 120, s 121, s 122, s 123, s 124, s 125, s 126, s 127, s 128, s 129, s 130, s 131, s 132, s 133, s 134, s 135, s 136, s 137, s 138, s 139, s 140, s 141, s 142, s 143, s 144, s 145, s 146, s 147, s 148, s 149, s 150, s 151, s 152, s 153, s 154, s 155, s 156, s 157, s 158, s 159, s 160, s 161, s 162, s 163, s 164, 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Building 5 Site Plan
SCALE 1:200
Project North

SANDY CREEK

DEVELOPMENT SUMMARY

SITE AREA	2,315m²
WAREHOUSE AREA	460m²
OFFICE AREA	90m²
OFA	245m²
PLOT RATIO (OFA/SITE AREA)	23.82%
AWNINGS	64m²
CARPARKING	212m²
LANDSCAPING	78m²
HARDSTAND	632m²
CARPARKS REQUIRED	15
CARPARKS PROVIDED	15

PS	12.01.01 DEVELOPMENT APPLICATION	PS	AH
PS	12.01.02 DEVELOPMENT APPLICATION	PS	AH
PS	12.01.03 DEVELOPMENT APPLICATION	PS	AH
PS	12.01.04 DEVELOPMENT APPLICATION	PS	AH
PS	12.01.05 DEVELOPMENT APPLICATION	PS	AH

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Yatala Central Business Park

Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton

Building 5 Site Plan

Print Date	Drawn	Drawn
22/01/2007	CA	PS

Project Number: **063043 A0005/P5**

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TRACTOR IMPORTS DEVELOPMENT SUMMARY

SITE AREA	3,420m²
WAREHOUSE AREA	1,172m²
OFFICE AREA	100m²
OPA	1,272m²
PLOT RATIO (OPA/SITE AREA)	37.12%
AWNINGS	138m²
CARPARKING	424m²
LANDSCAPING	448m²
HARDSTAND	1,284m²
CARPARKS REQUIRED	52
CARPARKS PROVIDED	52

Building 6 Site Plan
SCALE 1:200
Project North

REVISION	NO.	DESCRIPTION	DATE	BY	CHKD.
01	01	ISSUED FOR DEVELOPMENT APPLICATION	10/01/2007	BAH	
02	02	ISSUED FOR DEVELOPMENT APPLICATION	10/01/2007	BAH	
03	03	ISSUED FOR CLIENT APPROVAL	10/01/2007	BAH	
04	04	ISSUED FOR CLIENT APPROVAL	10/01/2007	BAH	
05	05	ISSUED FOR CLIENT APPROVAL	10/01/2007	BAH	

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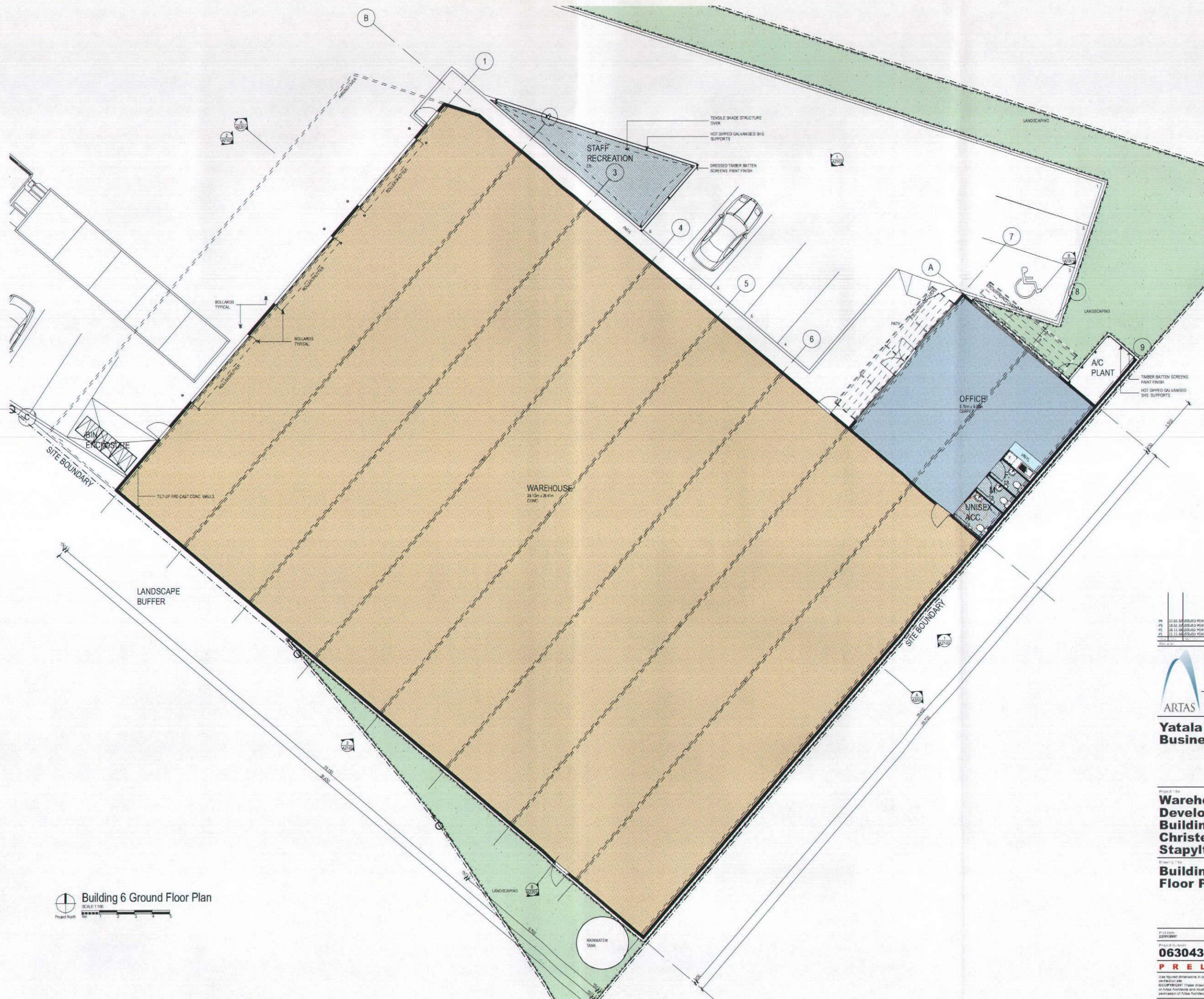
Yatala Central Business Park

Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton

Building 6 Site Plan

Project Title	Project Number	Drawing Number
Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton	063043	A0006/P5
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Building 6 Ground Floor Plan
 SCALE 1:100
 Project North

PS	22.03.03 DISCLOSED FOR DEVELOPMENT APPLICATION	PS	AH
PS	18.03.03 DISCLOSED FOR DEVELOPMENT APPLICATION	PS	AH
PS	28.11.04 DISCLOSED FOR CLIENT APPROVAL	PS	AH
PS	21.11.04 DISCLOSED FOR CLIENT APPROVAL	PS	AH


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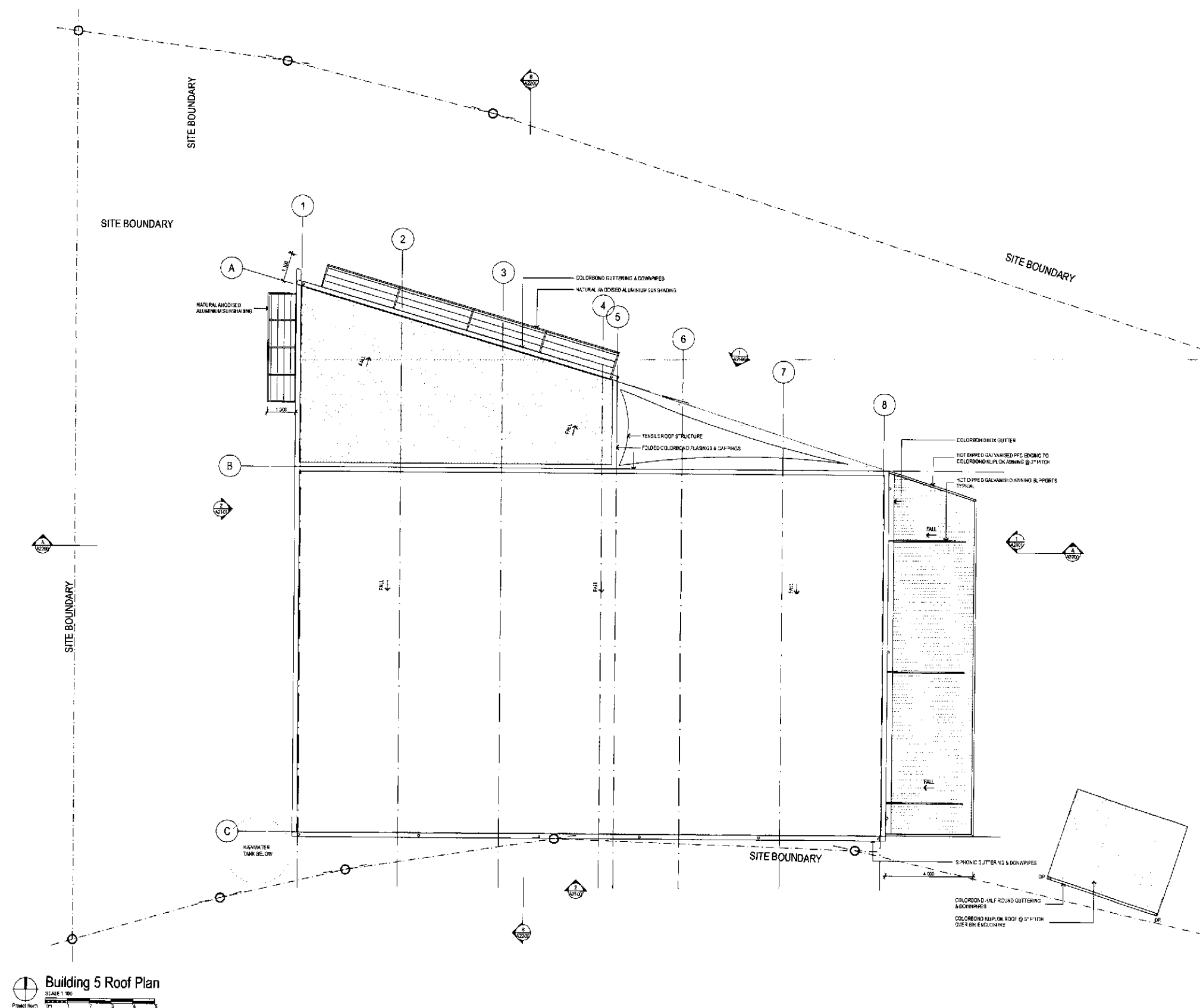
Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton

Building 6 Ground Floor Plan

Project Name: 063043 A1201/P4
 Drawing Number: PRELIMINARY

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Building 5 Roof Plan
SCALE 1:100
Project Ref: 063043

PS 02.00 DEVELOPER FOR DEVELOPMENT APPLICATION	PS 04
PS 03.00 DEVELOPER FOR DEVELOPMENT APPLICATION	PS 04
PS 04.00 DEVELOPER FOR DEVELOPMENT APPLICATION	PS 04
PS 05.00 DEVELOPER FOR DEVELOPMENT APPLICATION	PS 04
PS 06.00 DEVELOPER FOR DEVELOPMENT APPLICATION	PS 04

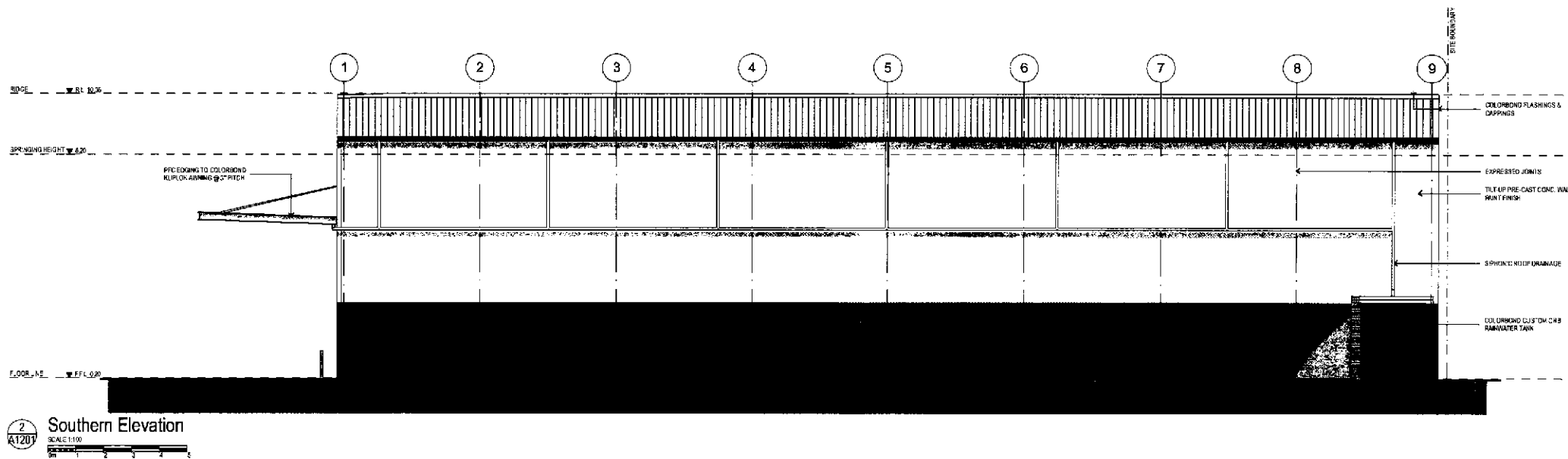
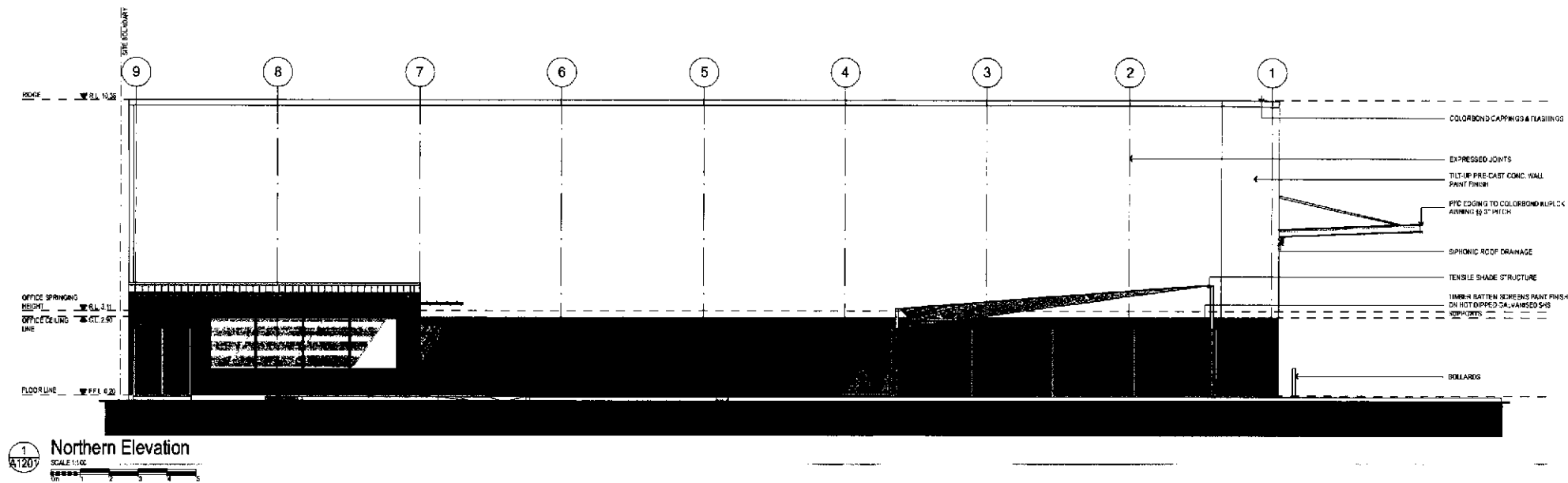
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Yatala Central Business Park

Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton

Building 5 Roof Plan

Project Ref: 063043
Drawing Ref: A1800/P5
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Yatala Central Business Park

Warehouse Development
Buildings 5 & 6 at
Christensen Rd
Stapylton

Building 6 Northern
& Southern External
Elevations

Project No: 063043
Drawing No: A2102/P4
PRELIMINARY
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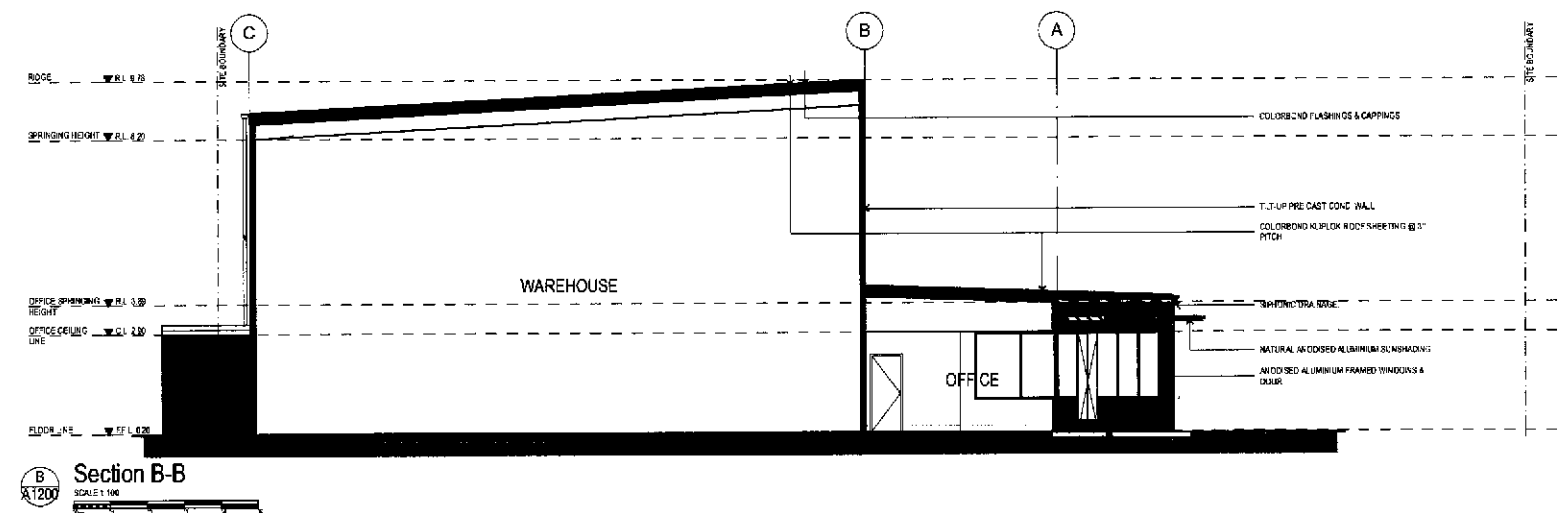
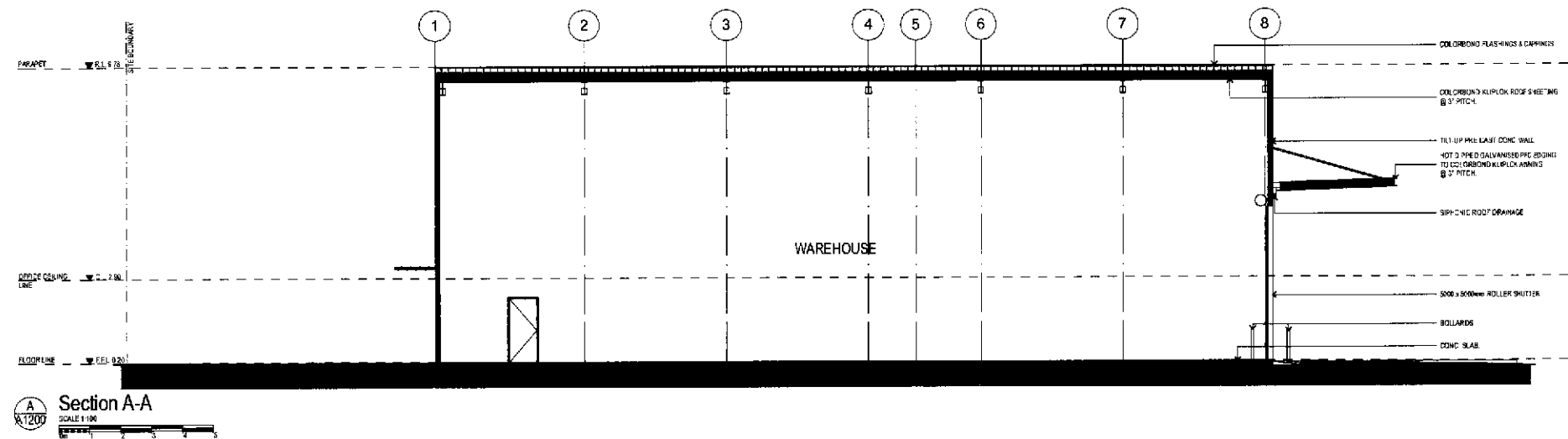
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Building 6 Eastern & Western External Elevations

Poll Date: 3/30/2006
 Candidate: CA
 District: PB
 Precinct Name: 063043
 County Name: A2103/P5
P R E L I M I N A R Y
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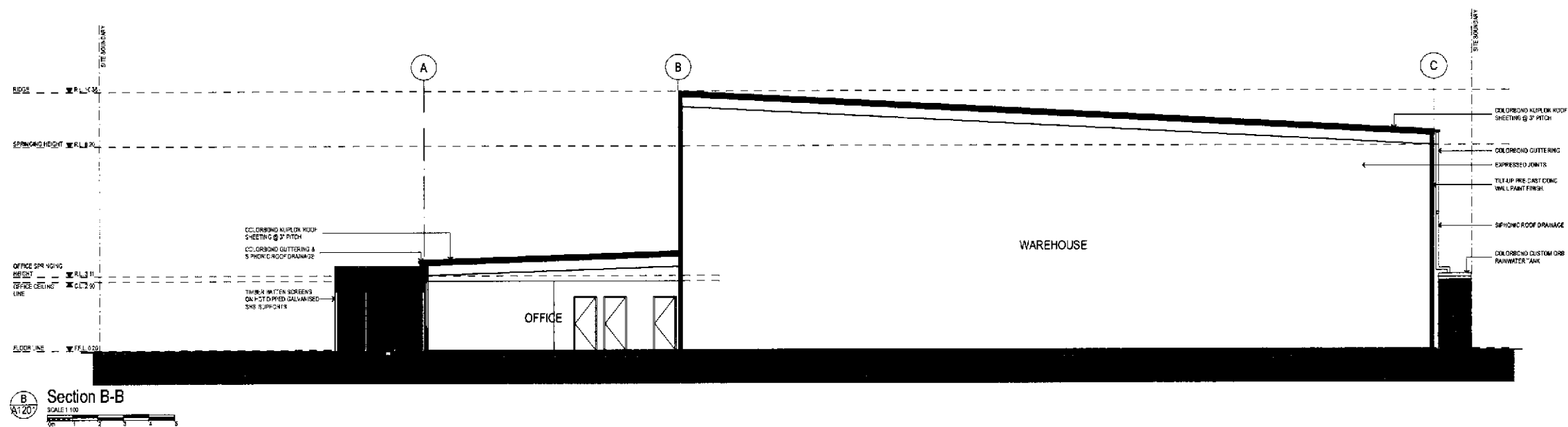
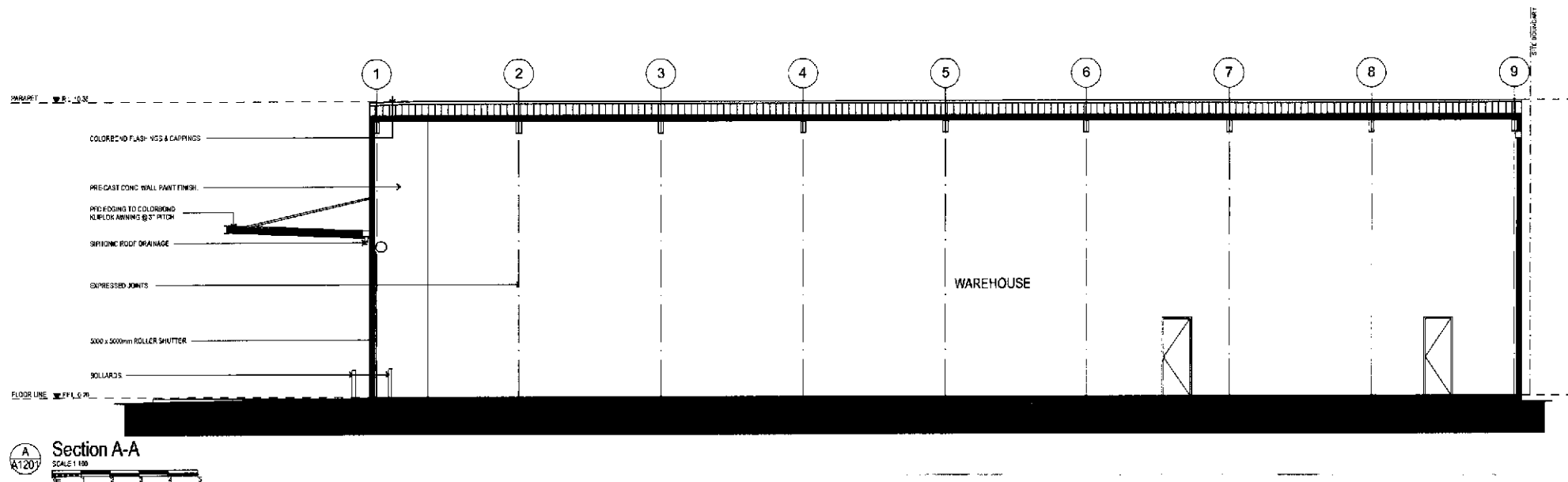
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Yatala Central Business Park

Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton

Building 5 Section AA & BB

Project No: 063043 A2200/P5
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Yatala Central Business Park

Project:
Warehouse Development Buildings 5 & 6 at Christensen Rd Stapylton

Building 6 Section
AA & BB

Project No:
063043 A2201/P5

Project Name:
PRELIMINARY

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SITE ANALYSIS PLAN – BUILDING 5 + 6

Landscape Plan

Scale: 1:100@A1

GARDEN BED PREPARATION:

- APPLY 100 MM DEPTH MULCH TYPE: HOOP
- APPLY 300 MM DEPTH ORGANIC BLEND TOPSOIL
- CULTIVATE SUB-GRADE TO 150 MM DEPTH
- USE SOIL AND MULCH, FREE OF WEEDS, AND DISEASE

TOPSOIL, MULCH, SOIL CONDITIONERS

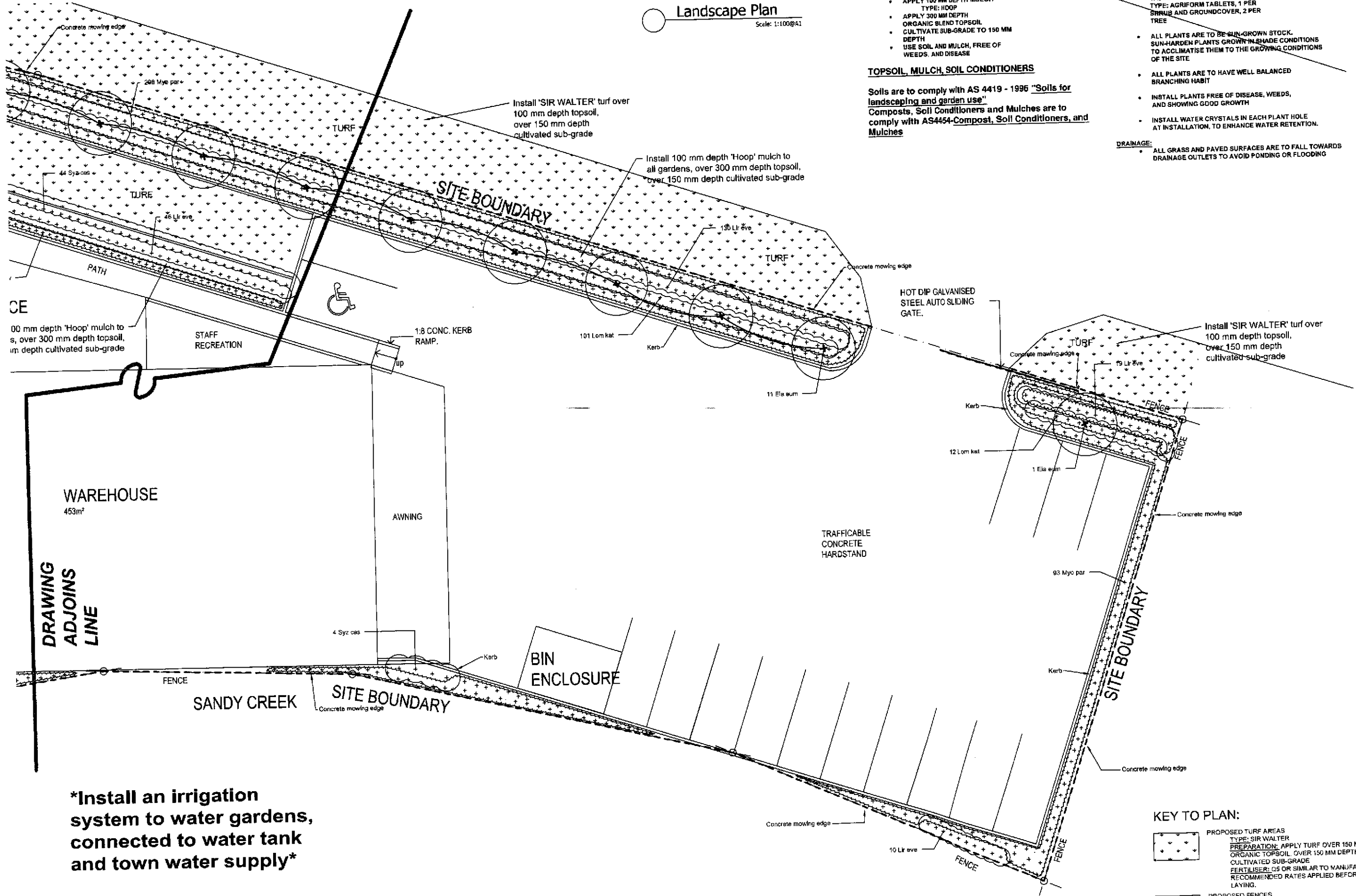
Soils are to comply with AS 4419 - 1996 "Soils for landscaping and garden use"
Composts, Soil Conditioners and Mulches are to comply with AS4454-Compost, Soil Conditioners, and Mulches

INDIVIDUAL PLANTS:

- APPLY SLOW RELEASE FERTILISER TABLETS TO INDIVIDUAL PLANT HOLES TYPE: AGRIFORM TABLETS, 1 PER SHRUB AND GROUND COVER, 2 PER TREE
- ALL PLANTS ARE TO BE SUN-GROWN STOCK. SUN-HARDEN PLANTS GROWN IN SHADE CONDITIONS TO ACCLIMATISE THEM TO THE GROWING CONDITIONS OF THE SITE
- ALL PLANTS ARE TO HAVE WELL BALANCED BRANCHING HABIT
- INSTALL PLANTS FREE OF DISEASE, WEEDS, AND SHOWING GOOD GROWTH
- INSTALL WATER CRYSTALS IN EACH PLANT HOLE AT INSTALLATION, TO ENHANCE WATER RETENTION.

DRAINAGE:

- ALL GRASS AND PAVED SURFACES ARE TO FALL TOWARDS DRAINAGE OUTLETS TO AVOID PONDING OR FLOODING



Install an irrigation system to water gardens, connected to water tank and town water supply

KEY TO PLAN:

- PROPOSED TURF AREAS
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM DEPTH ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
FERTILISER: 05 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.
- PROPOSED FENCES
- PROPOSED CONCRETE MOWING EDGES

SCALE 1:100 (METRES)

ISSUE	DATE	DETAILS
B	1/12/07	DESIGN CHANGE
A	9/1/07	APPROVAL

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PROJECT DETAILS:
BUILDING 5
CHRISTENSEN RD, YATALA QLD

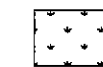
DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER:	CURRENT ISSUE:
1	a

Landscape Plan

Scale: 1:100@A1

KEY TO PLAN:



PROPOSED TURF AREAS
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
FERTILISER: Q5 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.



PROPOSED FENCES



PROPOSED CONCRETE MOWING EDGES

GARDEN BED PREPARATION:

- APPLY 100 MM DEPTH MULCH
TYPE: HOOP
- APPLY 300 MM DEPTH ORGANIC BLEND TOPSOIL
- CULTIVATE SUB-GRADE TO 150 MM DEPTH
- USE SOIL AND MULCH, FREE OF WEEDS, AND DISEASE

TOPSOIL, MULCH, SOIL CONDITIONERS

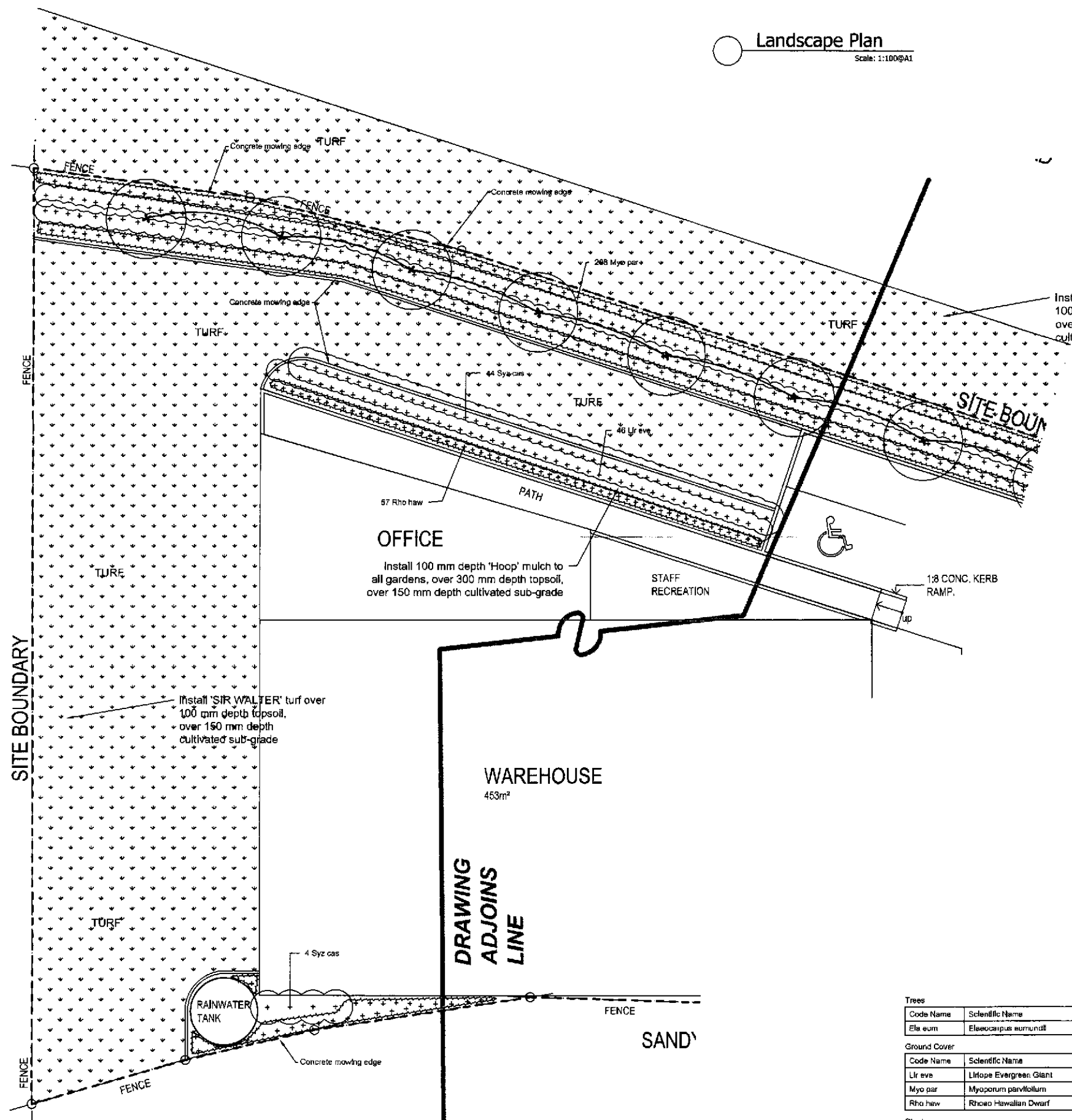
Soils are to comply with AS 4419 - 1996 "Soils for landscaping and garden use"
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DRAINAGE:

- ALL GRASS AND PAVED SURFACES ARE TO FALL TOWARDS DRAINAGE OUTLETS TO AVOID PONDING OR FLOODING



Plant Schedule

Trees				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Elk eum	Eleocharis eumundii	Eumundii Quandong	12	45L(2m ht x 1.5m sp)
Ground Cover				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Lir eve	Liriope Evergreen Giant	Evergreen Giant	205	140mm(350mm htx250mm sp)
Myo par	Myoporum parvifolium	Creeping Boobialla	372	140mm(250mm spr)
Rho haw	Rhoeo Hawaiian Dwarf	Hawaiian Dwarf	57	140mm(350mm htx250mm sp)
Shrub				
Code Name	Scientific Name	Common Name	Quantity	Planting Size
Lom kat	Lomandra katinus	Katinus	113	200mm(0.35m htx0.25m sp)
Syz cas	Syzygium cascade	Cascade	52	200mm(0.5m ht x 0.35m sp)



ISSUE	DATE	DETAILS
B	7/2/07	DESIGN CHANGE
A	9/1/07	APPROVAL

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PROJECT DETAILS:
 BUILDING 5
 CHRISTENSEN RD, YATALA OLD

DRAWING TITLE
LANDSCAPE PLAN



DATE:
 9/1/07

DRAWING NUMBER: 1
 CURRENT ISSUE: 8

SITE PREPARATION

1 SITE CLEARING

1.1 Extent

General: Clear only the following site areas:

- Areas to be occupied by works such as landscaping.
- Other areas designated to be cleared.
- Contractor's site areas: If not included within the areas specified above, clear generally only to the extent necessary for the performance of the works.

Clearing operations

Removal: Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble.
Grubbing: Grub out stumps and roots over 75 mm diameter to a minimum depth of 500 mm below subgrade under buildings, embankments or paving, or 300 mm below finished surface in unpaved areas.
Existing grass: Remove grass to a depth just sufficient to include the root zone.

LANDSCAPING

1 GENERAL

1.1 STANDARDS

Soils

General: To AS 4419.

1.2 Definitions

Bad ground: Ground unsuitable for the purposes of the works, including fill liable to subsidence, ground containing cavities, faults or fissures, ground contaminated by harmful substances and ground which is or becomes soft, wet or unstable.

Site topsoil: Soil excavated from the site which has the following characteristics:

- Contains organic matter.
- Supports plant life.
- Free from unwanted matter.

Unwanted matter: (in topsoil):

- Stones over 25 mm diameter.
- Clay lumps.
- Weeds and tree roots.
- Sticks and rubbish.
- Material toxic to plants.

Imported topsoil:

- Fine: Clay loam, fine sandy loam, sandy clay loam, silty loam, loam.
- Medium: Sandy loam, fine sandy loam.
- Coarse: Sand, loamy sand.

Topsoil mixture: Topsoil and compost or other additives, thoroughly mixed before placing.

2 SITE AND SOIL

2.1 Weed eradication

Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered formulae, at the recommended maximum rate.

Manual: Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period.

Vegetative spoil

Remove vegetative spoil from site. Do not burn.

2.2 Planting beds

Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.

Unexcavated: Remove weeds, roots, builder's rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.

Cultivation

Minimum depth: 100 mm.

Cultivation depths (mm):

- Grassed areas (seeded, turf, strip turf, stoloned):

150

- Planting areas: 150

Services and roots: Do not disturb services or tree roots; if necessary cultivate these areas by hand.

Cultivation: Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

Additives

General: Apply additives after ripping or cultivation and incorporate into the upper 100 mm layer of the subsoil.

Gypsum: Incorporate at the rate of 0.25 kg/m².

Subsoil additives schedule

Location	Additive type	Additive rate
Test soil to determine additives required		

2.3 Source

General: Import topsoil unless the topsoil type can be provided from material recovered from the site.

Topsoil source schedule

Soil type	Mixture
Premium Organic Topsoil Mixture	

Additives

If using additives to raise topsoil to the required standard, ensure compliance with the relevant test criteria.

Topsoil particle size table (% passing by mass)

AS sieve aperture	Soil textures		
	Fine	Medium	Coarse
2.36	100	100	100
1.18	90 - 100	95 - 100	95 - 100
0.60	75 - 100	75 - 100	70 - 90
0.30	57 - 80	55 - 85	30 - 46
0.15	45 - 70	38 - 55	10 - 22
0.075	35 - 55	25 - 35	5 - 10
0.032		2 - 15	2 - 6

Topsoil properties schedule

Property	Type	Amount
Nutrient levels	Phosphorus (P) (mg/L)	0.7 - 4
	Potassium (K) (mg/L)	36 - 250
	Sulfur (S) (mg/L)	> 40
	Calcium (Ca) (mg/L)	50 - 350
	Nitrogen (N) (mg/L)	100
	Manganese (Mn) (mg/L)	1 - 15
	Nitrogen drawdown	
Additives	Gypsum (% by volume)	
	Compost	
Other properties	Organic matter (% by mass)	20 maximum
	Workability	
	Soil reaction (pH)	6 - 7
	Electrical conductivity (dS/m)	
	Dispersibility	
	Soluble salts (% by mass)	0.1
	Moisture content (% by mass)	
	Toxicity index to AS 3743	
	Permeability	

Placing topsoil

General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:

- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.
- Contamination: Where diesel oil, cement or other phytotoxic material has been spilt on the subsoil or topsoil, excavate the contaminated soil, dispose of it off the site, and replace it with site soil or imported topsoil to restore design levels.
- Finishing: Feather edges into adjoining undisturbed ground.

Consolidation

Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction; and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels.
- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without ponding, to catchment points.
- Graded evenly into adjoining ground surfaces.
- Ready for planting.

Topsoil depths

Spread topsoil to the following typical depths:

- Excavated planting areas: If using organic mulch, 225 mm. If using gravel mulch, 300 mm.
- Irrigated grassed areas generally: 150 mm.
- Non-irrigated grass areas: 150 mm.

Surplus topsoil

General: Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site.

2.4 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Fertiliser schedule

Location	N:P:K ratio	Application rate
Turf	10:4:6	Follow manufacturers' recommendations
Individual plantings	Prolonged release type	Follow manufacturers' recommendations

3 GRASS

3.1 Turf

Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Supply

Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

Fertilising

Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.

Laying

General: Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted.
- Parallel with the long sides of level areas, and with contours on slopes.
- To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.

Tamping

Lightly tamp to an even surface immediately after laying. Do not use a roller.

Watering

Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Keep the grass in a healthy condition.

Mowing

Now to maintain the grass height within the required range. Do not remove more than one third of the grass height at any one time. Carry out the last mowing within 7 days before the end of the planting establishment period. Remove grass clippings from the site after each mowing.

Turfing schedule

Species or variety	Minimum thickness (mm)	Turf roll size (mm)	Location	Mowing height (mm)
SIR WALTER	20	1000x300	Turf areas	30

Maintenance

General: Maintain turfed areas until the attainment of a dense continuous sward of healthy grass over the whole turfed area, evenly green and of a consistent height.

Failed turf: Lift failed turf and relay with new turf.

Levels: Where levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.

4 PLANTS

4.1 Plants

General: Provide plants with the following characteristics:

- Large healthy root systems, with no evidence of root rot, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot.

Replacement: Replace damaged or failed plants with plants of the same type and size.

Plant containers

General: Supply plants in weed-free containers of the required size.

Open rooted stock: If trees are to be supplied as open rooted stock, ensure this is appropriate to the species, variety, size, and time of year for planting.

Potting-on: Do not carry out potting-on.

Labelling

Label at least one plant of each species or variety in a batch with a durable, readable tag.

Storage

Deliver plant material to the site on a day to day basis, and plant immediately after delivery.

Locations

If it appears necessary to vary plant locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, give notice.

Planting conditions

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

Watering

Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

Placing

Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position, in the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.

Fertilising

Pellets: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.

Backfilling

Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the root ball, so that the plant stem remains the same height above ground as it was in the container.

Watering basins for plants in grass

Except in irrigated grassed areas and normally moist areas, construct a watering basin around the base of each individual plant, consisting of a raised ring of soil capable of holding at least 10 L.

4.2 Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.

Standard: To AS 4454.

Organic mulches: Free of stones.

Mulch material: Hoop mulch.

Organic mulch types

Hoop bark: From mature trees, graded in size from 50 x 50 x 25 mm to 25 x 15 x 15 mm, free from wood slivers.

Inorganic mulch types

Washed river pebble: Uniform size or graded material in the size range 6 - 20 mm.

Placing mulch

General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Spread and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.

In mass planted areas: Place after the preparation of the planting bed but before planting and other work.

In smaller areas (e.g. planter boxes): Place after the preparation of the planting bed, planting and other work.

Application: Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Depths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

4.3 Stakes

Material: Hardwood, straight, free from knots or twists, pointed at one end.

Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Stake sizes:

- For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.

Ties

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Tie types:

- For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.

6 COMPLETION

6.1 Period

Commencement: The planting establishment period commences at the date of practical completion.

Required period: 12 weeks

Existing planting and grass

Where existing grass or planting is within the landscape contract area, maintain it as for the corresponding classifications of new grass or planting.

Recurrent works

Throughout the planting establishment period, carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, aerating, reinstatement of mulch, and keeping the site neat and tidy.

Replacements

Continue to replace failed, damaged or stolen plants.

Grassed areas

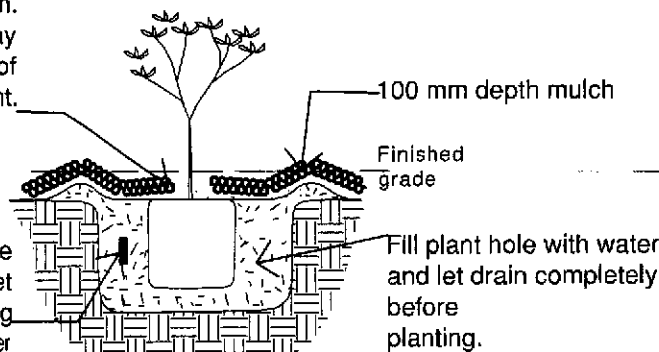
Commence grass maintenance works at the completion of turfing. Maintain healthy weed-free growth.

6 CONCRETE MOWING EDGE

Concrete is to be equivalent to 20 MPa readymix. Compact subgrade to a minimum depth of 150 mm. Finished grades to be flush with all abutting hard finished surfaces.

Alignment of edge is to be a continuous curve or straight line as shown on the drawings; curves to be laid out so that radii are smoothly connected. Provide control joints on 5 metre centres and at the apex of curves. Trowel finish edges to a flat profile.

Form water basin.
Keep mulch away
from trunk of
plant.



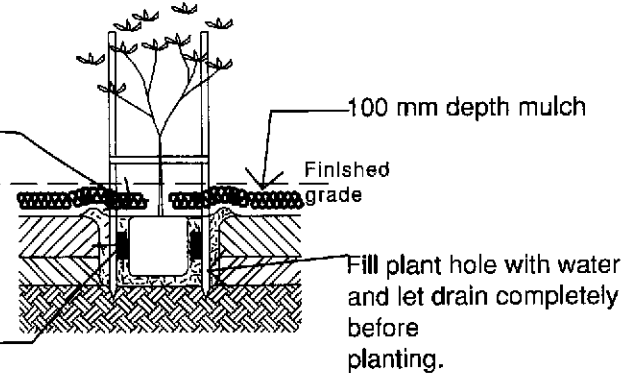
Install slow release
fertiliser tablet
at planting
Install water crystals as per
manufacturers specifications
(avoid placing under rootball)

- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thoroughly after installation

1 SHRUB PLANTING DETAIL

Scale: 1:20

Form water basin.
Keep mulch away
from trunk of
plant.



Install (2) slow release
fertiliser tablet
at planting
Install water crystals as per
manufacturers specifications
(avoid placing under rootball)

- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thoroughly after installation

2 TREE PLANTING DETAIL

Scale: 1:40

B	7/2/07	DESIGN CHANGE
A	8/1/07	APPROVAL
ISSUE:	DATE:	DETAILS:

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PROJECT DETAILS:
BUILDING 5
CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
NOTES

NORTH:

DATE:

January 07

DRAWING NUMBER:

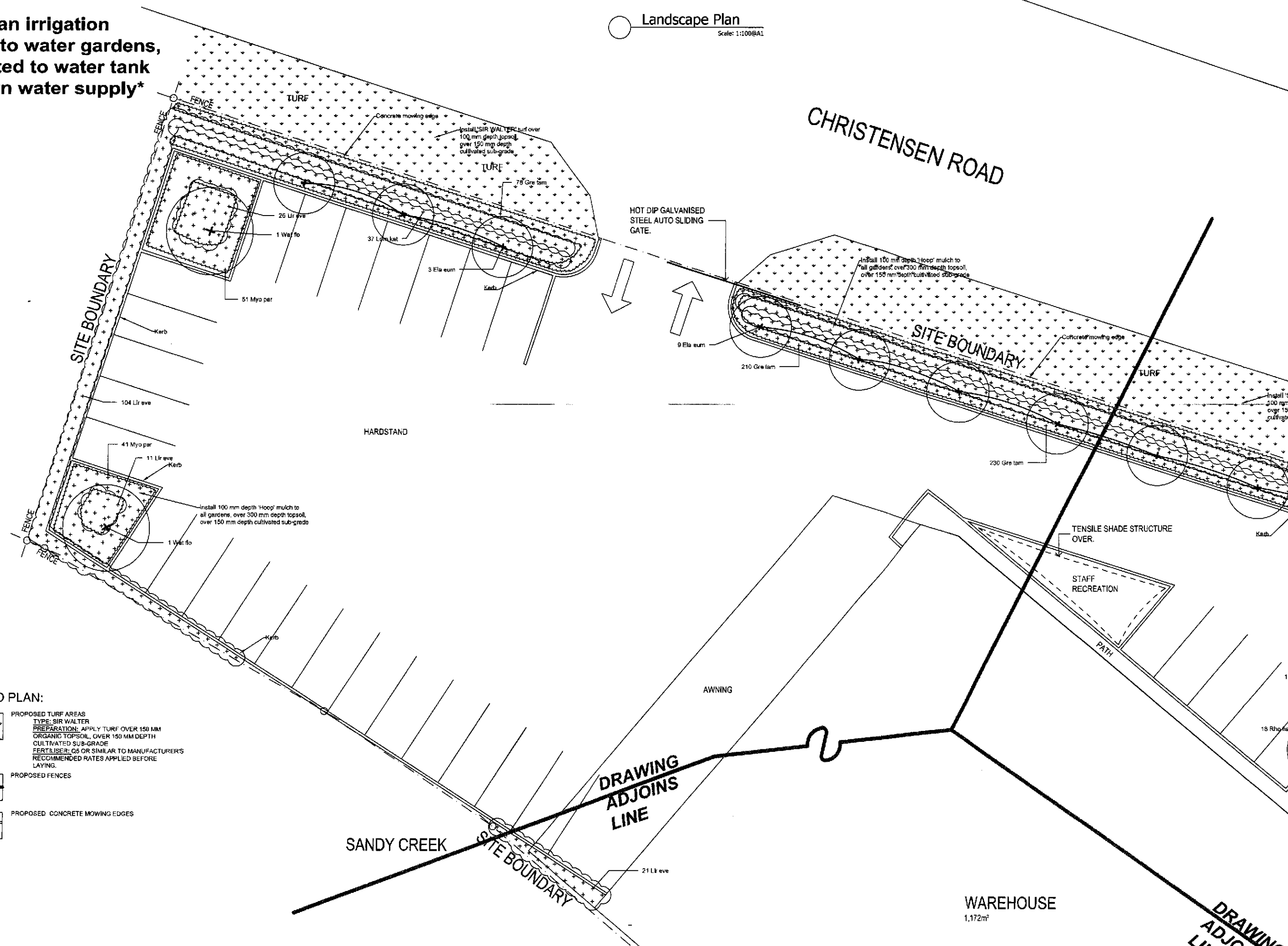
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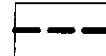
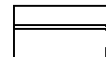
B

Install an irrigation system to water gardens, connected to water tank and town water supply

Landscape Plan
Scale: 1:100@A1



KEY TO PLAN:

-  PROPOSED TURF AREAS
TYPE: SIR WALTER
PREPARATION: APPLY TURF OVER 150 MM ORGANIC TOPSOIL, OVER 150 MM DEPTH CULTIVATED SUB-GRADE
FERTILISER: O6 OR SIMILAR TO MANUFACTURER'S RECOMMENDED RATES APPLIED BEFORE LAYING.
-  PROPOSED FENCES
-  PROPOSED CONCRETE MOWING EDGES

0 5 10
SCALE 1:100 (METRES)

B	7/2/07	DESIGN CHANGE
A	18/1/07	APPROVAL
ISSUE:	DATE:	DETAILS:

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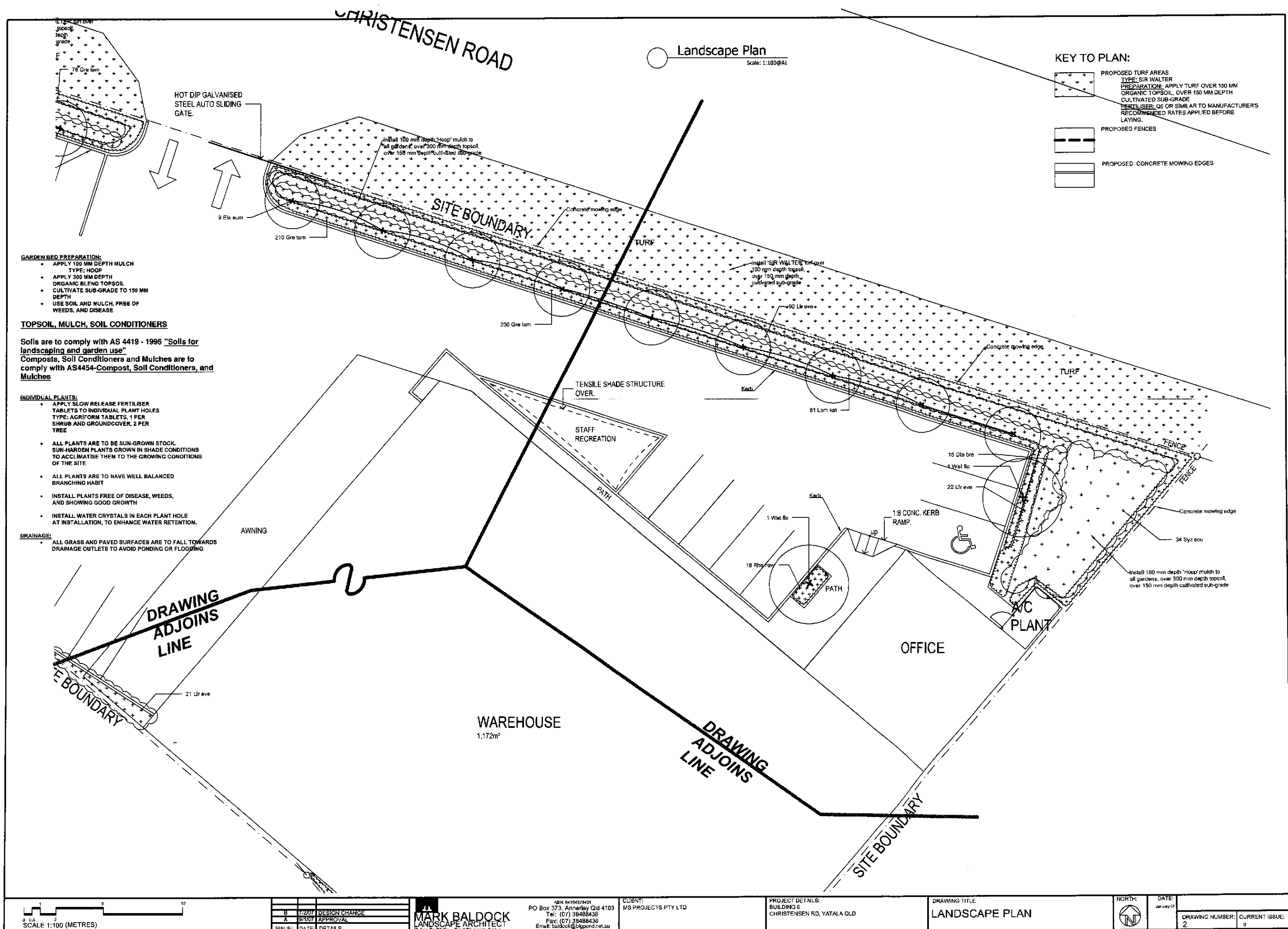
PROJECT DETAILS:
BUILDING 6
CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN

NORTH: 

DATE: January 07

DRAWING NUMBER: 1
CURRENT ISSUE: 1



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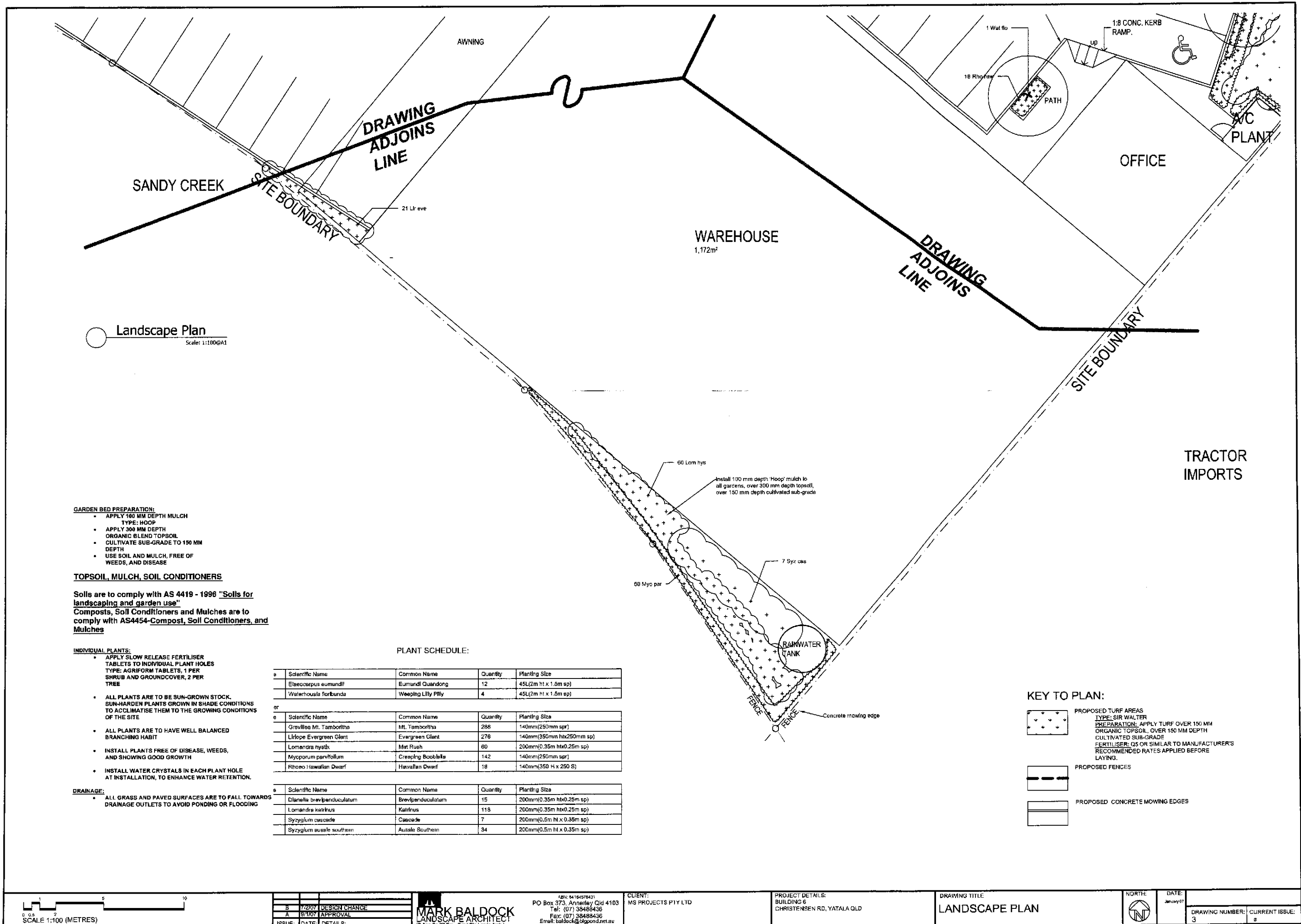
PROJECT DETAILS:
BUILDING 6
CHRISTENSEN RD, YATALA QLD

DRAWING TITLE
LANDSCAPE PLAN

NORTH:


DATE:
January 07

DRAWING NUMBER:	CURRENT ISSUE
2	8



SITE PREPARATION

1 SITE CLEARING

1.1 Extent

General: Clear only the following site areas:

- Areas to be occupied by works such as landscaping.
- Other areas designated to be cleared.

Contractor's site areas: If not included within the areas specified above, clear generally only to the extent necessary for the performance of the works.

Clearing operations

Removal: Remove everything on or above the site surface, including rubbish, scrap, grass, vegetable matter and organic debris, scrub, trees, timber, stumps, boulders and rubble.

Grubbing: Grub out stumps and roots over 75 mm diameter to a minimum depth of 500 mm below subgrade under buildings, embankments or paving, or 300 mm below finished surface in unpaved areas.

Existing grass: Remove grass to a depth just sufficient to include the root zone.

LANDSCAPING

1 GENERAL

1.1 STANDARDS

Soils

General: To AS 4419.

1.2 Definitions

Bad ground: Ground unsuitable for the purposes of the works, including fill liable to subsidence, ground containing cavities, faults or fissures, ground contaminated by harmful substances and ground which is or becomes soft, wet or unstable.

Site topsoil: Soil excavated from the site which has the following characteristics:

- Contains organic matter.
- Supports plant life.
- Free from unwanted matter.

Unwanted matter (in topsoil):

- Stones over 25 mm diameter.
- Clay lumps.
- Weeds and tree roots.
- Sticks and rubbish.
- Material toxic to plants.

Imported topsoil:

- Fine: Clay loam, fine sandy loam, sandy clay loam, silty loam, loam.
- Medium: Sandy loam, fine sandy loam.
- Coarse: Sand, loamy sand.

Topsoil mixture: Topsoil and compost or other additives, thoroughly mixed before placing.

2 SITE AND SOIL

2.1 Weed eradication

Herbicide: Eradicate weeds using environmentally acceptable methods, such as a non-residual glyphosate herbicide in any of its registered forms, at the recommended maximum rate.

Manual: Regularly remove, by hand, rubbish and weed growth throughout grassed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment period.

Vegetative spoil

Remove vegetative spoil from site. Do not burn.

2.2 Planting beds

Excavated: Excavate to bring the subsoil to at least 300 mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Break up the subsoil to a further depth of 100 mm.

Unexcavated: Remove weeds, roots, builders rubbish and other debris. Bring the planting bed to 75 mm below finished design levels.

Cultivation

Minimum depth: 100 mm.

Cultivation depths (mm):

- Grassed areas (seeded, turf, strip turf, stolonicized):

150

- Planting areas: 150

Services and roots: Do not disturb services or tree roots. If necessary cultivate these areas by hand.

Cultivation: Thoroughly mix in materials required to be incorporated into the subsoil. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to design levels after cultivation.

Additives

General: Apply additives after rippin or cultivation and incorporate into the upper 100 mm layer of the subsoil.

Gypsum: Incorporate at the rate of 0.25 kg/m².

Subsoil additives schedule

Location	Additive type	Additive rate
Test soil to determine additives required		

2.3 Source

General: Import topsoil unless the topsoil type can be provided from material recovered from the site.

Topsoil source schedule

Soil type	Mixture
Primum Organic Topsoil Mixture	

Additives

If using additives to raise topsoil to the required standard, ensure compliance with the relevant test criteria.

Topsoil particle size table (% passing by mass)

AS sieve aperture	Soil textures	Medium	Coarse
2.36	100	100	100
1.18	90 - 100	95 - 100	95 - 100
0.60	75 - 100	75 - 100	70 - 90
0.30	57 - 90	55 - 85	30 - 45
0.15	45 - 70	38 - 65	10 - 22
0.075	35 - 55	25 - 35	5 - 10
0.002	2 - 15	2 - 8	

Topsoil properties schedule

Property	Type	Amount
Nutrient levels	Phosphorus (P) (mg/L)	0.7 - 4
	Potassium (K) (mg/L)	35 - 250
	Sulfur (S) (mg/L)	> 40
	Calcium (Ca) (mg/L)	50 - 350
	Nitrogen (N) (mg/L)	100
	Manganese (Mn) (mg/L)	1 - 15
Additives	Nitrogen drawdown	
	Gypsum (% by volume)	
	Compost	
Other properties	Organic matter (% by mass)	20 maximum
	Wettability	
	Soil reaction (pH)	6 - 7
	Electrical conductivity (dS/m)	
	Dispersibility	
	Soluble salts (% by mass)	0.1
	Moisture content (% by mass)	
	Toxicity index to AS 3743	
	Permeability	

Placing topsoil

General: Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to permit the following:

- Required finished levels and contours may be achieved after light compaction.
- Grassed areas may be finished flush with adjacent hard surfaces such as kerbs, paths and mowing strips.
- Contaminated areas: Where diesel oil, cement or other phytotoxic material has been spilt on the subsoil or topsoil, excavate the contaminated soil, dispose of it off the site, and replace it with site soil or imported topsoil to restore design levels.
- Finishing: Feather edges into adjoining undisturbed ground.

Consolidation

Compact lightly and uniformly in 150 mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels.
- Smooth and free from stones or lumps of soil.
- Graded to drain freely, without ponding, to catchment points.
- Graded evenly into adjoining ground surfaces.
- Ready for planting.

Topsoil depths

Spread topsoil to the following typical depths:

- Excavated planting areas: If using organic mulch, 225 mm. If using gravel mulch, 300 mm.
- Irrigated grassed areas generally: 150 mm.
- Non-irrigated grass areas: 150 mm.

Surplus topsoil

General: Spread surplus topsoil on designated areas on site, if any; otherwise, dispose off site.

2.4 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Fertiliser schedule

Location	NPK ratio	Application rate
Turf	10:4:5	Follow manufacturers' recommendations
Individual plantings	Prolonged release type	Follow manufacturers' recommendations

3 GRASS

3.1 Turf

Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Supply

Deliver the turf within 24 hours of cutting, and lay it within 36 hours of cutting. Prevent it from drying out between cutting and laying.

Fertilising

Mix the fertiliser thoroughly into the topsoil before placing the turf. Apply lawn fertiliser at the completion of the first and last mowings, and at other times as required to maintain healthy grass cover.

Laying

General: Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted.
- Parallel with the long sides of level areas, and with contours on slopes.
- To finish flush, after tamping, with adjacent finished surfaces of ground, paving edging, or grass seeded areas.

Tamping

Lightly tamp to an even surface immediately after laying. Do not use a roller.

Watering

Water immediately after laying until the topsoil is moistened to its full depth. Continue watering to maintain moisture to this depth. Keep the grass in a healthy condition.

Mowing

Mow to maintain the grass height within the required range. Do not remove more than one third of the grass height at any one time. Carry out the first mowing within 7 days before the end of the planting establishment period. Remove grass clippings from the site after each mowing.

Turfing schedule

Species or variety	Minimum thickness (mm)	Turf roll size (mm)	Location	Mowing height (mm)
SIR WALTER	20	1000x300	Turf areas	30

Maintenance

General: Maintain turfed areas until the attainment of a dense continuous sward of healthy grass over the whole turfed area, evenly green and of a consistent height.

Fallen turf: Lift fallen turf and relay with new turf.

Levels: Where levels have deviated from the design levels after placing and watering, lift turf and regrade topsoil to achieve design levels.

4 PLANTS

4.1 Plants

General: Provide plants with the following characteristics:

- Large healthy root systems, with no evidence of root out, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soil or forced, and suitable for planting in the natural climatic conditions prevailing at the site.

Trees: Provide trees which, unless required to be multi-stemmed, have a single leading shoot.

Replacement: Replace damaged or failed plants with plants of the same type and size.

Plant containers

General: Supply plants in weed-free containers of the required size.

Open rooted stock: If trees are to be supplied as open rooted stock, ensure this is appropriate to the species, variety, size, and time of year for planting.

Potting-on: Do not carry out potting-on.

Labelling

Label at least one plant of each species or variety in a batch with a durable, readable tag.

Storage

Deliver plant material to the site on a day to day basis, and plant immediately after delivery.

Locations

If it appears necessary to vary plant locations and spacings to avoid service lines, or to cover the area uniformly, or for other reasons, give notice.

Planting conditions

Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. In other than sandy soils, suspend excavation when the soil is wet, or during frost periods.

Watering

Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

Placing

Remove the plant from the container with minimum disturbance to the root ball, ensure that the root ball is moist and place it in its final position. In the centre of the hole and plumb, and with the top soil level of the plant root ball level with the finished surface of the surrounding soil.

Fertilising

Pellets: In planting beds and individual plantings, place fertiliser pellets around the plants at the time of planting.

Backfilling

Backfill with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure that topsoil is not placed over the top of the root ball, so that the plant stem remains the same height above ground as it was in the container.

Watering basins for plants in grass

Except in irrigated grassed areas and normally moist areas, construct a watering basin around the base of each individual plant, consisting of a raised ring of soil capable of holding at least 10 L.

4.2 Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks.

Standard: To AS 4454.

Organic mulches: Free of stones.

Mulch material: Hoop mulch.

Organic mulch types

Hoop bark: From mature trees, graded in size from 50 x 50 x 25 mm to 25 x 15 x 15 mm, free from wood shavings.

Inorganic mulch types

Washed river pebble: Uniform size or graded material in the size range 6 - 20 mm.

Placing mulch

General: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Sprayed and roll mulch so that after settling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50 mm in the case of gravel mulches.

In mass planted areas: Place after the preparation of the planting bed but before planting and other work.

In smaller areas (e.g. planter boxes): Place after the preparation of the planting bed, planting and other work.

Application: Place mulch clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Depths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

4.3 Stakes

Material: Hardwood, straight, free from knots or twists, pointed at one end.

Installation: Drive stakes into the ground at least one third of their length, avoiding damage to the root system.

Stake sizes:

- For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.

Ties

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Tie types:

- For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.

5 COMPLETION

5.1 Period

Commencement: The planting establishment period commences at the date of practical completion.

Required period: 12 weeks

Existing planting and grass

Where existing grass or planting is within the landscape contract area, maintain it as for the corresponding classifications of new grass or planting.

Recurrent works

Throughout the planting establishment period, carry out maintenance work including, watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, returfing, staking and tying, replanting, cultivating, pruning, weeding, reinstatement of mulch, and keeping the site neat and tidy.

Replacements

Continue to replace failed, damaged or stolen plants.

Grassed areas

Commence grass maintenance works at the completion of turfing. Maintain healthy weed-free growth.

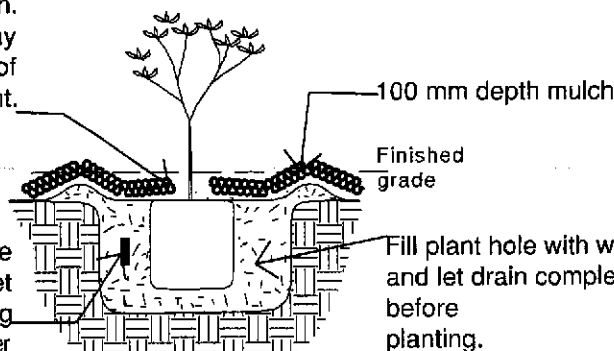
6 CONCRETE MOWING EDGE

Concrete is to be equivalent to 20 MPa ready mix. Compact subgrade to a minimum depth of 150 mm.

Finished grades to be flush with all adjoining hard finished surfaces.

Alignment of edge is to be a continuous curve or straight line as shown on the drawings; curves to be laid out so that radii are smoothly connected. Provide control joints on 5 metre centres and at the apex of curves. Trowel finish edges to a flat profile.

Form water basin.
Keep mulch away
from trunk of
plant.



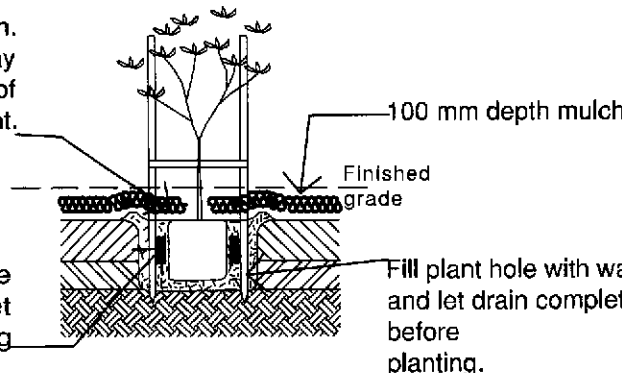
- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thoroughly after installation

SHRUB PLANTING DETAIL

Scale: 1:20

1

Form water basin.
Keep mulch away
from trunk of
plant.



- Do not place soil over top of root ball.
- Roughen sides and base of plant hole to encourage root development
- Tamp base to prevent settlement
- Water plant thoroughly after installation

TREE PLANTING DETAIL

Scale: 1:40

2

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APPENDIX E

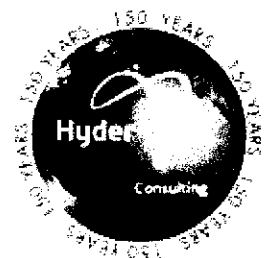
Stormwater Management Plan (Hyder Consulting)

Devcorp (QLD) Pty Ltd

Yatala Central Business Park - Building 5 & 6 Site Based Stormwater Management Plan

Friday, 23 February 2007

Report no: F0001-QL00779-QLR-01



Devcorp (QLD) Pty Ltd

Yatala Central Business Park - Building 5 & 6 Site Based Stormwater Management Plan

Author: Bradley Wolff

Checker: Lou Cervetto

Approver: Bradley Wolff

Report no: F0001-QL00779-QLR-01

Date: Friday, 23 February 2007

This report has been prepared for Devcorp (QLD) Pty Ltd in accordance with the terms and conditions of appointment for Site Based Stormwater Management Plan dated 14/02/07. Hyder Consulting Pty Ltd—Incorporating Weathered Howe (ABN 76 104 485 289) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

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Appendix A

Development Layout

Appendix B

Catchment/Stormwater Layout Plan

Appendix C

Music Modelling Results



1 Introduction

Devcorp (Qld) Pty Ltd commissioned the services of Hyder Consulting to prepare a Site Based Stormwater Management Plan (SBSMP) for the Commercial Development – Building 5 and 6 at Christensen Road, Yatala. The Site Based Stormwater Management Plan was prepared by Hyder Consulting in order to meet the requirements of Gold Coast City Council for the Development Application for the site. The proposed plan involves the development of the existing land parcel into a Commercial Building Area of 580 square metres with an associated carpark area for Building 5 and a Commercial Building Area of 1270 square metres with an associated carpark area for Building 6

The two objectives of the SBSMP are to ensure that

- ❖ the development of the site is carried out by such means necessary to prevent and minimise the likelihood of release of contaminated runoff from the site.
- ❖ suitable treatment systems are installed and are adequate to continue to prevent and minimise the release of contaminated runoff from the development site.

The document provides design details and water sensitive concepts of the urban stormwater management proposed for the development.

2 Site Characteristics

2.1 Location and Land Use

The proposed site is to be a commercial development located along Christensen Road, Yatala and known as 'Building 5 and Building 6'. The development lies within the limits of the Gold Coast City Council and is located within the *Industrial zoning* of Yatala.

The site is bound to the north by Christensen Road which is an existing road reserve. Sandy Creek forms the southern boundary of the site whilst to the east and west of the site there are existing commercial/industrial properties. It is proposed to construct a commercial building which will be divided into offices and storage areas. The total area of the building 5 will be approximately 580 sq.m. and will include carparking associated with building. The total area of the building 6 will be approximately 1270 sq.m. and will include carparking associated with building

As the estate is located near existing commercial areas, the proposed development will access existing infrastructure by extending this infrastructure to the site. The proposed development involves the potential disturbance of a total area of approximately 6,190 sq.m. Figure 2.1 below shows the location of the proposed development and the layout plans for the development are enclosed in the appendices.

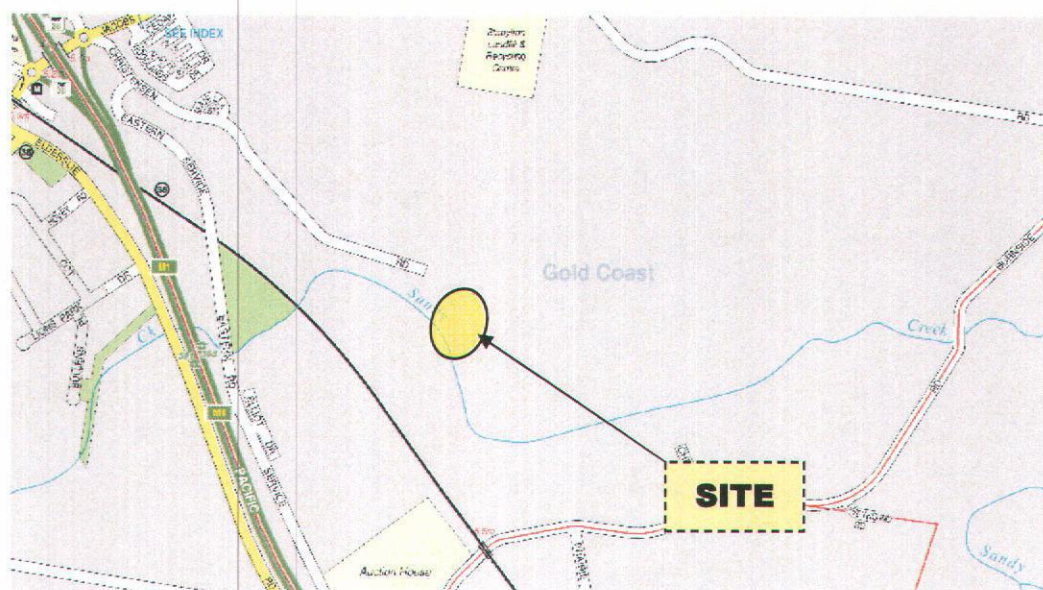


Figure 2.1 Site Location - Source: UBD 2004

2.2 Topography and Site Drainage

The slope of the ground within the site is generally uniform with a grade of approximately 1%. Ground elevations range from approximately 11.0 m AHD at the eastern boundary of the development up to 12.0m AHD at the western boundary of the development. The site will drain from the southern boundary towards Christensen Road at the northern boundary.

As such, the proposal for the site is to generally maintain the pre-development flow scenario into the existing drainage infrastructure. At present, the site's catchment flows into the existing kerb & channel and drainage infrastructure located along Christensen Road. Consequently, the stormwater run-off from the development will be collected and discharged into this drainage infrastructure thus maintaining the existing flow regime. Whilst the site will consist of one major catchment flowing towards Christensen Road, it is expected that there will be a portion of the roofwater which will discharge to Sandy Creek from the rainwater tank located at the south-eastern corner of the site.

Whilst the stormwater from this site will eventually flow into the Sandy Creek, the discharge locations with the various treatment concepts are at a sufficient distance away from the creek such that there is no water quantity or quality effects within the creek flow area.

2.3 Waterway Corridor

The site has defined watercourse adjacent to the developable area of the property but the proposal is not to discharge any stormwater run-off from the hardstand areas and/or carparking directly into Sandy Creek from the site.

3 Opportunities and Constraints

3.1 Site Opportunities

There are a number of opportunities that were identified for the site for the application of stormwater quality and quantity control. These opportunities were as follows:

- Existing Infrastructure – there is an existing stormwater drainage system which continues along Christensen Road and discharges into a detention basin at the end of the road. The amount of stormwater run-off to this system will be maintained.
- Sediment and Pollutant Control – the proposed carpark layout can incorporate installation of stormwater treatment devices such as swale drains, bio-retention systems and gully pit litter traps within the new drainage infrastructure which will enable suitable stormwater treatment and pollutant control from the site.
- Stormwater Flow Separation – It is generally accepted that roofwater is 'clean' water. By ensuring that the carpark stormwater flows through the treatment devices prior to combining with the roofwater flows, the overall effect will be to provide a suitably treated discharge from the site.

3.2 Site Constraints

During the construction period, construction works that will be taking place (eg. clearing of the development area, topsoil stripping etc.) will require Best Management Practices to minimise the export of pollutants. We shall endeavour to utilise these practises during construction to meet the water quality objectives.

3.3 Existing and Proposed Drainage Pattern

The site's existing drainage pattern is to generally fall from the south towards the northern boundary. Existing bunds, swales and other diversion devices indicate that the stormwater will eventually flow onto the existing road – Christensen Road.

A review of the surrounding area was undertaken to determine the extent of the external catchment which may have flowed into the development site. The crest of the hill was located adjacent to the southern boundary of the property. The extent of the catchments flowing towards the pipe drainage systems in Christensen Road was

generally well-defined with the existing road/drainage system for the area defining flowpaths and various sub-catchments.

The existing stormwater infrastructure presently drains the existing commercial areas along Christensen Road. This drainage infrastructure eventually flows down to a stormwater detention system and then into Sandy Creek. Consequently, there is no upstream external catchment flowing into the development's drainage infrastructure and as such the site can be considered as forming an isolated sub-catchment within the overall catchment area for the stormwater drainage in Christensen Road.

4 Stormwater Quantity

4.1 Methodology

The overall industrial development has a detention system which accounts for the increase in stormwater run-off from the developed area. As there is an accepted detention system in place, no stormwater detention system is required for this site as it forms part of the overall catchment area for the detention system.

4.2 Legal Point of Discharge

The legal point of discharge for the site's catchment will be the existing drainage infrastructure in Christensen Road. From this stormwater system, the stormwater run-off will flow through the existing drainage infrastructure and into Sandy Creek.

4.3 Rainwater Tanks

As part of the water saving initiatives for South-East Queensland, rainwater tanks are being installed in all new developments. There are various systems which can be utilised within each building area depending on the site specific details.

The effects of rainwater tanks/detention systems were not accounted for in the stormwater quantity analysis as part of the overall stormwater detention volume. These water storage systems can be installed on each industrial allotment and will aid in the Total Water Cycle Management for all developed areas. There are various water management computer packages (e.g. UVQ, PURRS) available which can model the effect of detention systems/rainwater tanks within each building site.

Some underground detention systems include –



Rib-Loc Stormwater Detention System



StormTech Detention System

5 Stormwater Quality

5.1 Environmental Values and Water Quality Objectives

Water quality parameters for each building site were determined so that the stormwater discharge from each site would not exceed the required water quality parameters once the operational phase occurred for this development. Not all of the water quality parameters are applicable for a development of this type. The development of each allotment will involve land disturbance for the purpose of creating industrial allotments. As the GCCC – Stormwater Quality Management Guidelines, the Water Quality Objectives selected as being most significant for the site are as follows:

Indicator	Environmental Values
Total Suspended Solids	80% Reduction
Total Nitrogen	45% Reduction
Total Phosphorus	60% Reduction

During the operational phase, suspended solids, litter, oils and greases are the most significant pollutant for a development of this type and these pollutants mainly stem from the carparking and hardstand areas. The proposal is for these areas to discharge into a series of grassed verges and vegetated swales to appropriately control the stormwater runoff quality from the site.

5.2 Integration with the Waterway Corridor

Water Sensitive Urban Design (WSUD) aims to minimise the impact of a subdivision development on the natural water cycle by reducing the export of pollutants, sediments and nutrients from the site into the natural watercourse. In order to treat the stormwater runoff from the site, various treatment devices can be used throughout the development area and these concepts can be integrated into the overall design of the road layouts, road cross sections, stormwater layouts and water supply reticulation systems. The development layout has been adapted to integrate stormwater quality controls with the requirements of the existing waterways. Stormwater from the development will follow a stormwater quality treatment train prior to discharge from the site.

There can be a number of individual devices that can be placed together to form an overall 'stormwater treatment train'. By using a series of devices, the sediment, pollutants and nutrients in the stormwater run-off can be treated so that the final

discharge from the site will meet environmental guidelines. The typical types of devices used are as follows:

- Turf Buffer Strips/Verges



- Vegetated Swale

Vegetated Swales are an open channel that are constructed beside the road pavement and provide treatment of the stormwater. These devices remove suspended solids, oils, greases and nutrients. The swales can either be completely planted with central rock infiltration areas or turfed sides with a central infiltration/plant zone.





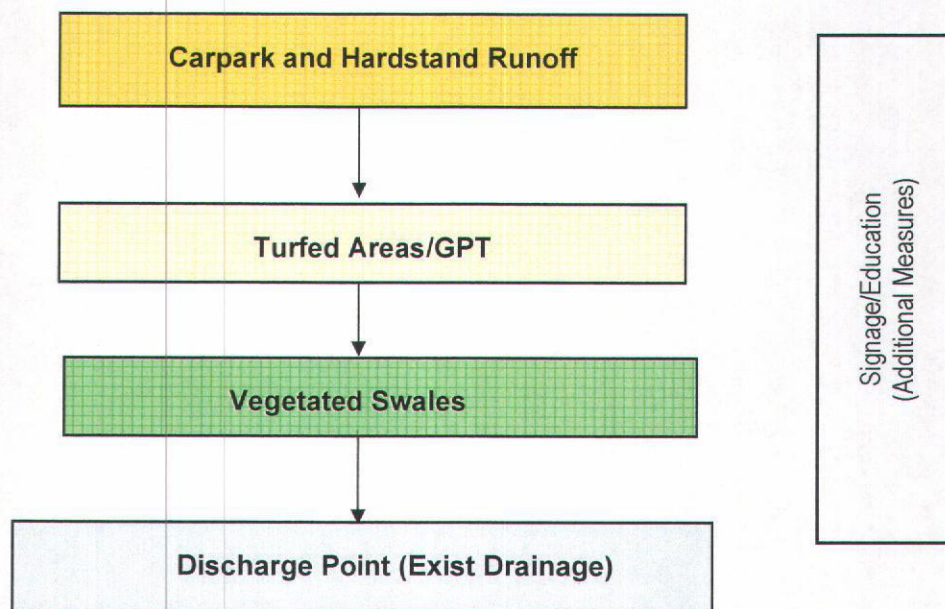
■ Bio-Retention areas

An infiltration area is a wide open channel that flows from the drainage outlet to the discharge point. Beneath the channel bed is a gravel filled trench into which the stormwater discharge seeps into. A series of embankments across the channel pond the water to allow fine sediment to settle out and the channel bed with various groundcover plantings will enable the nutrients to be removed from the stormwater flow.



5.3 Modelling of the Developed Site

In developing the modelling parameters for the site, the Water Sensitive Design concepts for each building site were produced with the proposed method of improvement as follows:



These treatment systems would be used to control stormwater quality from the development area as the catchment ultimately discharges into the watercourse area – Sandy Creek.

Modelling of the site was undertaken using the 'Model for Urban Stormwater Improvement Conceptualisation (MUSIC)' as promoted by the Gold Coast City Council, CRC for Catchment Hydrology and Brisbane City Council. An appropriate type of land use was applied to all developed allotments based on the proposed development's characteristics for an industrial land use. Each individual treatment system was assigned the relevant modeling treatment system. Consequently, a treatment train was established for each sub-catchment and ultimately combined to form a total discharge from the development area.

The parameters of the MUSIC modeling were amended in accordance with the released 'MUSIC Modelling Guidelines - 2006' by Gold Coast City Council. The modelling for the pollutant discharge accounted for the removal of suspended solids, litter and nutrients within the turfed verges and vegetated swales at a rate as per the specified CRC guidelines.

The modelling results for the individual sub-catchments were combined to give a weighted modelling result for each discharge location from the site. Modelling



results were combined for total catchment being discharged from the site and a summary of the pollutant discharges are detailed in the following table.

The 'imperviousness' of the site was adjusted accordingly to the type of structure. For the roof run-off, the value was set at 100% whilst the carpark, hardstand and landscaped areas was set at 80%. The average flow in 'MUSIC' was compared with the calculated Average Annual Run-off for the site as per council guidelines. This review was to ensure that the average flow in 'MUSIC' was at least the calculated AVR. The 'imperviousness' of the site was adjusted accordingly to ensure this situation.

As pollutant export rates are not currently available for use with computer models for faecal coliforms, hydrocarbons and heavy metals, it is difficult to estimate long term, median concentrations for a given land use for each of the pollutants. It is, however, considered acceptable to use total suspended solids as an indicator for the control of other key pollutants. As mitigation measures are predicted to reduce the total suspended solids loading, it is assumed that the water quality requirements for other particle related pollutants will also be mitigated.

Details of the computation modelling of the pollutant discharges from the total site – Building 5 and Building 6 are presented in the attached table.

Industrial Estate - Yatala			
Stormwater Outlet Removal Rates - <i>Music Program</i>			
	Inflow	Outflow	Removal %
Flow (ML/yr)	4.17	4.17	-
Total Suspended Solids (kg/yr)	823	54.2	93.4
Total Phosphorus (kg/yr)	1.63	0.39	75.8
Total Nitrogen (kg/yr)	8.88	4.73	46.8
Gross Pollutants (kg/yr)	103	0.83	99.2

Details of the computation modelling of the pollutant discharges at the Outlet are presented in Appendix C.

5.4 Operational Phase

During the Operational Phase (On Maintenance onwards), the most significant pollutants from the development will be litter/gross pollutants, suspended solids and oils & greases.



Measures, which have been proposed to reduce the pollutant concentrations, include full width turf filter strips behind all kerbs, gross pollutant traps, a series of turfed areas and vegetated swales at the various stormwater inlets. The minor storm event drainage shall be handled by a conventional pipe and gully system designed to councils' requirements. The major storm overland flow will be managed through the site within the roadway areas to council regulations.

5.5 Water Quality Monitoring Program

This development does propose the use of water sensitive practices and the associated stormwater quality management practices at the outlet areas. The stormwater runoff will eventually discharge into sensitive waterways, but there is no proposal for water quality monitoring of the waterway corridor downstream of the site to be undertaken.

A form for release of sediment-laden stormwater from the site and an inspection record of stormwater quality improvement devices will be developed. It is intended that each release resulting from a storm event generating more than 25mm in a twenty-four hour period be recorded on the form to ensure ongoing monitoring, management and reporting of releases from the site.

6 Asset Hand-Over

All the stormwater quality controls detailed in this document are contained within the development site and will be maintain by the Landowner or Lessee of the site. There will be no stormwater quality devices handed over to Council as part of the site's internal stormwater infrastructure



7 Conclusion

The Stormwater Management Report has been prepared to provide a design proposal and guide to the stormwater quality management techniques for the various allotments. Sufficient consideration of stormwater controls has been made at this design stage of the development to demonstrate:

- compliance with council regulations for stormwater quality management;
- potential ecological sustainability in terms of the development's impact upon receiving waters and the viability of the proposed site development.

No hydraulic investigation was undertaken as these design details form part of the overall detention system for the industrial area previously determined by others.

During the operational phase, the carpark and hardstand areas discharge towards treatment devices consisting predominantly of grassed verges and vegetated swales. These devices are to be monitored to ensure the vegetated and grass areas have been established and may be enhanced via the additional planting of supplementary native vegetation and plants.

This document illustrates that sufficient treatment of stormwater run-off is achievable for the proposed developed allotments given the distance between the discharge and the closest waterway corridor.



8 References

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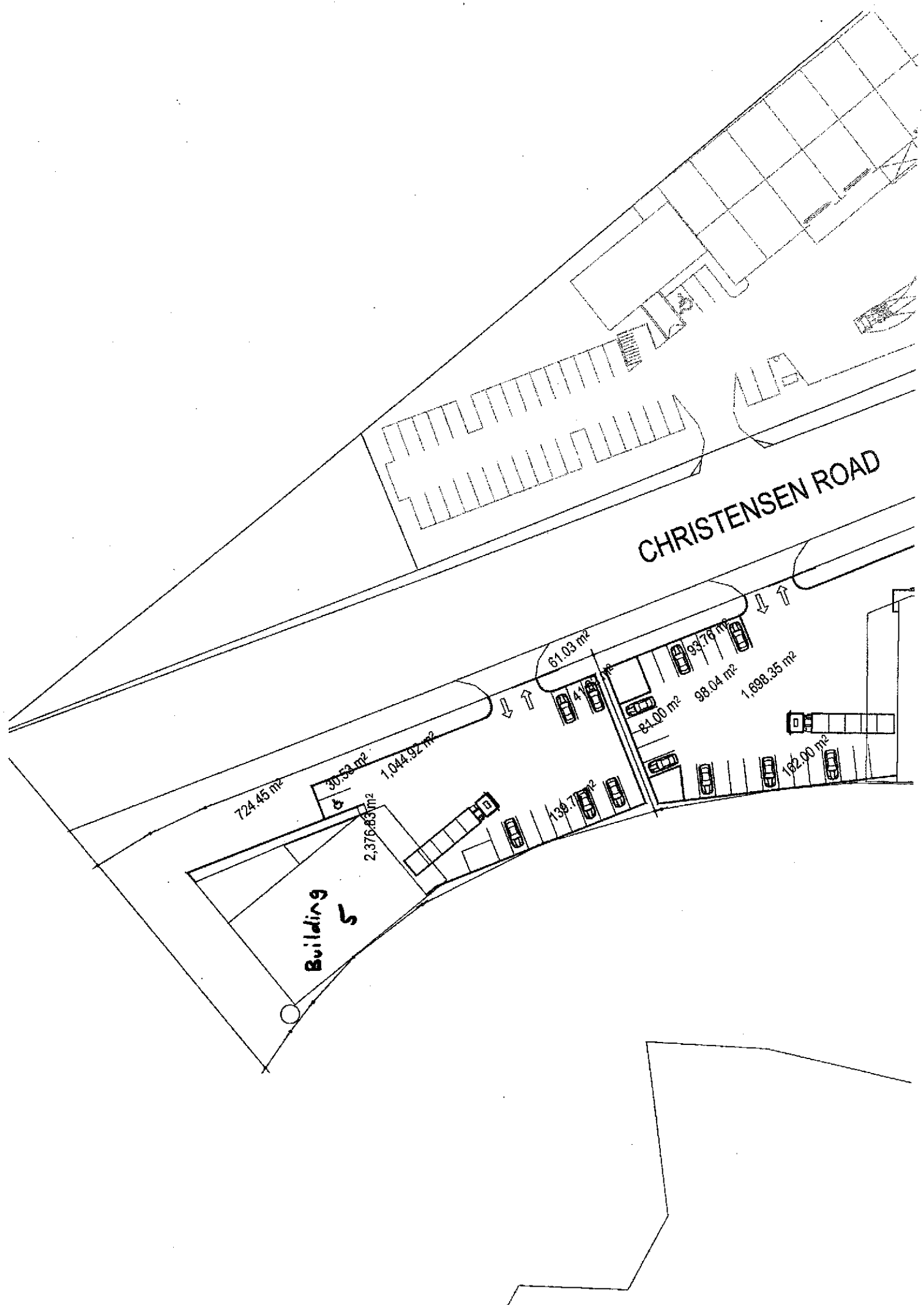
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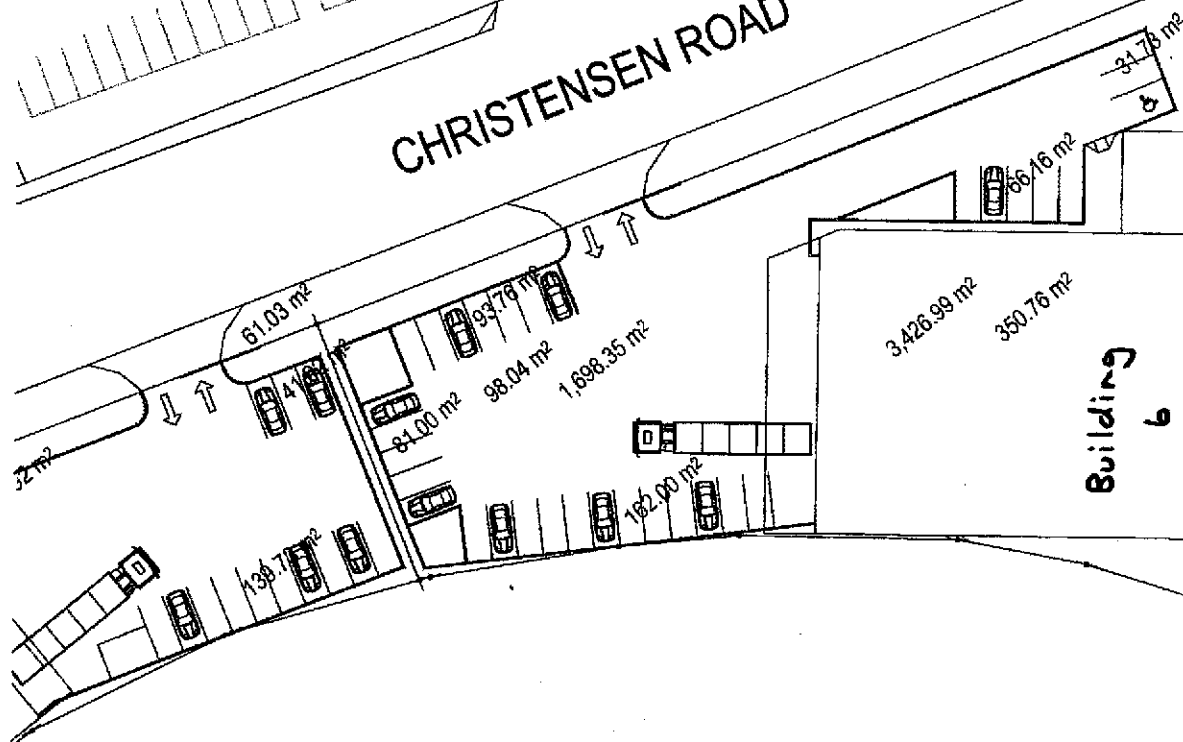
Appendix A

Development Layout





CHRISTENSEN ROAD



3,426.99 m²

350.76 m²

Building
6

LANDSCAPE BUFFER

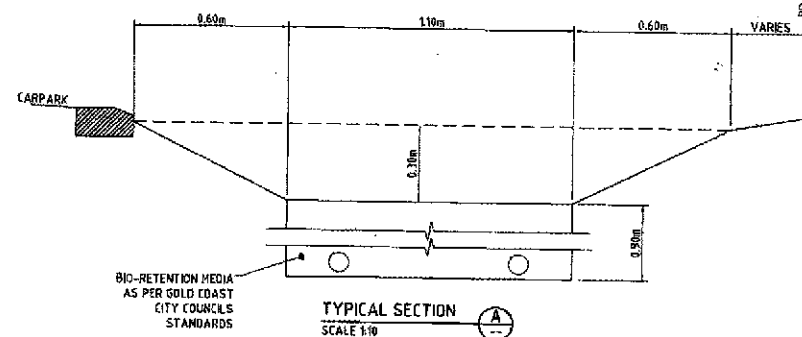
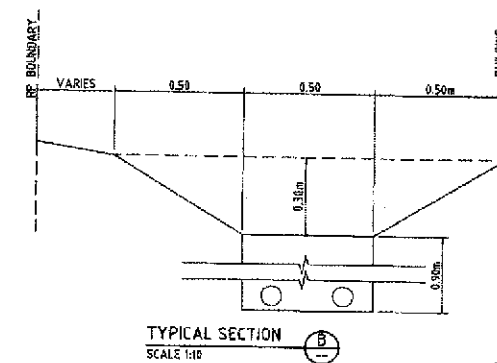
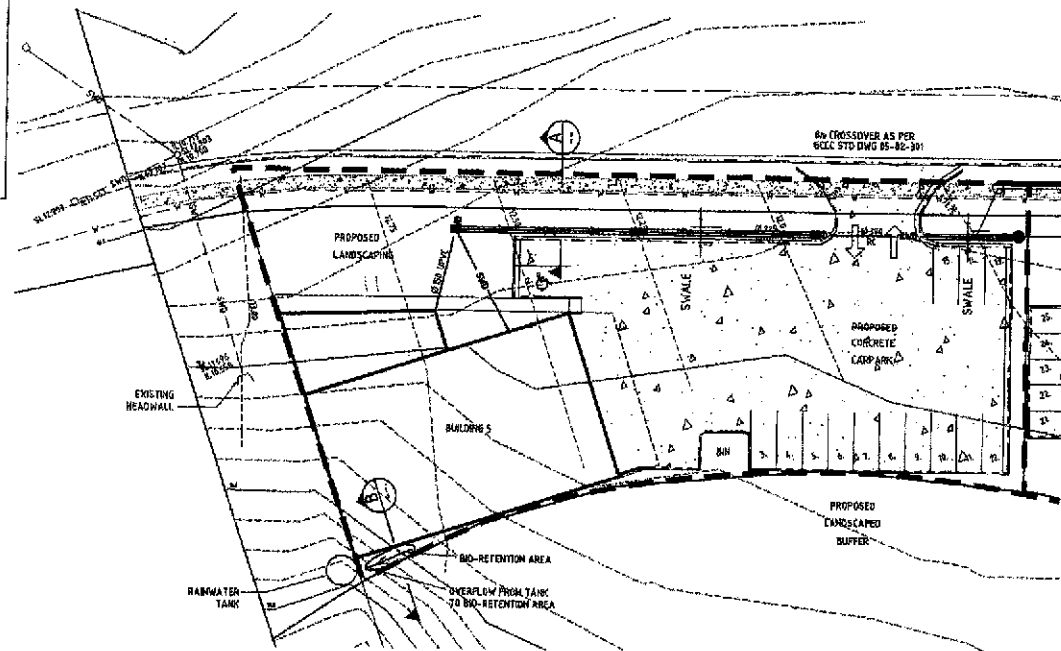


Appendix B

Catchment/Stormwater Layout Plan



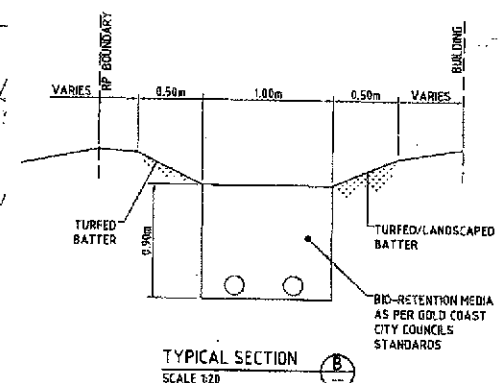
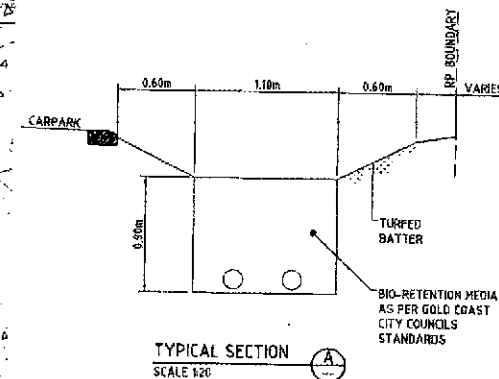
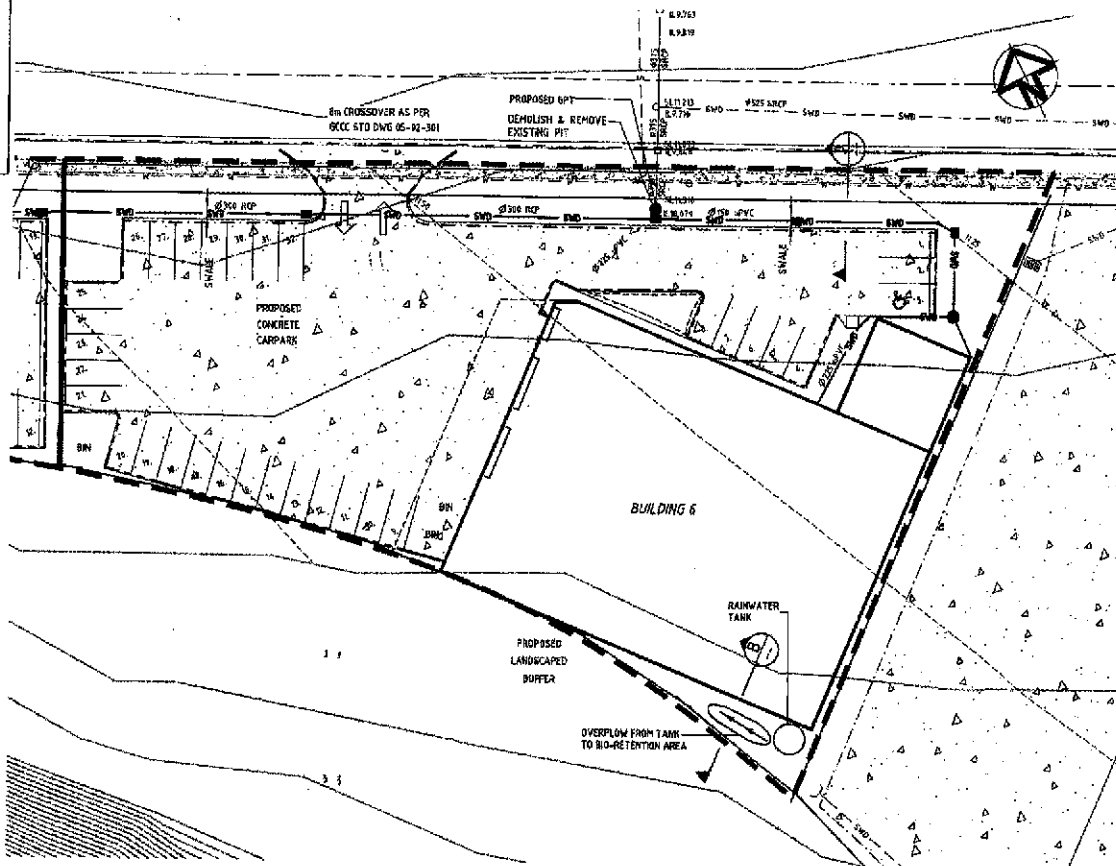
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	PROPOSED TYPE 'G' KERB - REFER COVER SHEET
	EXISTING BARRIER KERB
	PROPOSED STORMWATER DRAINAGE
	PROPOSED SWALE DRAIN
	EXISTING STORMWATER DRAINAGE
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	SITE BOUNDARY
	PROPOSED CONCRETE SURFACE
	PROPOSED GROSS POLLUTANT TRAP
	CONCRETE WHEELSTOPS - REFER DETAIL ON COVER SHEET



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LEGEND

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- PROPOSED TYPE 'G' KERB - REFER COVER SHEET
- EXISTING BARRIER KERB
- PROPOSED STORMWATER DRAINAGE
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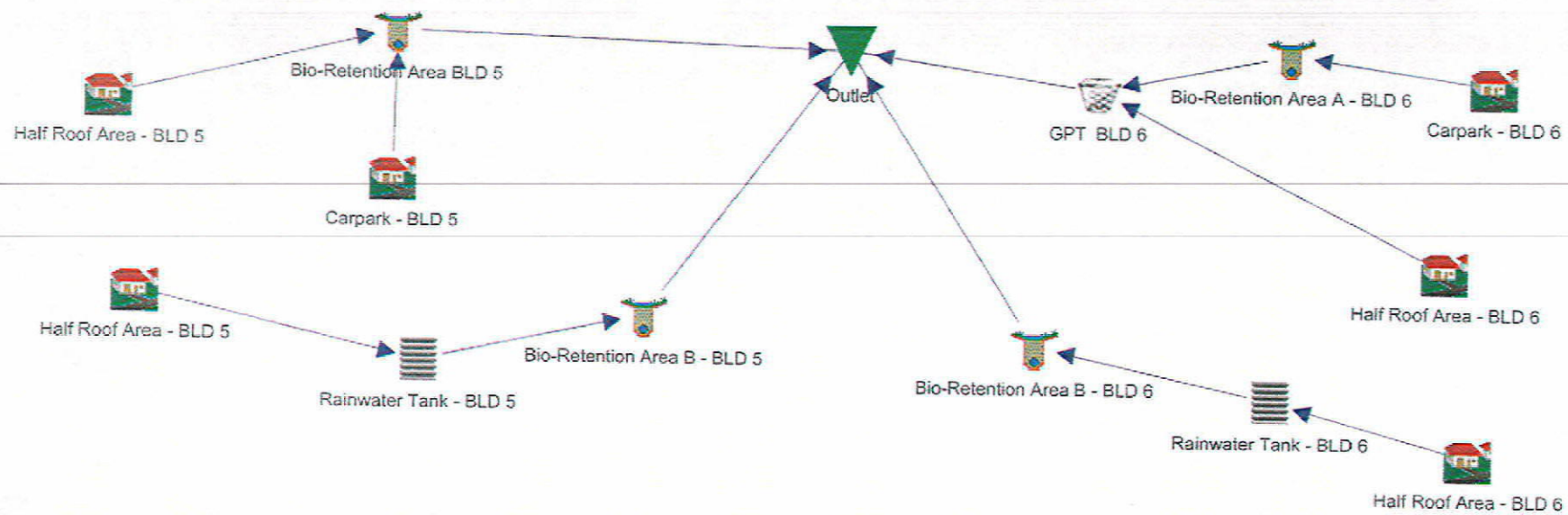


DESIGN & CONSTRUCTION BY 		Client CHRISTENSEN ROAD YATALA BUILDING 6 CIVIL ENGINEERING WORKS	
Status PRELIMINARY NOT TO BE USED FOR CONSTRUCTION		Project CHRISTENSEN ROAD YATALA BUILDING 6 CIVIL ENGINEERING WORKS	
Approved Author: [Signature] Designer: [Signature] Checker: [Signature] Engineer: [Signature]		Scale 1:250 Sheet A1 Drawn AND Checked [Signature]	
Original A1 Plot AND Grid Copyright reserved		Hyder Consulting HYDER CONSULTING Pty Ltd ABN 78 194 435 299 181 Bannockburn Creek Rd P.O. Box 3028, Kewdale WA 6101 Tel: +61 8 9337 0000 Fax: +61 8 9337 0050 Web: www.hyderconsulting.com.au	
Revised Description Date		Revised Description Date	

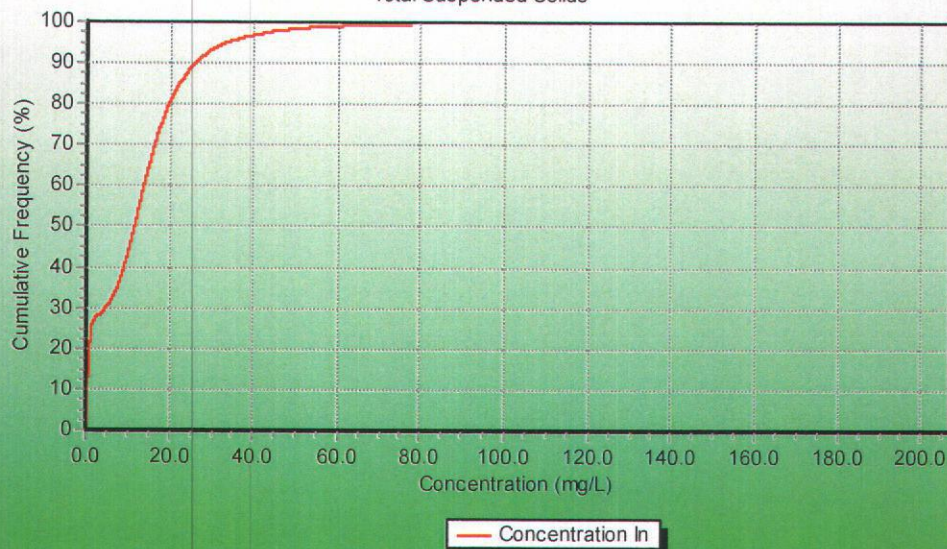


Appendix C

Music Modelling Results

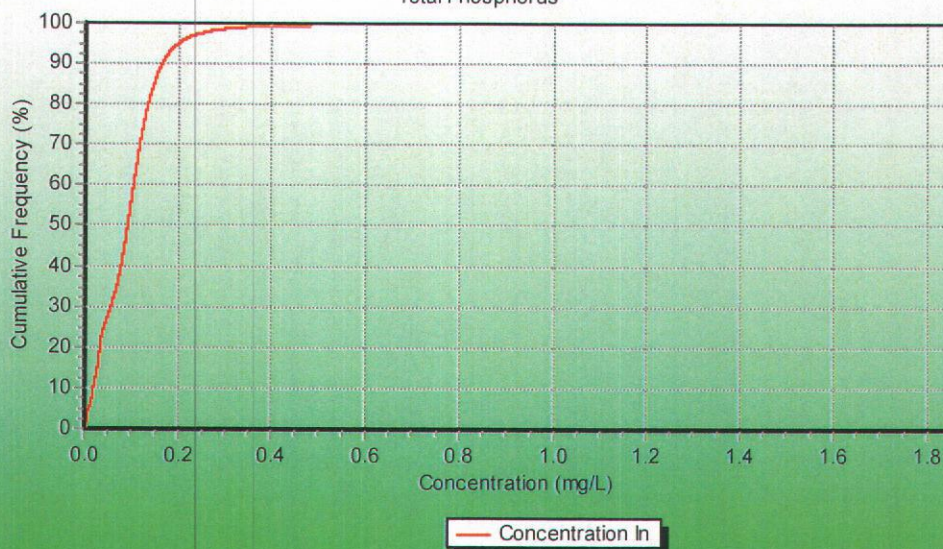


QL00779 Building 5 and 6 - Outlet
Total Suspended Solids



2007-02-12

QL00779 Building 5 and 6 - Outlet
Total Phosphorus



2007-02-12

QL00779 Building 5 and 6 - Outlet
Total Nitrogen

