

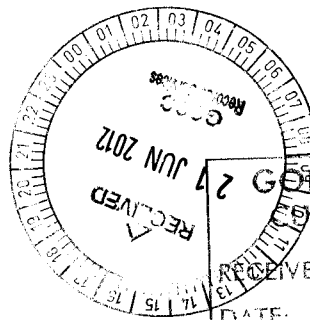
development
perspectives

planning
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environment
surveying

OUR REF: 5093 GJS

21 June 2012

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



GOLD COAST CITY COUNCIL	
CUSTOMER SERVICE - NERANG	
RECEIVED TIME:	3:55 AM/PM
DATE:	21/6/12
RECEIPT No:	
SIGNED BY:	Marg

Attention: Monique Anderson

Dear Monique,

**RE: COPY OF CONCURRENCE AGENCY INFORMATION REQUEST
RESPONSE - DEVELOPMENT APPLICATION FOR A PRELIMINARY
APPROVAL FOR MAKING A MATERIAL CHANGE OF USE TO
OVERRIDE THE PLANNING SCHEME FOR INDUSTRY USES**

**PROPERTY: 31 YELLOWOOD ROAD / 60 STAPLYTON JACOBS WELL ROAD
STAPLYTON / 82 CHRISTENSEN ROAD STAPLYTON (LOT 4 ON
RP6843 / LOT 1 ON RP6882 / LOT 240 ON W31320)**

APPLICATION NO.: MCU201100650

The Department of Local Government and Planning (DLGP) was a concurrence agency for this application. In this regard, DLGP issued an information requested dated the 22nd December 2011.

In accordance with s278(2) of the Sustainable Planning Act 2009 a copy of the information request response to DLGP dated the 20th June 2012 is attached.

Should any further information be required as part of this application, please don't hesitate to contact myself on the details provided below.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

GARY SAVINS

Enclosed

Attachment A – DLGP Information Request Response



Quality
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Director Brian F Gassman BAppSc (Surv), LS, MSSI
Director David R Hansen BRTP, MPJA, CPP

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Attachment A

DLGP Information Request Response

Prepared by: Gassman Development Perspectives



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perspectives

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surveying

OUR REF: 5093 GJS

20 June 2012

The Chief Executive Officer
Department of Local Government and Planning
PO Box 15009
CITY EAST QLD. 4002

Attention: Jodie Smith

Dear Jodie,

**RE: RESPONSE TO DEPARTMENT OF LOCAL GOVERNMENT AND
PLANNING INFORMATION REQUEST - DEVELOPMENT APPLICATION
FOR A PRELIMINARY APPROVAL FOR MAKING A MATERIAL CHANGE
OF USE TO OVERRIDE THE PLANNING SCHEME FOR INDUSTRY
USES**

**PROPERTY: 31 YELLOWWOOD ROAD, STAPYLTON; 60 STAPYLTON JACOBS WELL
ROAD, STAPYLTON & 82 CHRISTENSEN ROAD, STAPYLTON (LOT 4
ON RP6843; LOT 1 ON RP6882 & LOT240 ON W31320)**

DEPT. REF.: F11/15685

The following is in response to an Information Request made by the Department of Local Government and Planning (the Department) dated the 22nd December 2011, with respect to the abovementioned application over the subject site. Given the nature of the response, the applicant considers this to be a full response to the information request.

DLGP Item 1

1. *In the submitted planning report and proposed 'Land-use Classification Plan', Lot 4 RP 6843 does not appear to form part of the preliminary approval to override the planning scheme. However, in Form 1, Form 5 and the acknowledgement notice of the application material, state that all three lots (includes Lot 4 RP6843) seek a preliminary approval under section 242 of the Sustainable Planning Act 2009. The applicant should clarify whether Lot 4 RP 6843 seeks a preliminary approval to override the planning scheme using the proposed 'Generations Industrial Park Place Code' (proposed code).*
 - a) *If lot 4 on RP 6843 is to form part of the application, further assessment is sought regarding whether the proposed development complies with Column 1 of Table 2E of the South East Queensland Regional Plan 2009-2031 State planning regulatory provisions. Should the application exceed the threshold stated in Column 1, the applicant must demonstrate:*
 - i. *the locational requirements or environmental impacts of the development necessitate its location outside of the Urban Footprint;*
 - ii. *there is an overriding need for the development in the public interest.*



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GDP Comment:

In accordance with this request from the Department, it is confirmed that Lot 4 on RP6843 does form part of this application in the sense that it is planned that future earthworks will be undertaken on this property. Importantly, any such earthworks are to be subject to future operational works applications outside the dimension of this current application.

It is intended to raise all future allotments subject to the industrial uses as proposed by the 'Generations Industrial Park Place Code' to safe levels above the regional Q100 flood event. These future allotments are those located on Lot 1 on RP6882 and Lot 240 on W31320. As the filling of land within regional flood designated areas can have adverse affects on the flood levels of adjoining properties (or elsewhere within the flood extents), future excavation will be required to compensate for the 'flood storage loss' incurred by the intended filling on Lot 1 on RP6882 and Lot 240 on W31320. It is currently envisaged that any such works will occur on Lot 4 on RP6843 as this lot also falls under the ownership of the applicant.

Whilst there is no 'specific' preliminary approval request over Lot 4 on RP6843, for the purposes of completeness it was considered critical to ensure it was included as part of the application material and formed part of the assessment undertaken by both the Gold Coast City Council and State Government referral agencies. This will ensure that all 'conceptual' earthworks associated with this application were able to be thoroughly reviewed and understood.

Further, it is noted that Lot 4 on RP6843 falls outside of the SEQ urban footprint area and compliance with the regulatory provisions is required. Importantly, there is no 'material change of use' component planned for Lot 4 on RP6843 that conflicts with the regulatory provisions as only operational works are proposed.

In this respect, it is considered that the proposed future operational works on Lot 4 on RP6843 will achieve compliance with the SEQ Regional Plan State regulatory provisions.

DLGP Item 2

2. *Acceptable Solutions 27 (AS27) provided the minimum lot size for precinct 1A, however there is no precinct 1A within the proposed code.*

GDP Comment:

In accordance with this request from the Department, the Generations Industrial Park Place Code has been amended to better reflect the intended future precincts and their minimum subdivision requirements.

In this respect, the subject site has been divided into three separate land use precincts to better reflect the locational and preferred form of future development of each precinct. These precincts are that of Precinct A – Low Impact and Service Industry; Precinct B – General Impact Business and Industry; and Precinct C – Open Space/Reserve. Whilst the previously referenced numerical precincts have been deleted, Precinct A is compatible to the part of the subject site that was previously referred to as Precinct 1A.

Acceptable Solution AS27 of the Generations Industrial Park Place Code has also been amended to outline the minimum lot size for Precinct A to be that of 4,000m² in accordance with the vision contained within the Gold Coast Planning Scheme.

Please refer to **Attachment A** – Generations Industrial Park Place Code for further information in relation to this matter.

DLGP Item 3

3. *In the submitted planning report and 'Land-use Classification Plan' attached to the proposed code, the applicant has clearly identified four lots as 'design control area'.*

The planning report states that the design control area will have to comply with additional design control criteria. It is noted that Performance Criteria 5 (PC5) contains the additional design controls, however it is considered that the wording of PC 5 does not clearly indicate whether the design controls are only applicable to the area identified as 'design control area' or over the entire site. Therefore, further clarification is sought from the applicant regarding how PC5 is intended to be applied.

GDP Comment:

In accordance with this request from the Department, the Generations Industrial Park Place Code has been amended to better reflect the intended future precincts and any relevant design provisions.

Specifically, the entirety of previous PC5 has been deleted to address this 'ambiguity' concern raised by the Department. The amended Generations Industrial Park Place Code now provides clearer land use provisions relevant to the applicable precincts. Further, there are additional setback provisions for land within Precinct A where it adjoins the existing residential uses to the west. For the benefit of the Department, the initially proposed 'design control area' provisions were aimed at protecting the amenity and character of adjoining uses. It is considered that the revised Generations Industrial Park Place Code better achieves these objectives.

Please refer to **Attachment A** – Generations Industrial Park Place Code for further information in relation to this matter.

DLGP Further Advice

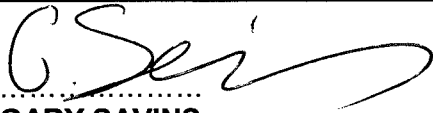
The Department's 'Further Advice' questioning the applicability of the 20 year currency period for this preliminary approval is also noted. In this respect, and as part of the information request response submitted to Gold Coast City Council, a staging plan was provided. This staging plan outlined the likely industrial land use delivery timeframes of portions of the subject site. This staging plan has been attached to this information request response for the Department's information. Importantly, the proposed stages are envisaged to be developed over an approximate 20 year period and as such the requested currency period is considered valid and reasonable.

We feel that the above information satisfactorily responds and addresses all the matters raised by the Department. Accordingly, we look forward to the Department's timely and favourable determination of the application.

Should any further information be required as part of this application, please don't hesitate to contact myself on the details provided below.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

A handwritten signature in black ink, appearing to read 'G. Savins', written over a dotted line.

GARY SAVINS

Senior Town Planner

Enclosed

Attachment C - Generations Industrial Park Place Code June 2012

Attachment B – Staging Plan

Attachment A
Generations Industrial Park Place Code
June 2012

Prepared by: Gassman Development Perspectives

GENERATIONS INDUSTRIAL PARK PLACE CODE

A PRELIMINARY APPROVAL AFFECTING A LOCAL
PLANNING INSTRUMENT FOR A MATERIAL CHANGE
OF USE FOR INDUSTRIAL USES (S.242 OF THE
SUSTAINABLE PLANNING ACT 2009)

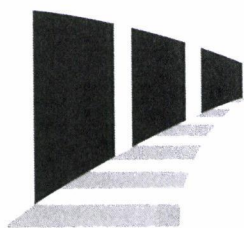
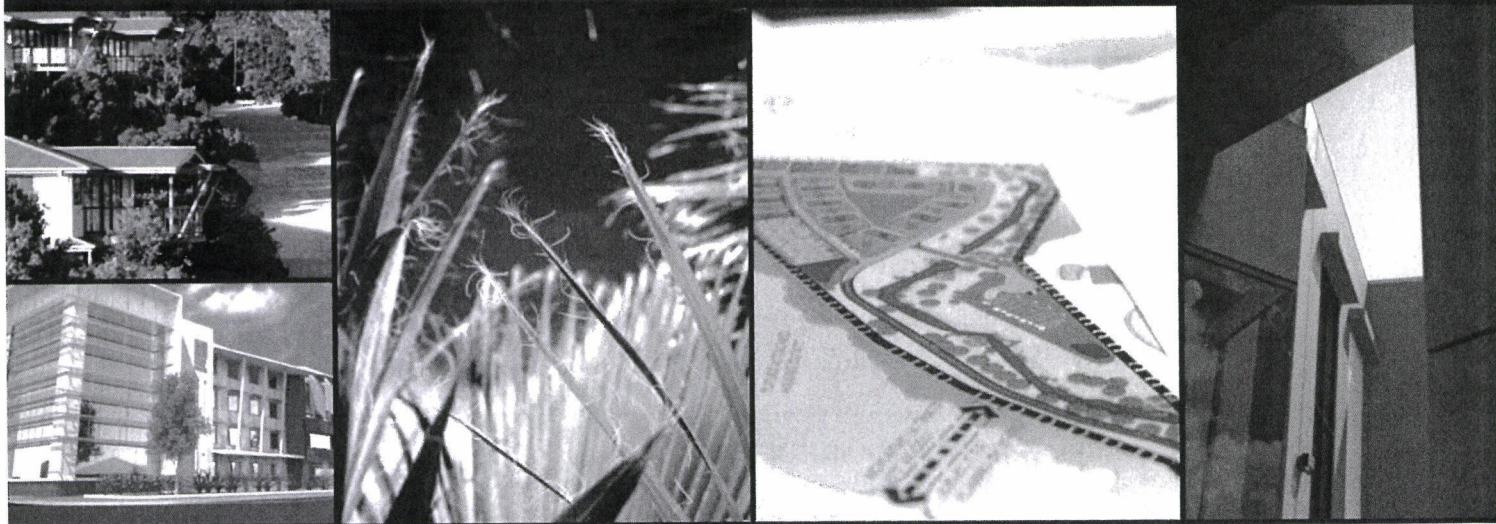
ADDRESS:

60 STAPYLTON-JACOBS WELL ROAD & 82 CHRISTENSEN ROAD,
STAPYLTON Q 4207 (LOTS 1 ON RP6882, 240 ON W31320 AND 4
ON RP6843)

PREPARED FOR:

PATRICIA AND WILLIAM HESTER

JUNE 2012



g a s s m a n
**development
perspectives**

project coordination
urban + regional planning
landscape + urban design
environmental management
visualisation + spatial services
surveying services
advisory services

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1.0 GENERATIONS INDUSTRIAL PARK PLACE CODE INTENT

1.1 PLACE CODE INTENT

The Generations Industrial Park Place Code shall provide opportunities for industrially-related development at a scale that has regional economic significance and shall offer long-term employment benefits to the northern Gold Coast area. Ideally, the Generations Industrial Park Place Code area ('the site') shall provide a location for the development of a variety of scales of general impact business and industry uses to complement and support the major industries that have, and will continue to, establish themselves in the ultimate precinct designation of the site which is General Business and Industry – Precinct 1 under the Yatala Enterprise Area Local Area Plan (YEA LAP).

The site is presently located in the 'Future Industry' precinct of the YEA LAP and the intention of the Place Code is to graduate the site in land-use priorities to underlying land-use designations that are reflective of the following:

1. Uses that are considered to be reflective of the ultimate intended land-use precinct designation for the site, being Precinct 1 – General Business and Industry under the existing YEA LAP;
2. The developments surrounding the site which have achieved Precinct 1 development outcomes to both the north and south; and
3. Complementary to underlying site constraints such as ecological corridors and road connectivity.

Accordingly, the Generations Industrial Park Place Code, in conjunction with the **enclosed** land-use classification plan creates the following Precincts:

- *Precinct A (Low Impact and Service Industry):* The land-uses promoted within this precinct are generally low impact industrial style uses responsive to the established nature of residential uses located nearby. Whilst more intensive levels of industry are not generally envisaged, they may be suitable subject to appropriate acoustic attenuation measures and strategies being implemented. The establishment of interim residential style uses within this precinct are also considered appropriate given the low impact industrial focus and nearby residential uses. The allotment sizes envisaged within this precinct are reflective of those that are promoted within Precinct 1 of the YEA LAP.
- *Precinct B (General Impact Business and Industry):* The majority of the land-uses promoted in this precinct, which covers the bulk of the developed site, are consistent with those itemized within the Precinct 1 land use designation of the YEA LAP. Those that are not, are industrially related and befit the future development prospects of the site and the YEA LAP generally. The ultimate intent of this precinct is to promote the land uses and allotment sizes that would ordinarily be located within Precinct 1 land located within the YEA LAP. It is also noted that the proposed subdivision lot-size parameters from Precinct 1 of the YEA LAP have been adopted within this precinct.
- *Precinct C (Open Space/Reserve):* This precinct is reflective of the land-uses that would otherwise be promoted within the Precinct 6 – Open Space land-use designation of the YEA LAP. All areas within the site that are highlighted as Precinct C are either existing protected

vegetation or future rehabilitated buffer / ecological reserve consistent with ecological analyses and rehabilitation plans forming part of the overall development application.

The site area shall be easily accessible from the existing and proposed arterial road system, being Stapylton-Jacobs Well Road and Christensen Road – both of which link to the Pacific Motorway. The site design accommodates for north-south road linkages consistent with underlying connectivity requirements within the YEA LAP.

Proposals under the Generations Industrial Park Place Code area shall consider the relative proximity of the site to residential neighbours located to the south and the Stapylton landfill located to the east. Accordingly, a high level of screening is encouraged along the eastern portion of the site and relevant acoustic treatments along part of the southern section of the site. Further, attention is given to improving visual appearance and providing high landscape amenity along the Stapylton-Jacobs Well Road frontage. Buildings shall address the street, incorporate articulated exterior walls and rooflines, a mixture of building materials and exterior finishes, and other architectural details or features to enhance the appearance of any structures associated with a business/industry activity.

1.2 BACKGROUND

1.2.1 Strategic Considerations: The Generations Industrial Park Place Code seeks to activate the industrial land-use potential of 'future industry' land that is included within the YEA LAP. The site is strategically located within/near a cluster of developed industrial uses that are located within both the 'future industry' and 'general business and industry' precincts of the YEA LAP. Accordingly, the preliminary approval effectively brings forward several preferred land-uses of the site consistent with surrounding development and the ultimate intent of the YEA LAP.

1.2.2 The Site Context: The site is suitably located within the YEA LAP and shall enable the ordered growth of industrial development in the area. This Generations Industrial Park Place Code recognises the site's strategic position along major roads servicing the Yatala Enterprise Area, namely Stapylton Jacobs-Well Road. The plan accommodates for appropriate transport connectivity to the north and south, as intended under the YEA LAP. Satisfactory ecological linkages are also supplied within this Place Code to ensure the ecological priorities of the YEA LAP are also met.

1.2.3 The Land Use Classification Plan: Please refer to the attached plan **5093 P 00 10** (Schedule 1) specifying the part of the site that is affected by the Generations Industrial Park Place Code. It communicates the area of the site that will be developed after taking into account relevant amenity, ecological, stormwater, connectivity and constraint issues. This approach shall also provide an understanding that the purpose of the development is to enable an extension to the Yatala Enterprise Area rather than a land use area in conflict with the ultimate land uses intended for the local area plan.

2.0 APPLICATION OF THE GENERATIONS INDUSTRIAL PARK PLACE CODE

2.1 APPLICATION

- 2.1.1** The Generations Industrial Park Place Code applies to all proposed development located within the Place Code area, as indicated in the **Generations Industrial Park Land Use Classification Plan 5093 P 00 10**.
- 2.1.2** The Table of Development indicated in **Clause 4.0** identifies the levels of assessment for development occurring within this development area. These tables override all applicable material change of use overlay provisions as contained within the Gold Coast Planning Scheme 2003, as amended.
- 2.1.3** The codes that may be relevant to the assessment of development in this Place Code area are listed in **Clause 6.0**.
- 2.1.4** It should be noted that self assessable development is deemed to be development that is consistent with the intent of this Place Code, and therefore need only comply with the self assessable acceptable solutions of the **Generations Industrial Park Place Code** contained in **Clause 6.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclauses 5.1 – 5.7**.
- 2.1.5** The definitions of all relevant terms and land uses contained within this Place Code are to be found within **Part 4, Division 1, Chapters 1-3 of the Gold Coast City Planning Scheme 2003, as amended** except as separately defined within **Clause 3.0** of this document.
- 2.1.6** The operation of this Place Code is guided, where necessary, by the protocols of **Part 6, Division 1, Chapters 2 of the Gold Coast City Planning Scheme 2003, as amended**.
- 2.1.7** This Generations Industrial Park Place Code only applies to the specific forms of development outlined within the Table of Development in **Clause 4.0**. All other forms of development are subject to the relevant planning provisions of the Gold Coast City Council, which is currently the Gold Coast Planning Scheme 2003, as amended.

3.0 DICTIONARY

3.1 APPLICATION OF DEFINITIONS

The definitions outlined in Clause 3.2 have been compiled specifically for the Generations Industrial Park Place Code only. Where applicable, these specific use or development definitions override those contained within **Part 4 Division 1 Chapter 2 of the Gold Coast Planning Scheme 2003, as amended**. For any proposed use that does not comply with these specific definitions, the current use or development definitions contained within the Gold Coast Planning Scheme 2003, as amended apply.

3.2 USE OR DEVELOPMENT DEFINITIONS

Low impact industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- minimal traffic generation and heavy-vehicle usage;
- demands imposed upon the local infrastructure network consistent with surrounding uses;
- the use generally operates during the day (e.g. 7am to 6pm);
- offsite impacts from storage of dangerous goods are negligible;
- the use is primarily undertaken indoors.

Service Industry

Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-residential uses.

Industry

As defined in the Gold Coast Planning Scheme 2003 as amended, where not 'low impact industry' or 'service industry' as defined in the Generations Industrial Park Place Code.

3.3 SPECIFIC USE OR DEVELOPMENT DEFINITIONS EXAMPLES

The following table provides more specific examples of the specific use definitions applicable to the Generations Industrial Park Place Code .

Column 1 Use	Column 2 Examples include	Column 3 Does not include the following examples

Low impact industry	- Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; - Repairing and servicing lawn mowers and outboard engines; - Fitting and turning workshop; - Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; - Assembling wood products not involving cutting, routing, sanding or spray painting; - Dismantling automotive or mechanical equipment, not including debonding brake or clutch components; - Service station, not including above ground tanks of class 2.1 (flammable gasses) or class 3 (flammable liquids) dangerous goods greater than 18kL (Note- class 2.1 and class 3 dangerous goods are defined in the Australian Dangerous Goods Code); - Dangerous goods location not including the storage of toxic gases.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing.
Service industry	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engineer mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot

4.0 GENERATIONS INDUSTRIAL PARK PLACE CODE – TABLE OF DEVELOPMENT

4.1 TABLE OF DEVELOPMENT

Pursuant to s.242 of the *Sustainable Planning Act 2009*, the **Yatala Enterprise Area Local Area Plan Table of Development (as modified)** below, is nominated as the applicable Table of Development. It applies to the area specified within the Generations Industrial Park Land Use Classification Plan and the specific forms of development outlined. Precincts nominated in this plan and the following tables of development and Place Code are as follows:

- Precinct A (Low Impact and Service Industry)
- Precinct B (General Impact Business and Industry)
- Precinct C (Open Space/Reserve)

TABLE A – YATALA ENTERPRISE AREA LOCAL AREA PLAN TABLE OF DEVELOPMENT (AS MODIFIED) – MATERIAL CHANGE OF USE

MATERIAL CHANGE OF USE incorporating or not incorporating BUILDING WORK			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct A (Low Impact and Service Industry)			
Agriculture Animal Husbandry Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Café Car Park Convenience Shop Food Industry Detached Dwelling Low Impact Industry Milk Depot Service Industry Take-Away Food Premises Temporary Use Warehouse	Bulk Supplies Caretakers Residence Estate Sales Office Family Accommodation Industry Manufacturer's Shop Outdoor Storage Area Rural Industry Service Industry Telecommunications Facilities n.e.i.	Garden Salvage Yard Transport Terminal

MATERIAL CHANGE OF USE incorporating or not incorporating BUILDING WORK			
		Wholesale Nursery	
Precinct B (General Impact Business and Industry)			
Agriculture Animal Husbandry Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility	Café Car Park Convenience Shop Food Industry Industry Low Impact Industry Manufacturer's Shop Milk Depot Outdoor Storage Area Service Industry Take-Away Food Premises Temporary Use Warehouse	Bulk Supplies Caretakers Residence Industry Rural Industry Service Industry Telecommunications Facilities n.e.i. Transport Terminal Wholesale Nursery	Salvage Yard
Precinct C (Open Space/Reserve)			
Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park	Temporary Use	Telecommunications Facility n.e.i.	Agriculture

TABLE B – YATALA ENTERPRISE AREA LOCAL AREA PLAN TABLE OF DEVELOPMENT (AS MODIFIED) – RECONFIGURING A LOT

RECONFIGURING A LOT			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Precincts A & B (Low Impact and Service Industry & General Impact Business and Industry)			
		Results in no lots with an area less than 4,000m ² ; OR Entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing approved development	Results in one or more lots with an area less than 4,000m ²
Precinct C (Open Space/Reserve)			
		Results in no lots with an area less than 20 hectares; OR Entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development	Results in one or more lots with an area less than 20 hectares

TABLE C – YATALA ENTERPRISE AREA LOCAL AREA PLAN TABLE OF DEVELOPMENT (AS MODIFIED) – OPERATIONAL WORK

OPERATIONAL WORK – CHANGES TO GROUND LEVEL			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves extraction, excavation or fill that:			
		exceeds a volume of	

OPERATIONAL WORK – CHANGES TO GROUND LEVEL			
		100 cubic metres of fill or excavation, or is closer than 20 metres from the allotment boundary and is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	

TABLE D – YATALA ENTERPRISE AREA LOCAL AREA PLAN TABLE OF DEVELOPMENT (AS MODIFIED) – OPERATIONAL WORK

OPERATIONAL WORK – ADVERTISING DEVICES			
Exempt	Self Assessable	Code Assessable	Impact Assessable
	Advertising Device that is: a) not illuminated, nor animated, and where the total area of signage per street frontage does not exceed the following for each precinct: Precinct A: 20m ² b) not on land with frontage to an arterial road or any State-controlled road	Advertising Devices n.e.i.	

TABLE E – YATALA ENTERPRISE AREA LOCAL AREA PLAN TABLE OF DEVELOPMENT (AS MODIFIED) – OPERATIONAL WORK

OPERATIONAL WORK – INFRASTRUCTURE AND LANDSCAPE WORK			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Minor Landscape Work		Landscape Work n.e.i. Works for Infrastructure	

TABLE F – YATALA ENTERPRISE AREA LOCAL AREA PLAN TABLE OF DEVELOPMENT (AS MODIFIED) – OPERATIONAL WORK

OPERATIONAL WORK – VEGETATION CLEARING			
Exempt	Self Assessable	Code Assessable	Impact Assessable
Vegetation Clearing that:			
	results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management; OR results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management	results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed; OR results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management	

5.0 GENERATIONS INDUSTRIAL PARK PLACE CODE – RELEVANT CODES FOR ASSESSMENT

5.1 RELEVANT CODES

References to Relevant Codes

The Codes relevant for development assessment in this Place Code area are listed and contained within **the Gold Coast Planning Scheme and are as follows:**

5.1.1 All proposed development within the site is subject to the **Generations Industrial Park Place Code**.

5.1.2 Self Assessable Development: The following codes apply to development that is self assessable under the Tables of Development herein (Section 3).

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Generations Industrial Park Place Code	2 Advertising Devices 4 Animal Husbandry 10 Caretaker's Residence 13 Detached Dwelling 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working From Home	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 16 Steep Slopes or Unstable Soils

5.1.3 Material Change of Use: The following codes apply to development that is code or impact assessable under the Tables of Development herein (Section 3).

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Generations Industrial Park Place Code	4 Animal Husbandry 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 15 Ecotourism Facility 17 Farm Forestry 20 Kennels	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
	21 Landscape Work 23 Low Rise Commercial Tourist Accommodation 24 Office 25 Private Recreation 27 Retail and Related Establishments 29 Rural Industry 30 Salvage Yards 31 Service Stations 33 Telecommunications Facilities 38 Working From Home 39 Works for Infrastructure	9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

5.1.4 Operational Work – Changes to Ground Level: The following codes apply to development that is self or code assessable Operational Work – Changes to Ground Level under the Tables of Development herein (Section 3).

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Generations Industrial Park Place Code	11 Changes to Ground Level and Creation of New Water bodies	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 6 Cultural Heritage (Indigenous) 7 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

5.1.5 Operational Work – Advertising Devices, Landscape Work and Infrastructure: The following codes apply to development that is code assessable Operational Work – Advertising Devices, Landscape Work or Infrastructure under the Tables of Development herein (Section 3)

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Generations Industrial Park Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

5.1.6 Operational Work – Vegetation Clearing: The following codes apply to development that is code assessable Operational Work – Vegetation Clearing under the Tables of Development herein (Section 3).

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Generations Industrial Park Place Code	36 Vegetation Management	2 Bushfire Management Areas 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

5.1.7 Reconfiguring a Lot: The following codes apply to development that is code or impact assessable Reconfiguring a Lot under the Tables of Development herein (Section 3).

PLACE CODE	SPECIFIC DEVELOPMENT CODES	CONSTRAINT CODES
Generations Industrial Park Place Code	11 Changes to Ground Level and Creation of New Water bodies 21 Landscape work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

- Where a development proposal includes one or more types of development, all of the identified codes must be referred to for each of the components of development.
- Where a number is listed prior to the name of a Code, this Code shall be located in Part 7 of the Gold Coast Planning Scheme.
- Where a number is not listed before the name of a Code, this Code shall be located within this Place Code.

5.2 PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS

The relevant Acceptable Solutions must comply with self assessable acceptable solutions in order to retain self assessable development status. Acceptable solutions outlined in the applicable codes that are not identified as being relevant for self assessable development do not form part of this assessment.

It is desirable that code assessable development comply with the Acceptable Solutions to ensure that each Performance Criterion is met. However, code assessable development may comply with an alternative solution, provided that the alternative solution can be demonstrated to meet the relevant Performance Criterion to Council's satisfaction. Where no acceptable solution is provided for a

Performance Criterion in the code, the development must provide its own solution to meet that particular Performance Criterion.

It is desirable that impact assessable development comply with the Acceptable Solutions to ensure that each Performance Criterion is met. However, impact assessable development may comply with an alternative solution, provided that the alternative solution can be demonstrated to meet the relevant Performance Criterion, to Council's satisfaction. Note that impact assessable development must comply with all relevant planning measures of the whole Planning Scheme. Where no alternative solution is provided for a Performance Criterion in the code, the development must provide its own solution to meet that particular Performance Criterion.

5.3 CONFLICT BETWEEN PLACE CODE AND PLANNING SCHEME

In situations where the Performance Criteria and/or Acceptable Solutions contained in Codes within this Generations Industrial Park Place Code conflict with the Performance Criteria and/or Acceptable Solutions of a Council Code, the Performance Criteria and/or Acceptable Solution of the Code within the relevant Generations Industrial Park *Place* Code shall prevail.

In situations where this Code is silent on matters, the development shall be subject to the provisions contained within the 'Our Living City – Gold Coast Planning Scheme' and its associated policies.

6.0 GENERATIONS INDUSTRIAL PARK PLACE Code – DEVELOPMENT REQUIREMENTS

6.1 PURPOSE

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

6.2 APPLICATION

- This Code applies to all identified forms of development taking place within the Place Code area as nominated within the Generations Industrial Park Land Use Classification Plan.

6.3 DEVELOPMENT REQUIREMENTS

GENERATIONS INDUSTRIAL PARK PLACE CODE

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
DEVELOPMENT THAT IS SELF ASSESSABLE, CODE ASSESSABLE OR IMPACT ASSESSABLE	
BUILDING HEIGHT	
PC1 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS1 The building has a maximum of two storeys.
ACCOMMODATION DENSITY	
PC2 Accommodation density must be consistent with the predominant character of the YEA as an industrial location. Accordingly, very low residential densities are envisaged for the LAP area.	AS2 The maximum dwelling density does not exceed one dwelling per lot.
SITE COVERAGE	
PC3 The site coverage of development shall be in accordance with the open space landscape character of the YEA.	AS3 Precinct A & B: The maximum site coverage shall not exceed 70%

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	Precinct C: The maximum site coverage shall not exceed 10%
BUILDING SETBACK	
PC4 The layout of buildings, structures and activities achieves an attractive and orderly appearance where development is visible from the public domain. A good standard of visual amenity is achieved through generous building setbacks and high quality landscaping.	Precinct A AS4.1 Buildings are set back from frontages: a) 10 metres from the primary frontage; b) 7 metres from the secondary frontage; and c) 10 metres from the western boundary adjoining the existing residential uses. Precincts B & C AS4.2 Buildings are set back from frontages: a) 10 metres from the primary frontage; and c) 7 metres from the secondary frontage.
BOUNDARY FENCING	
PC5 The erection of boundary fencing is undertaken in a manner that promotes an attractive streetscape and is responsive to the intended purpose of the fencing.	AS5.1 The design of front boundary fencing is conducive to the establishment of an attractive streetscape and is general in accord with the design measures outlined in Figure 29-2 – Aspects of Fencing Design as contained within the YEA LAP. Generally speaking, design features or strategies such as transparency or landscape buffering should be utilised to soften the effect of front boundary fencing. Solid fencing exceeding 1.5 metres in height should only be established where required for acoustic attenuation purposes. AS5.2 The height of side and rear boundary fencing, where not required for acoustic attenuation purposes, does not exceed a height of two metres. Due to the general low visibility of this fencing, there is no requirement for this fencing to be transparent or landscaped.
DESIGN OF DEVELOPMENT NEAR MAJOR ROADS	
PC6 Those developments visible from, or facing Stapylton-Jacobs Well Road must exhibit a high standard of architectural presentation.	AS6 Facades visible from, or facing Stapylton-Jacobs Well Road are designed to incorporate: a) materials such as glass, brick and coloured/textured block work (standard concrete block should not be used). If metal

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	cladding is used, it should be pre-coated in an appropriate colour and have some form of relief; b) relatively unobtrusive, earth toned colours, such as subdued greens, blues, browns and greys (bright colours and/or materials which cause glare are avoided); c) horizontal/vertical articulation of walls at least at 15 metre intervals; d) 'humanising' elements, such as entry forecourts, porticos, verandahs, windows, awnings and fenestration; e) other features which contribute to an interesting and attractive appearance These design features are to be applied to the main facade facing the relevant road, as well as along a brief return or the full length of side walls.
VEHICULAR CROSSINGS	
PC7 Vehicular crossings associated with the development must be designed and constructed to ensure: a) A safe footpath environment; b) Safe vehicular access to the property; c) Appropriate hydraulic performance of the stormwater infrastructure; d) No damage to vehicle or road infrastructure; e) Minimal loss of on-street parking spaces; and f) Continued amenity of the neighbourhood.	AS7 Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.
DEVELOPMENT THAT IS CODE ASSESSABLE OR IMPACT ASSESSABLE	
BUILDING HEIGHT	
PC8 The height of buildings is to be consistent with the role of the site as a predominantly industrial use area. Buildings are to be constructed to a height that complements the surrounding built form and the local landscape character.	AS8 The maximum height of buildings does not exceed three storeys.
SITING	
PC9 All buildings must be sited to complement the industrial character and the predominant built form of the surrounding area and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance with Planning Scheme Policy 17 - Site Analysis.	AS9 No acceptable solution provided.
PC10 The layout of the site must provide a clear separation between the public access areas and	AS10 No acceptable solution provided.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
the areas set aside for servicing the building.	
PC11 Industrial structures, storage or service areas, which are likely to appear visually dominating or unsightly, are located to the rear or sides of sites or are otherwise designed and screened to enhance their appearance, when viewed from the street.	AS11 No acceptable solution provided.
BUILDING AND LAYOUT DESIGN, SAFETY AND COMFORT	
PC12 Buildings are sited and designed such that suitable external spaces remain available for future expansion of buildings, and internal spaces are of a size and shape suited to variable internal layout, maximum vertical storage and addition of mezzanine floors.	AS12.1 Building shapes are regular so as to provide opportunities for future expansion in different directions, and for flexibility in internal location of activities and equipment. AS12.2 Internal column spacing and column heights are generous (for example, building spans of 18 metres and over, bay spacing of 12-18 metres, and column heights of at least eight metres).
PC13 Buildings are sited and designed to suit climatic conditions.	AS13.1 Wherever practicable, buildings are oriented to the north east to take advantage of summer breezes and winter sun. Western aspects are avoided, wherever possible. AS13.2 Where not air conditioned, buildings incorporate a maximum of openings (ie. louvring, windows, doorways) on eastern walls. AS13.3 Windows are minimised and trees are planted along west walls for protection from hot afternoon sun. AS13.4 Shading devices (ie: large roof overhangs, window hoods/blinds, awnings and verandahs) are attached to buildings on all sides, particularly eastern and western sides. Where possible, shading devices are retractable on northern sides during winter. AS13.5 Semi-enclosed workstations, where relatively strenuous manual labour takes place, are located in the cooler and more ventilated parts of the building.
PC14 All buildings must be designed and constructed to a high aesthetic standard and to complement or enhance the local character of the YEA.	AS14.1 The massing and proportions of new industrial buildings are consistent with those of adjoining industrial buildings. AS14.2 Building materials, patterns, textures and colours

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	used in new buildings are complementary to those of nearby buildings.
PC15 Building design and appearance must be conducive to the safety and comfort of all building users.	AS15.1 Glass which forms all or part of any external wall of a building does 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. AS15.2 Entrances to premises are clearly visible from the street, and are not obscured or dominated by car parking.
DESIGN OF CAR PARK AREAS	
PC16 All ground level parking is to be suitably landscaped to provide an attractive and pleasant outlook and shade for parked vehicles, and to contribute towards the quality presentation of new developments.	AS16.1 Significant trees are preserved and incorporated into car parking areas. AS16.2 Landscaped bays for the planting of shade trees are provided at regular intervals throughout car parking areas, at the rate of one landscaped bay per 40 vehicle parking bays or one large shade tree per ten parking spaces. Landscape bays have the same dimensions as a vehicle parking space. AS16.3 Large car parking areas and all heavy/service vehicle parking are situated to the side or rear of sites. Smaller car parking areas, particularly for short term and disabled parking, may be located to the front of sites. AS16.4 Car parking areas located in frontage setback areas are set back behind a minimum three metre landscaped buffer to the frontages. To reduce their visual impact, front car parking areas may be lowered and mounds incorporated in frontage landscaping.
ADVERTISING DEVICES	
PC17 Advertising signage does not dominate the visual amenity of the area.	AS17 No advertising, freestanding or otherwise, is erected which would be readily visible from the Pacific Motorway or the Gold Coast City Rail Line.
PC18 Signs and other forms of advertising on business/industry premises are kept to a minimum. Any advertising relates directly to the activity/process conducted on the premises, rather than general product advertisements.	AS18.1 There is one sign per premises. Multi-unit developments display a single index sign at the entrance to the development which details each occupant, its activity/process and respective unit number. AS18.2

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	The design and construction of signs meets the following parameters: a) signs are situated near site entries and are well placed for viewing by pedestrians and drivers; b) free-standing signs have a maximum area of 3m²; c) signs on facades have a maximum area of 5m²; d) signs utilise company logos or symbolic representations for quick and easy identification; e) wording on signs is limited to the name, location, business and products of the establishment; f) signs do not utilise fluorescent paints; g) signs do not rotate, flash or move; h) signs are integrated with the form of development and are not visually dominating. AS18.3 All signs are consistent with the provisions for the Industry 2 Domain set out in Specific Development Code 2 – Advertising Devices.
RESERVE AREA	
PC19 The area identified as Precinct C within the Land Use Classification Plan areas remain in a substantially undeveloped condition, with vegetation retained to the fullest extent possible and, where necessary, rehabilitated using local native species.	AS19.1 Areas identified as Precinct C (Open Space/Reserve) on the Land Use Classification Plan are reserved for conservation purposes, through: a) reservation of the area of Precinct C as open space which will be subject to the application of an open space management plan/statement that is suitable to Council. b) Eventual commitment of part of the land to Council as reserve in accordance with the requirements of an approved open space management plan/statement. AS19.2 Areas identified within the Precinct C area (ie., only those areas specifically identified for revegetation within an approved open space management plan) highlighted to require revegetation are managed in the following manner: a) the land remains largely undisturbed by any buildings, clearing and earthworks; b) Existing trees are retained, and additional trees planted within a 50 metre wide band; c) the areas may form part of the landscape open space areas, associated with individual

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	development proposals. If so, they should generally remain free of building and earthworks; additional tree planting utilises species similar to those existing naturally in the area; d) any parallel roads or services are grouped on one side of the designated areas, to minimise disturbance; e) any breaks in the vegetation canopy, necessary for roads or services, are minimised by cutting through perpendicular to the link at a point where damage and discontinuity are minimised, such as where the canopy is already broken or sparse.
LANDSCAPE DESIGN	
PC20 Landscape design is used to enhance the landscape character of the YEA.	AS20.1 Frontage setback areas are attractively landscaped, including: a) at least 25% of the frontage having a landscaped buffer of minimum five metres depth and the remainder, excluding access ways, a landscape buffer of minimum three metres depth; b) one metre landscaped area adjacent to building walls facing the street. AS19.2 Planting of shade trees occurs along pathways, throughout car parking areas and in any other exposed areas where relief from sun and glare would be beneficial. AS20.3 Dwarf walls prevent vehicles breaching landscaped areas along frontages. AS20.4 Screen planting, utilising an appropriate mix of tall trees and lower level shrubs, is used around outdoor parking, equipment, storage and other unsightly areas, particularly where visible from roads. AS20.5 Landscape Design includes: a) provision of pleasant, shaded areas with appropriate furniture for lunch/relaxation areas for workers and visitors; b) retention of existing mature vegetation, wherever possible; c) retention of existing natural drainage channels and planting to strengthen their resistance to erosion, especially where proposed development is expected to result in increased volume and velocity of stormwater runoff; d) use of garden edges, lines of trees and

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	mass planting to frame pathways and define site and building entries. AS20.6 A minimum ten metre wide landscape buffer is provided along the western boundary of the site adjoining the existing residential uses generally as outlined on the Landscape Intent Plan prepared by Gassman Development Perspectives and titled 5093 L LI 02.
PC21 Potentially obtrusive noise, odour and visual impacts are effectively buffered.	AS21.1.1 Development incorporates landscape buffers, earth mounds and acoustic fencing appropriate to the likely off-site impacts of particular developments. OR AS21.1.2 A landscape buffer of a 20 metre width, densely planted with shrubs and trees, is provided along the relevant frontage. A landscape buffer to a minimum width of ten metres may be acceptable, depending on the potential of proposed planting arrangements to effectively screen development behind. Species selection, use of mature or semi mature trees, and density of planting will be important in this respect.
PC22 The street side environment and other public spaces are developed to enhance their visual appeal and create a physical continuity and legibility throughout the YEA area and its component precincts.	AS22 Individual developments contribute to streetscape enhancement work (including street tree planting, paving, landscaping of traffic islands and provision of street lighting and furniture), in accordance with any adopted Council streetscape strategy.
PC23 Public open spaces are developed to enhance their recreational amenity for workers and visitors to the Yatala area and the wider community.	AS23 Individual developments contribute (through works or financial contribution) towards construction of footpaths and cycle ways, seating, picnic facilities, play areas and/or other facilities in existing public open spaces and additional spaces established as a result of the development.
PC24 Landscape design contributes to the creation of a distinctive, memorable and legible town centre, local centres and surrounding suburban areas for YEA.	AS24.1 Street design and plantings and major pedestrian paths are aligned to take advantage of attractive local and distant views (eg, views to the mountains or other important landscape elements). AS24.2 Footpath paving treatments and street furniture integrate with adjoining development, and setback areas are integrated with public footpaths.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS												
	AS24.3 Landscape plantings utilise local native species to promote a distinctive site character.												
PC25 Open space and pedestrian areas are to be designed to be both functional and safe.	AS25 Development is designed to ensure a high degree of casual surveillance from nearby residents, employees or passing traffic, public and semi-public spaces, pedestrian and cyclist paths, car parking areas and building entrances.												
PC26 All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area, and any adjoining residential or public open space areas.	AS26 The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.												
LOT SIZE (FOR SUBDIVISION ONLY)													
PC27 All lots are to be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent.	AS27 Any new lots created are sized in accordance with the following schedule: <table><tr><th>Precinct</th><th>Min Area</th><th>Ave Area</th></tr><tr><td>A</td><td>4000m²</td><td>1 hectare</td></tr><tr><td>B</td><td>4000m²</td><td>1 hectare</td></tr><tr><td>C</td><td>20 hectares</td><td>20 hectares</td></tr></table>	Precinct	Min Area	Ave Area	A	4000m ²	1 hectare	B	4000m ²	1 hectare	C	20 hectares	20 hectares
Precinct	Min Area	Ave Area											
A	4000m ²	1 hectare											
B	4000m ²	1 hectare											
C	20 hectares	20 hectares											
PC28 Allotments prior to development have suitable topography for industry.	AS28 Industrial allotments generally have a ground slope not greater than 10%, and access ways associated with battle axe allotments generally have a ground slope not greater than 16%.												
PC29 Allotments are of regular shapes suited to the intended uses, and allowing design flexibility, efficient development and access.	AS29.1 Development generally incorporates all of the following features: a) allotments that are rectangular shapes; b) allotments which have frontage to depth ratios between 1:2 and 1:4. OR AS29.2 Alternative allotment shapes are provided where warranted, due to: a) the special site requirements of particular industries; and/or b) exceptional physical constraints. OR AS29.3 The development incorporates a small proportion of battle axe allotments, where particular industries have special requirements for square												

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	or long and narrow sites. (Battle-axe allotments are useful for creating allotments of such shapes, as well as reducing road frontage construction costs and providing appropriate sites for visually offensive industries.).
PC30 Allotments are oriented to suit climatic conditions.	AS30 Allotments are arranged in a manner that maximizes the number of allotments oriented to the north east to take advantage of breezes and enable optimal building orientation for energy efficiency and use of natural lighting.
PC31 Reconfiguration of land incorporates open space provision in a way which takes account of the location and attributes of the site and its surrounds, and the need to set aside certain areas for purposes such as: a) conservation of vegetation/habitat; b) retention of creek corridors and natural drainage patterns; c) provision of pedestrian/cycle linkages and recreational facilities; and/or d) creation of landscaped entrances, focal points and streetscape.	AS31.1 Where reconfiguration takes place, an area of up to 10% of the site is provided as open space. This open space is set aside for public park or conservation purposes, developed with pathways and/or recreational facilities, landscaped and/or rehabilitated to its natural state. AS31.2 Reconfiguration proposals incorporate a plan showing street planting to be undertaken. Planting themes contribute to the overall streetscape character of the estate.
PC32 Reconfiguration may take place in the form of Community Title subdivision, allowing for sharing of space, facilities and services, while at the same time ensuring allotments created are suited to the intended businesses/industries.	AS32 Community Title subdivisions within Precinct A (Industrial) are provided, which: a) are consistent with the Acceptable Solutions for PCs 27-31 b) generally maintain a minimum lot size of 100-200m ² within a minimum overall site area of 2,000m ² ; c) are not used for heavy manufacturing, metal/food processing, or noxious, offensive or hazardous industries.
ROAD DESIGN	
PC33 Roads are provided so as to form a road hierarchy, with each road serving a particular function according to the intended land use characteristics of the estate, expected traffic volumes and types, and external existing and future road linkages to anticipated development on adjoining lots.	AS33.1 Concept plans submitted with reconfiguration and/or development applications identify all roads proposed to be upgraded and/or newly constructed and their intended function within a road hierarchy. AS33.2 Concept plans submitted with reconfiguration and/or development applications identify road connections with adjacent allotments that will promote connectivity; and AS33.3 Proposed road hierarchies are generally consistent with the conceptual road hierarchy

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	identified on the Generations Industrial Park Land Use Classification Plan .
PC34 The width, pavement, curvature, sight distances, intersections, turning radii and design features of roads convey the particular function of each road with the hierarchy mentioned in AS33.3, and reflect the nature of traffic management. In particular, road design ensures the safe movement of heavy articulated vehicles.	AS34.1 Road design and construction is in accordance with Planning Scheme Policy 11 - Land Development Guidelines and the Table to this Acceptable Solution. AS34.2 Distances between intersections are not less than 60 metres. AS34.3 Streets intersect at right angles, or as near as topography or other limiting factors permit. AS34.4 Various vehicle control devices are used to regulate traffic speed and enhance pedestrian safety (such as traffic lights and illuminated pedestrian crossings). AS34.5 Paving surfaces, landscape treatment and signage are used to define entrances to the estate and joint use areas within the estate AS34.6 Road pavements are designed and constructed for long life, hard wearing and suitability to the load capacity of expected vehicles. AS34.7 Median strips, roundabouts and footpaths are to be aesthetically treated and planted and paved accordingly; and AS34.8 The design of road networks avoids the use of culs-de-sac.
PC35 The alignment of roads reflects the physical land characteristics, and provides adequate drainage and safety.	AS35.1 Road drainage is designed and situated along natural drainage courses. AS35.2 Road grades are established to avoid excessive grading, indiscriminate removal of ground cover and tree growth, and unnecessary topographical levelling.
PC36 A network of pedestrian paths and cycleways is provided which considers: a) expected levels of pedestrian and cyclist activity; b) linkages between public transport, major employment activities, and parks; c) recreation opportunities along open space	AS36.1 Footpaths are provided as follows: a) on both sides of all future major industrial roads. b) as specified in any relevant Council adopted strategy. AS36.2 Paths are designed and constructed in

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
corridors; d) safe integration of users and vehicles, particularly at intersections; e) provision of bicycle end-of-trip facilities.	accordance with Council standards and AUSTROADS Part B. AS35.3 Features such as signs, road markings, lighting, paving, bollards and street furniture are provided to enhance the safety and amenity of foot/cycle paths. AS36.4 Bicycle end-of-trip facilities are provided in accordance with the requirements of the Queensland Development Code (QDC) Mandatory Part 4.1 – Sustainable Buildings (as amended from time to time)
PC37 The road network is designed to accommodate the extension and integration of the public transport system, with accessible linkages and routes and stops providing for passenger comfort without obstructing traffic flow.	AS37.1 For major industrial road, constructed to a Industrial Collector standard, a minimum 3.5m parking lane is to be line marked and maintained to allow for future bus routes/stops.
SITE ACCESS	
PC38 Site access is designed and constructed to provide for the safe ingress/egress of vehicles to the site.	AS38 Vehicular access to the site is designed and constructed in accordance with Council, Department of Main Roads and AUSTROAD standards, and/or the following minimum requirements: a) comprises a single vehicular driveway (entrance/exit), wherever possible; b) is not closer than ten metres to an intersecting street on the same side of the street; c) provides a minimum sight distance of 110 metres; d) shares adjoining property access driveways, wherever possible; e) always enters the street at right angles; f) where the site has frontage to two roads, access is taken off the secondary/minor road, if possible. g) where separate entry and exit driveways are used, the first driveway reached from the kerbside land is clearly delineated and sign posted.
PC39 Treatment of access points to the site maintains appropriate sight distances and visually enhances its identification.	AS39 Access points incorporate decorative paving treatment and landscaping which distinguishes the access point, but which does not obstruct the safe sight distance requirements outlined above.
PC40 Provision is made for safe pedestrian and	AS40.1 Pedestrian paths designed for disabled access are provided between building entrances, public

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
disabled access.	footpaths and car parking areas. AS40.2 Pedestrian paths are separated from vehicular driveways.
AMENITY PROTECTION	
PC41 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS41 No acceptable solution provided.
PC42 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of: a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions.	AS42 No acceptable solution provided.
URBAN/RURAL USE CONFLICTS	
PC43 Conflicts between urban and rural uses are to be avoided by effective development design.	AS43 The development of land adjacent to the agricultural character areas includes a suitable buffer.
EXTRACTIVE INDUSTRY	
PC44 Extractive industry operations are managed to make effective use of the extractive resource, while containing any impacts on the subject site.	AS44 The extractive industry is managed and developed consistent with the Extractive Industry Domain Place Code.
ON-SITE VEHICLE PARKING AND MOVEMENT	
PC45 Internal driveways are provided for safe and easy maneuvering of vehicles.	AS45.1 Internal driveways are designed and constructed to enable all vehicles to enter and exit the site in

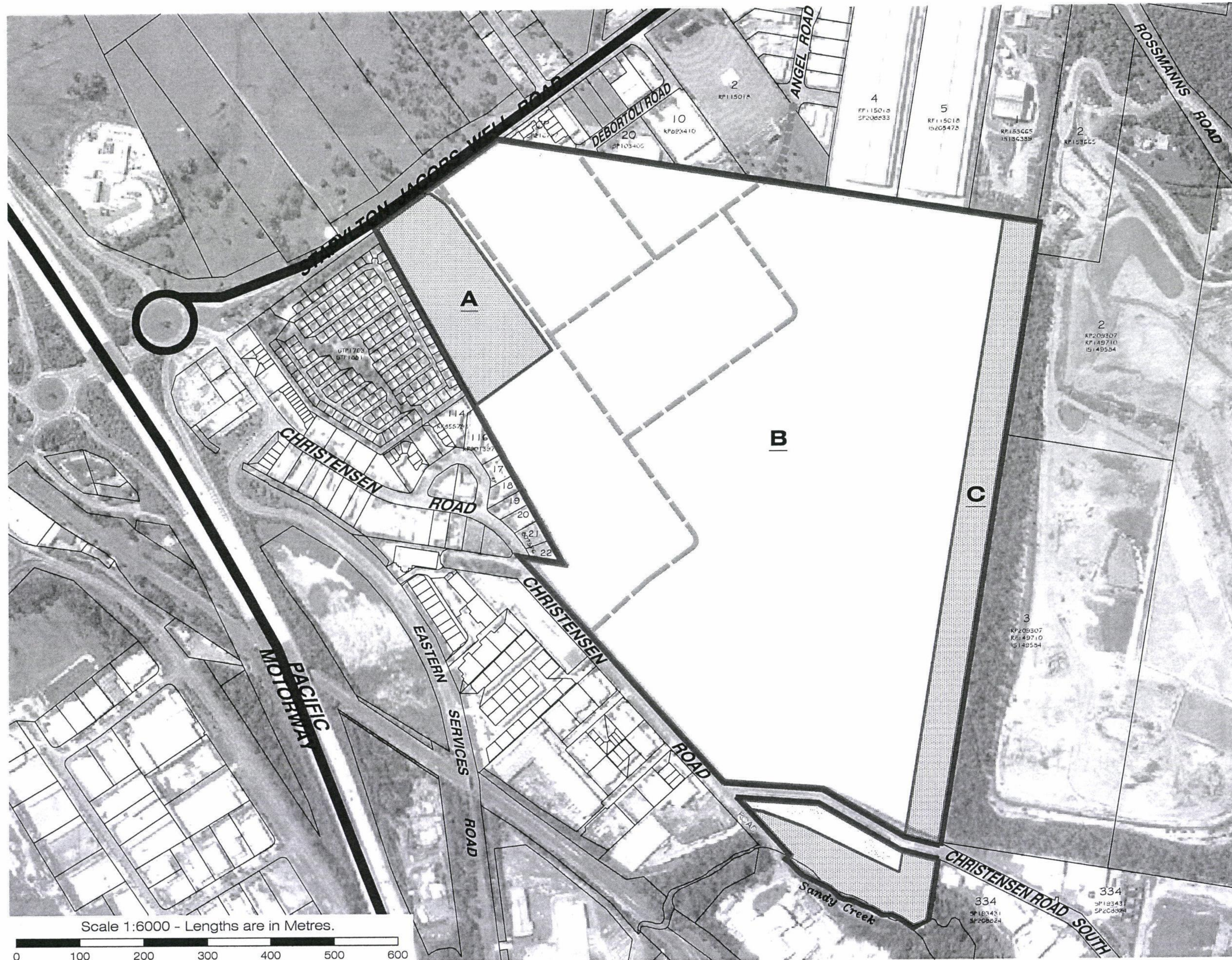
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	a forward motion. AS45.2 Minimum driveway widths are as follows: a) eight metres to accommodate non articulated vehicles; b) ten metres to accommodate articulated vehicles; c) 4.5 metres for one-way driveways.
PC46 On-site vehicle parking is provided to meet expected demand, having regard to: a) The size of the proposed workforce; b) The likely number of visitors to the site; c) The likely size and number of service and transport vehicles to be on the site at any one time; d) On-site parking and loading/unloading activities within sites; e) The availability of conveniently located on-street parking; f) Any possible future expansion, redevelopment or change of use.	AS46.1 The number of car parking spaces provided on-site meets the standards set out in the Constraint Code 4 - Car Parking, Access and Transport Integration in the Gold Coast City Planning Scheme (version 1.2 Amended January 2007). AS46.2 For multi-unit or multi-use developments, the total car parking provided is an aggregate of the standard parking required for each individual unit and/or component use. AS46.3 A lesser provision may be acceptable where it can be demonstrated, to Council's satisfaction, that the parking needs of a particular development will be adequately met. Where less than the standard amount of parking is provided, the left over space is retained as landscaped open space and placed so as to be suited to ready conversion to additional parking, should the use of the site change and/or the actual car parking demand rise.
PC47 On-site vehicle parking is located: a) to allow easy access to building entrances; b) to provide visitor spaces for short term/high turnover use clearly visible from the street and signposted accordingly; c) to be adequately screened from the street; d) compatible with surrounding development and, where possible, facilitating shared use with adjacent land users.	AS47.1 In areas where visual amenity is important and/or where relatively large amounts of parking are provided, parking areas are generally situated to the rear or side of the site. In particular, employee parking is situated at the rear of the site, with staff entrances at the rear of the building. AS47.2 Some parking may be located toward the front of the site convenient to the street, provided it is behind landscaping strips and treated aesthetically. AS47.3 Short term/high turnover visitor parking and disabled parking spaces are located close to the main building entrance and clearly signposted. AS47.4

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	Driveways and parking areas may be constructed to property boundaries and linked to adjoining car parking areas. Similarly, loading areas may be located to facilitate shared turning areas across property boundaries.
LOADING AND UNLOADING	
PC48 All loading and unloading activities take place onsite.	AS48 Loading docks are located in the side or rear portions of the site, separate from public/visitor parking and access points, and screened by vegetation or walls to avoid public view.
PC49 Adequate provision is made for on-site manoeuvring of service vehicle/s.	AS49.1 On sites over 4,000m ² and/or where the uses thereon involve regular servicing by service vehicle/s, on-site service areas are provided. On-site service areas comprise an area of land with an appropriate hard surface to enable a service vehicle/s to turn around within the site (based on standard design turning templates given by AUSTROADS AS 2890.1, 2890.2), and space for additional service vehicle parking and storage requirements. AS49.2 It may be acceptable for two or more developments to share service vehicle/s turning areas.
SITE SERVICING	
PC50 The design and provision of water, stormwater drainage, sewerage, electricity, gas and communications networks meets the needs of industry and business, and provides an orderly and economic progression of service development in the region.	AS50.1 The design and supply of water, stormwater drainage, sewerage, electricity, gas and communication services is in accordance with the requirements of Planning Scheme Policy 11 – Land Development Guidelines and the responsible authority (eg. Telstra, Queensland Electricity Boards, and Queensland Emergency Services). AS50.2 Car park entrances and ramps, loading docks and access ways are minimised, suitably designed and treated to ensure that they do not adversely impact on the streetscape and adjoining development.
PC51 Conflicts between pedestrians and vehicles at entrance points to parking areas are to be minimised.	AS51.1 The number of vehicle entry points to a development site is minimised, particularly in areas which have high volumes of pedestrian traffic and on streets with a significant through road function. AS51.2 Entrance points to parking and loading areas have clear and unobstructed visibility of

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
	pedestrian pathway areas, with pedestrian crossing points clearly identified which give priority to pedestrians.
PC52 Development is to be designed to support the functional operation of the cycle network.	AS52 Development is designed to support the functional operation of the local and regional cycleway system. (Local cycle ways will be determined at time of subdivision of each development.)
PUBLIC CONVENIENCE FACILITIES WITHIN BUILDINGS	
PC53 Commercial developments are to include public convenience facilities, where there is a need for their provision.	AS53 Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.

SCHEDULE 1:

**GENERATIONS INDUSTRIAL PARK LAND USE
CLASSIFICATION PLAN**



LEGEND

Site Area: 73.114 Ha

- Limit of Application
- Major State controlled Roads
- Proposed northern link to site
- Possible future industrial collector road

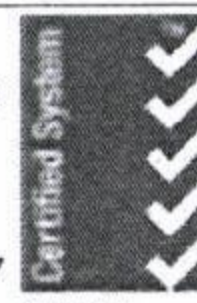
A	LOW IMPACT AND SERVICE INDUSTRY	62.593Ha
B	GENERAL IMPACT AND BUSINESS INDUSTRY	4.0Ha
C	OPEN SPACE / RESERVE	6.521Ha



**development
perspectives**

planning
design
environment
surveying

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w: www.gassman.com.au



Quality
ISO 9001
SAI GLOBAL

land-use stapylton-jacobs well road, stapylton
classification plan generations industrial park

date: 20-06-12
scale: 1:6000
design: GS/SJH
plan: 5093 P 00 10

Attachment B

Staging Plan

Prepared by: Gassman Development Perspectives



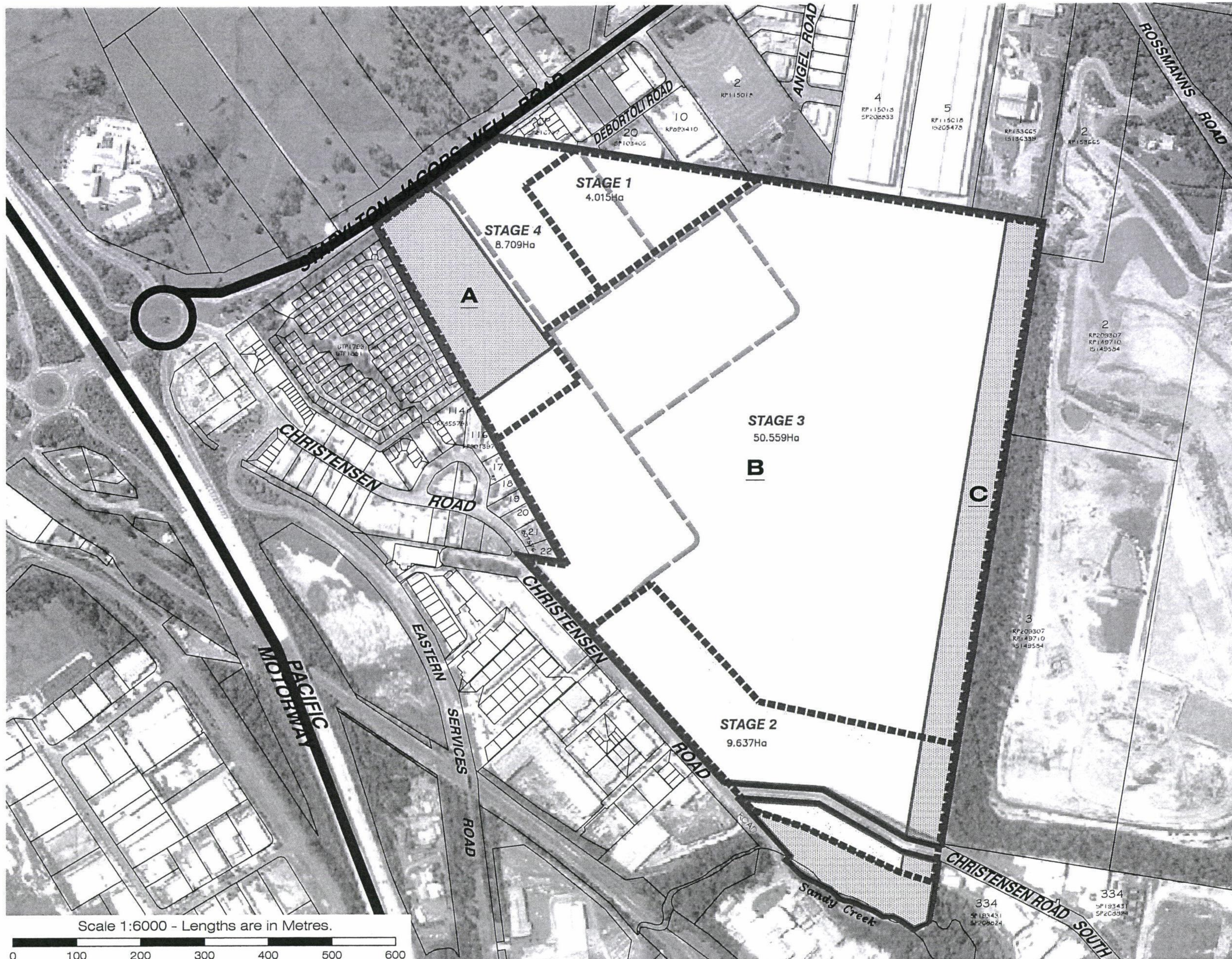
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STAGE	COMPLETION YEAR	AREA
STAGE 1	2016	4.015Ha
STAGE 2	2019	9.637Ha
STAGE 3	2023	50.559Ha
STAGE 4	2023+	8.709Ha



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