



## **Town Planning Report Impact Assessment Application**

**Reconfiguring a Lot - Development Permit (1 into 17  
Standard Format Lots with Common Property, New Road  
and Open Space in two (2) Stages) on land at 84 – 160  
Christensen Road South, STAPYLTON QLD 4207**

**Prepared for MS Projects Pty Ltd  
By  
iPlan Town Planning Pty Ltd**

**November 2017**

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## Application Executive Summary

|                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                   |                           |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------|
| <b>RiskSMART</b>                                                              | <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |                           |
| <b>Site address</b>                                                           | 84 – 160 Christensen Road South, Stapylton QLD 4207                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |                           |
| <b>Division</b>                                                               | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |                           |
| <b>Real property description</b>                                              | Lot 334 on SP193431                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |                           |
| <b>Area of Site</b>                                                           | 25.182 Ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |                           |
| <b>Applicant's name</b>                                                       | MS Projects Pty Ltd C/o I-Plan Town Planning Pty Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                           |
| <b>Zone / Neighbourhood Plan</b>                                              | <i>High impact industry zone</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |                           |
| <b>Overlays</b>                                                               | <ul style="list-style-type: none"> <li>▪ Acid sulfate soils overlay;</li> <li>▪ Bushfire hazard overlay;</li> <li>▪ Environmental significance overlay (Priority species, Vegetation management and Wetlands and watercourse overlays);</li> <li>▪ Extractive resources overlay;</li> <li>▪ Industry, community infrastructure and agriculture land interface area overlay;</li> <li>▪ Landslide hazard overlay;</li> <li>▪ Water catchments and dual reticulation overlay.</li> </ul> |                                   |                           |
| <b>Proposed use as defined in Gold Coast City Plan</b>                        | Reconfiguration of a Lot – Standard format subdivision resulting in 17 industrial lots, common property, open space and new road over two (2) stages.                                                                                                                                                                                                                                                                                                                                  |                                   |                           |
| <b>Details of proposal</b>                                                    | <b>Material Change of Use (MCU) or Building Work (BA)</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |                           |
|                                                                               | ▪ Gross Floor Area (GFA)                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                               |                           |
|                                                                               | ▪ Building height                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                               |                           |
|                                                                               | ▪ Site Cover                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                               |                           |
|                                                                               | ▪ Number of car parks                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A                               |                           |
|                                                                               | ▪ Number of storeys                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                               |                           |
|                                                                               | ▪ Number of units                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                               |                           |
|                                                                               | <b>Reconfiguration of Lots</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                   |                           |
|                                                                               | ▪ Number of existing lots                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1                                 |                           |
|                                                                               | ▪ Number of new lots                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 17 Industrial Lots                |                           |
| <b>Application type</b>                                                       | <b>Aspects of Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Type of Approval Requested</b> |                           |
|                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Preliminary Approval</b>       | <b>Development Permit</b> |
|                                                                               | <b>Material Change of Use (MCU)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |                           |
|                                                                               | <b>Reconfiguration of a Lot (ROL)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   | ✓                         |
|                                                                               | <b>Building Work (BW)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                   |                           |
|                                                                               | <b>Operational Work (OW)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                           |
| <b>Categories of Assessment</b>                                               | <b>Impact Assessment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                   |                           |
| <b>Pre-lodgement / Consultation history</b>                                   | Yes – Refer to 'Prelodgement Discussions' in planning report below and attached 'Prelodgement Records.pdf'.                                                                                                                                                                                                                                                                                                                                                                            |                                   |                           |
| <b>Key planning issues e.g. vegetation, waterway corridors, overland flow</b> | Proposed minimum lot sizes less than 6,000m <sup>2</sup> for lots fronting an industrial collector road (proposed Lots 5 – 8 only); Dedication to Council of 4.0921 hectares of open space corridor along Sandy Creek; Stormwater management; Bushfire Management; and Environmental Management.                                                                                                                                                                                       |                                   |                           |
| <b>Referral agencies</b>                                                      | <b>Agency</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Concurrence/ Advice</b>        |                           |

|                                    |                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | N/A                                                                                                                                                                                                                                                                                                                                                 |
| <b>Specialist reports provided</b> | <ul style="list-style-type: none"> <li>Stormwater Management Plan – iCubed Consulting</li> <li>Assessment of Urban Infrastructure - iCubed Consulting</li> <li>Sediment and Erosion Control Plan - iCubed Consulting</li> <li>Bushfire Hazard Assessment - Land and Environment Consultants</li> <li>Bulk Earthworks – iCubed Consulting</li> </ul> |
| <b>Public notification</b>         | Yes                                                                                                                                                                                                                                                                                                                                                 |

## Site Description and Locality (including photos)

### Property Description

|                                  |                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Address of Site</b>           | 84 – 160 Christensen Road South, Stapylton QLD 4207                                                    |
| <b>Real Property Description</b> | Lot 334 on SP193431                                                                                    |
| <b>Area of site</b>              | 25.182 Ha                                                                                              |
| <b>Zone</b>                      | <i>High impact industry zone</i>                                                                       |
| <b>Owner</b>                     | Burnside Developments Pty Ltd A.C.N. 105 562 883<br>Yellowstone Investments Pty Ltd A.C.N. 105 568 465 |

The subject site is comprised of Lot 334 on SP193431 having an area of 25.182 hectares. The land is contained in the *High impact industry zone* under the *Gold Coast City Plan*.

The subject site is irregular in shape and is bisected by Christensen Road South which is an industrial cul-de-sac identified as a distributor road on Council's *Functional road hierarchy map*. Christensen Road South provides access to the Pacific Motorway to the west of the subject site and is unformed to the east of the existing cul-de-sac head. Both sides of the road are fully constructed along the site frontage with concrete kerb and channel and a strip footpath in good condition. Street furniture is limited to street lighting poles with a number of street trees evident along the length of the road.

A detention basin, provided in accordance with previous development approvals, is located in the south-eastern corner of the site. The detention basin features some regrowth vegetation however the remainder of the site has been previously developed or cleared of vegetation with the exception of areas along Sandy Creek at the southern boundary of the site which contains native vegetation.

The site contains the *Proximity@YATALA Industrial Park* which is an expanding industrial estate featuring a range of industrial uses. Currently all existing industrial park developments are located on one lot, being subject Lot 334, with uses including industrial freight services, manufacturing and supply of packaging materials, scaffolding form work specialists, tractor and machinery suppliers, manufacturing of commercial and industrial doors, solar system suppliers and Australia Post parcel depot. A significant portion of the site, in particular on the north-eastern side of Christensen Road South, is currently vacant and has been previously cleared.

The land forms part of the wider Yatala/Stapylton enterprise area. Land immediately to the north of the site contains the Stapylton Landfill Facility with land to the east of the site identified for the future Stapylton Sewage Treatment Plant. Further to the north-east is an established extractive industry. No residential land is located in proximity to the subject site.

Given the industrial zoning of the site, the current improvements on site, the site's location within the wider industrial area and the surrounding land uses, it is envisaged that land in the immediate area will continue to be used for industrial purposes in the long term.

The industrial nature of the locality is illustrated in the photographs of the surrounding locality below.



Figure 1: Site Locality (Source: Google 2017)

### ***Photographs of Subject Site & Surrounds***



Photograph 1: View east along Christensen Road South to the subject Lot 334 on SP193431 containing the existing *Proximity@YATALA Industrial Park*. The subject site is bisected by Christensen Road South which is identified by Council as an industrial collector road.



**Photograph 2: Entrance to the existing *Proximity@YATALA Industrial Park* which is an expanding industrial estate located in the regionally significant Yatala/Stapylton enterprise area.**



**Photograph 3: View along Christensen Road South to the eastern end of Lot 334 on SP193431. Land to the northeastern side of the road is to comprise Stage 2 of the reconfiguration and includes new road to provide access to proposed Lots 11 – 13 and Lots 15 – 17.**



**Photograph 4: View east along Christensen Road South to the existing cul-de-sac head at the eastern end of Lot 334 on SP193431. The detention basin for existing industrial developments is located to the southeastern side of Christensen Road South and is to be retained to provide stormwater management for the proposed reconfiguration.**



**Photograph 5: View west across the Christensen Road South frontage of Stage 2 of the proposed reconfiguration. This area of the site has previously been cleared and is devoid of vegetation.**



**Photograph 6: View north across proposed Stage 2 of the reconfiguration. Land to the north of the site contains the Stapylton Landfill Facility with land to the east identified for the future Stapylton Sewage Treatment Plant.**



**Photograph 7: Existing development on proposed Lot 9 (1.274 hectares) of the reconfiguration. This area of Lot 334 is currently used for the supply of tractor and machinery supply with no changes proposed to the current on-site operations.**



**Photograph 8 and 9: Existing development on proposed Lot 4 (1.198 hectares) of the reconfiguration. This area of the site is currently used by scaffolding formwork specialists with no changes proposed to the current on-site operations.**





**Photograph 10: Existing development on proposed Lot 3 (1.862 hectares) of the reconfiguration. This area of the site is currently used for the supply of manufacture and supply with of packaging materials with no changes proposed to the current on-site operations.**



**Photograph 11: Existing development on proposed Lot 2 (2.308 hectares) of the reconfiguration. This area of the site is currently used by an industrial freight service provider with no changes proposed to the current on-site operations.**



**Photograph 12: Existing industrial development on proposed Lot 8 of the reconfiguration which is to have an area of 5,600m<sup>2</sup>. No changes are proposed to the layout or functioning of the developments including existing site access or on-site manoeuvring arrangements.**



**Photograph 13: Existing development on proposed Lot 7 of the reconfiguration which is to have an area of 2,374m<sup>2</sup>. Proposed Lot 7 is currently used by a provider of telecommunications infrastructure. No changes are proposed to the layout or functioning of the development including existing site access or on-site manoeuvring arrangements.**



**Photograph 14:** Existing development on proposed Lot 6 (3,461m<sup>2</sup>) of the reconfiguration. Proposed Lot 6 is currently used as an Australia Post parcel depot. No changes are proposed to the layout or functioning of the development including existing site access or on-site manoeuvring arrangements.

### Previous Relevant Applications/Site History

The subject site comprises Lot 334 on SP193431 and is contained in the *High impact industry zone* under the *Gold Coast City Plan 2016*.

The site is improved by the *Proximity@YATALA Industrial Park* which features a variety of industrial uses that have been established over time with existing industrial developments located on proposed Lots 2 – 9 in Stage 1 of the reconfiguration and current approval for industrial development on Proposed Lot 1. This approval was granted on 19 December 2012 (Council reference: MCU201200768) with an extension of time to carry out the development approved on 12 December 2016 (Council reference: MCU201601696). This development has not yet been commenced.

It is noted that as part of previous approvals on the site, proposed Lots 1 – 9 have incorporated stormwater management into their designs. It is also noted that land at the south-eastern corner of the lot (shown as common property on the proposed subdivision plans) has been previously developed as detention basin for stormwater management.

### Prelodgement Discussions

A prelodgement meeting was held with Council on 1 August 2017 for the proposed reconfiguration of Lot 334 on SP193431 (Refer attached 'Prelodgement Records.pdf'). The majority of the key issues identified as a result of prelodgement discussions are directly relevant to the proposed reconfiguration as follows:

#### Lot sizes

Council advised that Christensen Road South is an Industrial Collector Street and as such the minimum lot size requirement for subdivision of land is 6,000m<sup>2</sup>. Council preference is for all lots to have areas greater than 4,000m<sup>2</sup>.

**Response:** The majority of lots have a minimum area in excess of 6,000m<sup>2</sup> where fronting Christensen Road South however due to existing industrial developments proposed lots 5 - 8 have reduced areas with lots 6 and 7 having areas below 4,000m<sup>2</sup>. (It is noted that the area of proposed Lot 11 in Stage 2 is also below 6,000m<sup>2</sup> however this lot does not have frontage to Christensen Road South.)

The reduced lot sizes are a direct result of the ad hoc nature of the site and the configuration of existing approved industrial developments on-site. The proposed reconfiguration will not result in any changes to the layout, access or functioning of either existing or approved developments. Furthermore, all proposed lots have been provided with compliant minimum frontages and minimum average lot widths in accordance with the requirements of the *High impact industry zone code*. The proposed lot sizes are discussed in detail in the report below.

### **Open space assessment**

- An Open Space Management Statement is required to be provided in accordance with *Schedule 6.9 City Plan policy – Land Development Guidelines* and *6.10 – Landscape Work Policy*.

**Response:** An Open Space Management Plan is to be prepared in accordance with *SC6.10 City Plan policy – Landscape work* and *6.10 – Landscape Work Policy* for the 4.0921 hectare area of site to be dedicated to Council as public open space and is to incorporate details of the proposed rehabilitation works to be undertaken including the removal of dumped rubbish, weed management, assisted natural regeneration and environmental constraints.

The area of land to be dedicated to Council is located to the rear of existing and approved industrial developments on-site. No changes are proposed to the existing developments, the approved development on proposed Lot 1 or any existing interfaces with the open space corridor and as such the preparation of the open space management plan may be imposed as a condition of approval.

It is important to note that the application is accompanied by the previous Open Space Management Strategy which has been endorsed by Council Officers. This plans shows the extent of rehabilitation works required within the designated open space area.

- A conservation buffer is required to be provided to Sandy Creek with the proposed plans of layout to show the exact area of the buffer.

**Response:** A 4.0921 hectare conservation buffer area to Sandy Creek has been shown on the proposed plans of layout and is to be transferred to Council for open space purposes.

- A 4m wide access easement is required to be provided extending from Christensen Road South to the public open space (buffer) area.

**Response:** A 4m wide access easement has been provided along the western boundary of the common property detention basin at the south-eastern corner of the site to facilitate access from Christensen Road South to the proposed open space area along Sandy Creek.

### **Hydraulics and Water Quality**

- Compliance with Council's *Healthy waters code* is required to be demonstrated through the submission of a stormwater quantity and quality management plan prepared by a Registered Professional Engineer Queensland.

**Response:** A Stormwater Management Plan has been prepared for the site by icubed consulting and accompanies the reconfiguration of a lot application. The stormwater plan confirms the adequacy of stormwater measures to be incorporated into the civil works in accordance with Council requirements and the Sate Planning Policy. (Refer attached 'Stormwater Management Plan.pdf').

- An Erosion and Sediment Control Plan is required to be prepared in accordance with *Schedule 6.9 City Plan policy – Land Development Guidelines* and the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008).

**Response:** A Sediment and Erosion Control Plan with accompanying sediment and erosion control details has been prepared for the site by icubed consulting and accompanies the reconfiguration of a lot application. (Refer attached 'Sediment and Erosion Control Plan.pdf').

### **Bushfire Management**

The site is identified on the *Bushfire hazard overlay map* and as such written assessment from a bushfire management consultant is required confirming the site's location in a potential bushfire hazard area with the subsequent preparation of a Bushfire management plan addressing compliance with the *Bushfire hazard overlay code* where assessment is triggered.

#### **Response:**

A site-based bushfire hazard assessment has been prepared for the proposal by Land and Environment Consultants (LEC) in accordance with the requirements of the *Gold Coast City Plan*. The report confirms the site is affected by potential impact buffer area and demonstrates that the proposed reconfiguration of the site is in compliance with the relevant outcomes of the *Bushfire hazard overlay code*. (Refer attached 'Bushfire Hazard Assessment' pdf).

### **Environmental Planning**

The subject site is located adjacent to Sandy Creek with Council mapping indicating the site contains areas of regulated, medium value and general value vegetation, a watercourse and mapped koala habitat and state significance species habitat.

**Response:** The areas of the site identified as containing matters of environmental significance are limited to areas along Sandy Creek at the southern boundary of the site. These areas are to be protected through the dedication of 4.0921 hectares of land along Sandy Creek to Council for open space 'conservation buffer' purposes. No clearing of native vegetation is proposed and it is intended that the proposed open space land be rehabilitated through the removal of dumped rubbish, weed management and assisted natural regeneration to be detailed in the proposed Open Space Management Plan.

## **Detailed Description of Proposal**

The proposed development is for the Reconfiguration of a Lot (Development Permit) on land at 84 - 160 Christensen Road South, Stapylton. The proposal represents a Standard Format subdivision of the existing lot, having a total area of 25.182 hectares, to be carried out over two (2) stages and comprising seventeen (17) industrial lots, common property, new road and one (1) open space 'conservation buffer' lot to be dedicated to Council.

Specifically, the proposed reconfiguration of existing Lot 334 on SP193431 involves the following:

- creation of seventeen (17) standard format industrial lots ranging between 2,374m<sup>2</sup> and 3.304 hectares in area;
- provision of 1.8525 hectares of common property in two separate areas being 853m<sup>2</sup> on the northern side of Christensen Road South at the entrance to the estate and a 1.7672 hectare detention basin (existing) at the south-eastern corner of the site.
- dedication to Council of 4.0921 hectares of land, shown as proposed Lot 100 'conservation buffer', along the majority of the southern boundary of the site to Sandy Creek for open space purposes;
- provision of a 4m wide access easement (Easement A) from Christensen Road along the western boundary of the proposed common property detention basin to provide access to the open space land along Sandy Creek; and
- the construction of new road (total area 6,179m<sup>2</sup>) being an industrial cul-de-sac to facilitate access to Stage 2 of the development.

It is intended the reconfiguration be carried out in two (2) stages with proposed lot dimensions and existing uses on the proposed sites detailed below.

**Table 1: STAGE 1**

| Lot Number | Lot Size            | Frontage | Existing Use                                                       |
|------------|---------------------|----------|--------------------------------------------------------------------|
| 1          | 3.304 ha            | 73.968m  | Vacant (industrial development approval MCU201200768/MCU201601696) |
| 2          | 2.303ha             | 95.713m  | The Cameron Group                                                  |
| 3          | 1.862ha             | 94.5m    | Pro-Pac Packaging Ltd                                              |
| 4          | 1.198ha             | 90.152m  | Waco Kwikform Ltd                                                  |
| 5          | 4,553m <sup>2</sup> | 47.529m  | True Value Solar                                                   |
| 6          | 3,461m <sup>2</sup> | 95.993m  | Australia Post Parcel Delivery Centre                              |
| 7          | 2,374m <sup>2</sup> | 66.106m  | QC Communications P/L                                              |
| 8          | 5,600m <sup>2</sup> | 131.797m | Arco Architectural Systems Qld P/L                                 |
| 9          | 1.274 ha            | 154.894m | PFG Australia                                                      |
| 99         | 7.698 ha            | 346.09m  | Vacant balance lot – Stage 2                                       |
| 100        | 4.0921ha            | N/A      | Conservation buffer/public open space                              |

**Table 2: STAGE 2**

| Lot Number | Lot Size            | Frontage                                    | Existing Use |
|------------|---------------------|---------------------------------------------|--------------|
| 10         | 6,000m <sup>2</sup> | 92.529m                                     | Vacant       |
| 11         | 5,431m <sup>2</sup> | 57.338m                                     | Vacant       |
| 12         | 6,293m <sup>2</sup> | 70.141m & 77.998m<br>(excluding truncation) | Vacant       |
| 13         | 6,230m <sup>2</sup> | 82.505m & 59.74m<br>(excluding truncation)  | Vacant       |
| 14         | 7,500m <sup>2</sup> | 71.802m                                     | Vacant       |
| 15         | 1.097 ha            | 84.527m                                     | Vacant       |
| 16         | 1.235 ha            | 91.134m                                     | Vacant       |
| 17         | 1.604 ha            | 91.134m                                     | Vacant       |

#### Proposed Lot Sizes

The subject site is located in the *High impact industry zone*. Whilst the site is identified on Council's *Minimum lot size overlay map* as requiring minimum lot sizes of 4,000m<sup>2</sup>, Table 5.6.1: *Reconfiguring a lot* requires minimum lot sizes of 6,000m<sup>2</sup> in the *High impact industry zone* where access is proposed from an industrial collector road. In this instance Christensen Road South has been identified by Council as an industrial collector road and as such any proposed lot with frontage to Christensen Road South is required to have a minimum area of 6,000m<sup>2</sup>.

In accordance with this requirement all proposed new lots in Stage 2 with frontage to Christensen Road South have been provided with areas in excess of the required 6,000m<sup>2</sup> minimum. It should be noted that whilst proposed Lot 11 has an area less than 6,000m<sup>2</sup>, being 5,431m<sup>2</sup>, this lot does not have frontage to Christensen Road South and provides a site area in excess of the required 4,000m<sup>2</sup> minimum required for the site in accordance with Council's *Minimum lot size overlay map*.

With respect to Stage 1 of the reconfiguration, as shown in Table 1 above, proposed Lots 1 – 4, 9 and 99 have been provided with areas greater than 6,000m<sup>2</sup> whilst proposed Lots 5 – 8 have areas less than 6,000m<sup>2</sup>. It is noted that proposed Lots 5 and 8 have been provided with areas in excess of 4,000m<sup>2</sup>.

It is reiterated that whilst land included in Stage 2 of the proposed development is currently vacant and cleared, land included in Stage 1 has previously been developed for industrial purposes. As

such, the reduced lot sizes for proposed Lots 5 - 8 of Stage 1 are a direct result of the configuration of existing developments on-site as well as the ad hoc nature of the site. With respect to the reduced lot sizes it is important to note that the proposed subdivision will not result in any changes to the layout or functioning of the existing or approved developments on the proposed lots with no changes to site access or on-site manoeuvring proposed. Consequently, the proposed reconfiguration will not result in a reduction of, or alterations to, the existing efficiencies and effectiveness of current on-site operations in accordance with the *High impact industry zone code*.

Furthermore, with respect to lot design, all lots in both stages of the proposed reconfiguration are provided with compliant minimum street frontage widths substantially in excess of the 25m minimum as well as compliant minimum average lot widths of 25m in accordance with the requirements of the *High impact industry zone code*.

The proposed subdivision layout has been designed to minimise the number of new undeveloped lots in the estate with a frontage or access to Christensen Road South. This has been achieved through the provision of a new industrial cul-de-sac off Christensen Road South to facilitate access to Stage 2 of the development. As a result, proposed Lots 11 and 15 - 17 are to be accessed directly via the new road with proposed Lots 12 and 13 being corner lots having frontage to both the new road and Christensen Road South.

Given the limited number of new vacant lots to achieve direct access to Christensen Road South, all of which are in excess of the required 6,000m<sup>2</sup> minimum lot size, it is not anticipated that the proposed subdivision will have a detrimental impact on the functioning, efficiency or safety of the industrial collector road in either its current form or at such future time as the unformed portion of Christensen Road South is constructed.

#### Road Layout, Access and Servicing

With respect to access, all access to the proposed lots in Stage 1 of the development is to be provided from Christensen Road South. As noted above the proposed subdivision will not result in any changes to the existing site access, layout, functioning or on-site manoeuvring areas of the existing or approved developments in Stage 1.

In regards to Stage 2 of the proposal, as previously mentioned, it is proposed to construct a new industrial cul-de-sac to provide access for proposed Lots 11 - 13 and Lots 15 - 17. Proposed Lots 10 and 14 in Stage 2 are to achieve access from Christensen Road South and as previously mentioned have been provided with lot areas in excess of the required 6,000m<sup>2</sup> minimum. It is also noted that the proposed new road, including the cul-de-sac head, will be constructed to required industrial road standards and is to be designed in accordance with the requirements of SC6.9 City Plan policy – Land development guidelines.

Overall, the proposed layout of the subdivision creates a total of four additional vacant lots in Stage 2 with frontage to Christensen Road South with two of these lots located on the corner of the proposed new road. As such, the design of the layout ensures there will be no detrimental impact on the road network, including the future functioning of Christensen Road South following the potential future construction of the unformed portion of Christensen Road South to the east of the existing cul-de-sac head.

It is reiterated that no changes are proposed to the existing access arrangements for the industrial developments in the estate, including the approved industrial development on proposed Lot 1. As such the proposed subdivision layout will not result in any impacts on the continuation of current servicing arrangements for all existing developments on the site. In addition, as all proposed lots meet the minimum street frontage and average lot widths, compliant on-site servicing can be accommodated in subsequent industrial developments on the proposed new lots.

#### Stormwater Management

A Stormwater Management Plan (SWMP) has been prepared by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) which addresses stormwater management for the proposed subdivision. The SWMP has been prepared in accordance with the relevant requirements of the *Gold Coast City Plan*, the State Planning Policy, Water Sensitive Urban Design Guidelines for South East

Queensland, the Environmental Protection Act 1994 and the Environmental Protection (Water) Policy 1997. The key findings of the report include:

- the existing industrial developments on proposed Lots 2 - 9 within Stage 1 of the proposed reconfiguration have previously incorporated stormwater quality in their development designs, whilst proposed Lot 1 has an existing industrial development approval (MCU201200768/MCU201601696) which also provides for site specific stormwater quality;
- stormwater quality during the construction phase of the development should be addressed in an Erosion and Sediment Control Plan (In this regard a Sediment and Erosion Control Plan has been prepared by icubed consulting dated 26/10/2017 - Refer attached 'Sediment and Erosion Control Plan' pdf);
- the bioretention basin will adequately treat the identified pollutants associated with stormwater runoff and will satisfy the water quality objectives for both stages of the development subject to the use of the existing stormwater quality improvement devices, being the existing gross pollutant traps and the wetlands area (5,500m<sup>2</sup>);
- no water quantity is required during Stages 1 or 2 of the works as the existing wetland/detention system adequately caters for the whole development ; and
- existing easement F on SP193431 has previously been granted for overland stormwater runoff however it has been demonstrated that there is no upstream catchment. It is therefore proposed that this easement be relinquished by Council.

Refer to the attached Stormwater Management Plan ('Stormwater Management Plan' pdf) for further detail.

#### Infrastructure

An Assessment of Urban Infrastructure Report has been prepared by icubed consulting (Ref 17-209.01 dated 17/09/2017). The report provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates that the proposal is able to be adequately serviced with respect to water and sewer reticulation, flooding, electricity, earthworks and stormwater, power and communications. As such, the proposed lots are capable of being provided with all necessary urban services with no impediments to connection with existing infrastructure networks. (Refer to attached 'Urban Infrastructure Report' pdf).

It is important to note that the existing sewer pump station will continue to service the industrial estate with this area to remain in common property. This ensures the maintenance of the pump station will be managed by the body corporate under the Community Title Scheme (CTS). Whilst no further written advice was received from Gold Coast Water, no issues were raised with this engineering solution during the prelodgement meeting with Council Officers.

#### Proposed Bulk Earthworks

As a result of the existing and approved on-site developments, existing detention basin and proposed 'conservation buffer' in Stage 1 of the proposed reconfiguration, bulk earthworks are proposed for Stage 2 of the proposal only. Accordingly a concept bulk earthworks layout plan has been prepared by icubed consulting engineers detailing the extent of the proposed cut and fill across the subject site. (Refer to the attached 'Concept Bulk Earthworks Layout Plan', Drawing No. 200 and 'Earthworks Sections', Drawing No. 201, both dated 12/10/2017). Details of the proposed retaining walls in Stage 2 of the proposal have also been provided on the accompanying Typical Retaining Wall Details Dwg. No. C202A dated 25/10/17.

In addition, as mentioned in the report above, a Sediment and Erosion Control Plan with accompanying sediment and erosion control details has been prepared by icubed consulting dated 26/10/2017 - Refer attached 'Sediment and Erosion Control Plan' pdf.)

It is noted that whilst minor areas of the site are identified on the *Landslide hazard overlay map* as containing limited areas of moderate landslide hazard, these areas are located in the proposed conservation buffer and existing detention basin where no development or cut and fill is proposed to be carried out.

### Open Space

It is proposed to dedicate an area of 4.0921 hectares along the southern boundary of the site to Sandy Creek to Council for public open space and conservation purposes. In addition, a 4m wide access easement extending from Christensen Road South to the proposed open space area has been provided along the western boundary of the common property detention basin to facilitate access to the area.

It is intended that an open space management plan be prepared in accordance with SC6.10 *City Plan policy – Landscape work* and 6.10 – *Landscape Work Policy* for the 4.0921 hectare area incorporating details of the proposed rehabilitation works to be undertaken including the removal of dumped rubbish, weed management, assisted natural regeneration and environmental constraints.

It is noted that the area of land to be dedicated to Council is located to the rear of existing and approved industrial developments on-site. No changes are proposed to the existing industrial developments, the approved industrial development on proposed Lot 1 or any existing interface areas to Sandy Creek and as such the preparation of the open space management plan may be imposed as a condition of approval.

It is important to reiterate that the application is accompanied by the previous Open Space Management Strategy which has been endorsed by Council Officers. This plan shows the extent of rehabilitation works required within the designated open space area.

### Environmental Issues

Whilst the majority of the subject site contains industrial development or has been cleared of vegetation, areas along Sandy Creek are mapped as containing areas of Environmental significance including:

- Matters of state environmental significance - State significant species and Koala habitat areas;
- Matters of state and local environmental significance - Vegetation management; and
- Matters of local environmental significance – watercourse and minor watercourse line.

The identified areas of environmental significance are limited to areas along Sandy Creek at the southern boundary of the site and are to be protected through the dedication of 4.0921 hectares of land in this area to Council for open space 'conservation buffer' purposes. No changes are proposed to the existing interface with the open space corridor and no clearing of native vegetation is proposed. Further, as noted above, it is intended that the proposed open space land be rehabilitated through the removal of dumped rubbish, weed management and assisted natural regeneration to be detailed in the proposed Open Space Management Plan.

### Bushfire Management

The subject site is affected by the *Bushfire hazard overlay* with land along the eastern boundary of the site identified on Council's mapping as being included in the *Potential bushfire impact buffer* area. As such a Bushfire Hazard Assessment has been prepared for the proposal by Land and Environment Consultants (LEC) in accordance with the requirements of the *Gold Coast City Plan* Bushfire management plans policy.

The report confirms the site is affected by potential impact buffer area and is subject to compliance with the relevant outcomes of the *Bushfire hazard overlay code*. The key recommendations of the report include the following:

- Industrial uses involving the manufacture or storage of hazardous material in bulk are to be excluded from the potential impact buffer area on proposed lots 14, 16 and 17 and part of lots 13 and 15;
- Future development on the proposed lots will be for industrial purposes which are not subject to the bushfire requirements under the *Australian Standard for the Construction of Buildings in Bushfire Prone Areas* (AS 3959-2009). Notwithstanding, all future development is required to comply with applicable fire resistance and evacuation requirements;
- Any fencing and retaining walls are to be constructed with non-combustible materials with landscaping designed to ensure plantings do not exacerbate bushfire hazard;

- The road design provides access for fire-fighting and other emergency vehicles, and will meet the relevant design criteria in SC6.9 City plan policy - Land development guidelines;
- The proposed development will be connected to reticulated water in accordance with the design criteria in SC6.9 City plan policy - Land development guidelines; and
- Fire-fighter water supply and fire hydrants will be provided in accordance with the Queensland Fire and Emergency Services guideline, *Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots 20156*.

In reference to the recommendations to restrict certain activities within the potential impact buffer identified over proposed Lots 14, 16 and 17, such a requirement can form part of a subsequent statutory covenant for each lot and therefore may be conditioned accordingly.

Refer to the attached Bushfire Hazard Assessment report ('Bushfire Hazard Assessment' pdf) for further detail.

## Planning Act 2016 Requirements

### Development Application Details

| Type of Development        | Code Assessment      |                    | Impact Assessment    |                    |
|----------------------------|----------------------|--------------------|----------------------|--------------------|
|                            | Preliminary Approval | Development Permit | Preliminary Approval | Development Permit |
| Material Change of Use     |                      |                    |                      |                    |
| Reconfiguring a Lot        |                      |                    |                      | ✓                  |
| Operational Work           |                      |                    |                      |                    |
| Building Work              |                      |                    |                      |                    |
| Plumbing and Drainage Work |                      |                    |                      |                    |

### Relevant Sections Planning Act 2016

The following sections of the *Planning Act 2016* are relevant to this application:

- 45(5)** *An impact assessment is an assessment that –*
- (a) must be carried out –*
    - (i) against the assessment benchmarks in a categorising instrument for the development; and*
    - (ii) having regard to any matters prescribed by regulation for this subparagraph; and*
  - (b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

In regard to the prescribed regulation, being the *Planning Regulation 2017*, the following sections apply in the assessment of this application:

### Section 30 – Assessment Benchmarks generally

- (1) For section 45(5)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*
  - (a) the assessment benchmarks stated in—*
    - (i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*

**(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and**

**(iii) a temporary State planning policy applying to the premises;**

**(b) if the development is not in a local government area-any local planning instrument for a local government area that may be materially affected by the development;**

**(c) if the local government is an infrastructure provider—the local government's LGIP.**

**(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.**

### **State Planning Policy**

Part 2 *State planning provisions* of the *Gold Coast City Plan* Version 4 identifies that all aspects of the state planning policy have been appropriately integrated into the City Plan with the exception of *Natural hazards, risk and resilience (coastal hazards)*.

Notwithstanding, in this instance as the proposal is for subdivision on land with an area in excess of 2,500m<sup>2</sup> resulting in the creation of more than six (6) lots, compliance with the water quality objectives of the State Planning Policy have been considered in addition to Council's stormwater requirements, planning scheme policies and guidelines. For compliance with the requirements of the State Planning Policy, please refer to the Stormwater Management Plan prepared by icubed consulting (Refer 'Stormwater Management Plan' pdf).

### **ShapingSEQ - South East Queensland Regional Plan 2017**

The subject site is identified within the *Urban Footprint* designation of the *ShapingSEQ South East Queensland Regional Plan 2017*. Land within the *Urban Footprint* is intended to accommodate the full range of normal urban uses, such as housing, industry, business, infrastructure, community facilities and urban open spaces. As such the use does not conflict with the Plan.

### **Referral Agencies**

There are no referral agencies triggered in the assessment of this application. It is noted that whilst the site is identified as containing Regulated Vegetation (Category B area – Remnant vegetation) all identified vegetation is located within the proposed open space conservation buffer area or the existing detention basin along the southern boundary of the site to Sandy Creek. No clearing is proposed in these areas.

It is also noted that as the subject site is not included in the '*Priority Koala Assessable Development Area*' on the *South East Queensland Koala Conservation State Planning Regulatory Provisions Assessment Development Area* maps, assessment against the koala habitat area development provisions of the Planning Regulation 2017 is not required.

## **Categories of Development and Assessment**

### **Application Process – Impact Assessment**

The zoning for this site is *High impact industry zone* under the *Gold Coast City Plan*. Section 5.6 *Categories of Development and Assessment – Reconfiguring a lot*, specifically Table 5.6.1, identifies that where reconfiguring a lot in the *High impact industry zone* and access is proposed from an industrial collector road the resultant lots are to have a minimum area of 6,000m<sup>2</sup>. In this instance Christensen Road South has been identified as an industrial collector road with access proposed to newly created lots which have areas less than the prescribed 6,000m<sup>2</sup>. As such the proposed subdivision does not meet the specified requirements and impact assessment is triggered.

Therefore, this application is to be assessed using the impact assessment procedures of the *Planning Act 2016* and the *Development Assessment Rules (DA Rules)*.

This application will require public advertising for 15 business day and any submitters are entitled to appeal rights.

## Planning Scheme Assessment

### ***Relevant Sections of Gold Coast City Plan***

The following sections of *Gold Coast City Plan* are relevant to this application:

Section 5.3.3(5) requires that impact assessable development:

***(a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column;***

***(b) is to be assessed against any assessment benchmarks for the development identified in Part 4, Division 4, Subdivision 1 & 2 of the Regulation.***

The application has been assessed against the applicable identified assessment benchmarks and accords with the relevant overall outcomes, acceptable outcomes and where applicable performance outcomes as discussed below.

### ***Strategic Framework***

The subject site forms part of the 'Industry and Business Area' identified on the *Gold Coast City Plan Strategic Framework Map 2 – settlement pattern* and the 'General industry' area on *Strategic Framework Map 5 – focus areas for economic activity* with the proposed reconfiguration of the existing *High impact industry* zoned land considered to be consistent with the strategic intent of the City Plan Strategic framework as set out below.

### ***Strategic Intent***

The strategic intent for the Gold Coast City, set out in *Part 3 Strategic Framework* of the City Plan, acknowledges the importance of a '*strong and diverse economy*' with Section 3.2.3 - *Globally competitive economy* including the following:

*The City Plan will protect existing business and economic areas and provide capacity for expansion and growth of business and economic development and investment into the city by:*

***(d) supporting increased business, new industries and tourism uses in appropriate places and keeping regulation in these places to a minimum.***

### ***Response:***

The proposed reconfiguration of the existing industrial zoned land is considered to be consistent with the strategic intent of the *Gold Coast City Plan* strategic framework in that it will provide for additional industrial zoned lots in an established industrial area. The land is included in the *High impact industry zone* and is improved by the existing *Proximity@YATALA Industrial Park* and forms part of the wider strategically identified Yatala/Stapylton enterprise area. The site features established industrial uses and is well located with Christensen Road South identified as an industrial collector road providing direct access to arterial roads and the Pacific Motorway. The site is located in an appropriate place being surrounded by non-residential uses including the Stapylton Landfill Facility to the north, the future Stapylton Sewage Treatment Plant to the east and an established extractive industry further to the north-east with no residential land located in proximity to the subject site.

### ***Strengthening and Diversifying the Economy - Strategic Outcomes***

To achieve the strategic intent of the City Plan *Section 3.2.4* sets out the strategic framework structure which provides six (6) city shaping themes. Given the subject site is identified as industrial zoned land within a wider industrial area *Theme 3: Strengthening and diversifying the economy* is relevant to the proposal. In this regard *Section 3.5.1* sets out the following relevant strategic outcome:

- (5) *Industry and business areas, like specialist centres, are major locations for specialised employment and visually attractive investment and production activity and provide a reasonable level of amenity.*

**Response:**

The proposed reconfiguration is consistent with this intent with the proposal creating new industrial lots within the existing Yatala/Stapylton enterprise area. The site is located within an established and developing industrial park and will positively contribute to the continued consolidation of this area and to the provision of increased employment opportunities. Existing and future amenity of the area will be enhanced by the provision of lots with sufficient area to readily accommodate industrial developments including the appropriate provision of on-site manoeuvring, servicing, parking and landscaping areas. In addition, the proposal provides for the dedication to Council of a 4.0921ha conservation buffer along the southern boundary of the site to Sandy Creek for public open space purposes.

**Strengthening and Diversifying the economy - Element – Industry and Business Area**

The following specific outcomes in Section 3.5.2.1 of the Industry and Business Area Element are relevant to the proposed reconfiguration:

- (1) *Industry and business areas support single use or concentrations of related economic activities and are locations for major employment, investment and production activity. The orderly, sequenced, consolidated and attractive growth of these locations maximises economic advantage and public and private investment. Industry and businesses are categorised as:*
- (a) *business areas;*
  - (b) *general industry areas, including the regionally significant Yatala/Stapylton area; and*
  - (c) *marine industry areas.*

**Response:**

It is reiterated that the proposed reconfiguration results in the creation of new industrial lots within the regionally significant Yatala/Stapylton enterprise area. The subject site is included in the *High impact industry zone* and contains the *Proximity@YATALA Industrial Park* with the proposed reconfiguration providing for the orderly and continued development of the immediate area.

- (8) *General industry areas support a range of industrial activities, including manufacturing, processing, repair and storage. They are categorised as low impact industry areas, medium impact industry areas and high impact industry areas. They are visually attractive and provide an acceptable level of amenity. Low impact industry areas can be adjacent to residential neighbourhoods to act as a buffer to medium impact industry areas and high impact industry areas.*

**Response:**

As detailed above the proposed reconfiguration results in the creation of additional industrial lots within the established Yatala/Stapylton enterprise area. The subject site is included in the *High impact industry zone* with the proposal providing for the orderly and continued development of the *Proximity@YATALA Industrial Park*. The existing established industrial uses on-site are to remain in their current or approved format with the proposal creating lots for the development of new industrial activities on the northern side of Christensen Road South on land that has been previously cleared and is devoid of vegetation.

- (11) *Parts of the Yatala/Stapylton enterprise area and Reedy Creek industrial area are suitable for major manufacturing and processing operations. These areas are protected from incompatible activities (including encroachment of sensitive uses) so that high impact industry uses may continue to be accommodated within the city.*

**Response:**

The proposed subdivision of the existing *High impact industry* zoned land will contribute positively to the continued consolidation of the Yatala/Stapylton enterprise area as well as provide for increased employment opportunities in the area. The site is well located with Christensen Road South identified as an industrial collector road and providing direct access to arterial roads and the Pacific Motorway. The site is surrounded by non-residential uses including the Stapylton Landfill Facility to the north, the future Stapylton Sewage Treatment Plant to the east and an established

extractive industry further to the north-east. No residential land is located in proximity to the subject site.

### **High Impact Industry Zone Code**

The site is included in the *High impact industry zone*. As such assessment against the purpose and overall outcomes of the *High impact industry zone code* are applicable.

The overarching purpose of the Code is to 'provide for High impact industry uses.' It is intended that the purpose of the code be achieved through the overall outcomes set out in the code. In this instance the proposed development is considered to be in compliance with the overall outcomes of the *High impact industry zone code* with the proposed development providing for the creation of additional industrial lots in an established industrial area as demonstrated below.

| Overall Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Does the proposal meet the overall outcome?                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(a) Land uses -</p> <ul style="list-style-type: none"> <li>(i) Include a wide range of industrial activities which are appropriately located away from sensitive land uses, such as high impact industry, medium impact industry, marine industry, low impact industry, warehouses, research and technology and bulk garden supplies;</li> <li>(ii) Which are industry based and have the potential for significant amenity impacts may be considered, these include aquaculture and renewable energy facilities;</li> <li>(iii) Include a limited range of complementary uses that support the immediate industrial area such as service stations, food and drink outlets and hardware and trade supplies;</li> <li>(iv) That may not be appropriate in other areas due to their scale and nature will be considered providing they do not compromise the short or long-term use of the zone for industrial activities. These include crematoriums, intensive horticulture, wholesale nurseries, animal keeping, intensive animal industries, rural industries, parking stations and transport depots;</li> <li>(v) Include brothels;</li> <li>(vi) That are incompatible and have potential to compromise the industrial operation of the zone such as sensitive land uses are not supported; and</li> <li>(vii) Include special industry uses in very limited circumstances.</li> </ul> | <p>The proposed development is for the reconfiguration of a lot only. It is noted however that the proposed reconfiguration results in the creation of new industrial lots within the regionally significant Yatala/Stapylton enterprise area and provides for the orderly and continued development of the existing high impact industry area.</p> <p><b>Not Applicable.</b></p> |
| <p>(b) Character consists of</p> <ul style="list-style-type: none"> <li>(i) Land with the largest separation from sensitive land uses, occupied by functional industrial buildings;</li> <li>(ii) Legible and attractive streetscapes with wide streets that provide easy site access; and</li> <li>(iii) Extensive landscaping where adjoining non-industrial uses and transport corridor.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The proposed development is for the reconfiguration of a lot only.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                           |
| <p>(c) Built form –</p> <ul style="list-style-type: none"> <li>(i) Is of a height that is consistent with the surrounding industrial development and allows for a flexible range of large scale industrial activities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The proposed development is for the reconfiguration of a lot only.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                           |
| <p>(d) Lot design –</p> <ul style="list-style-type: none"> <li>(i) Allows for the efficient operation of high impact industrial activities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The subject site contains the <i>Proximity@YATALA Industrial Park</i> and is located within the strategically identified Yatala/Stapylton enterprise area. The site features established industrial uses on proposed Lots 2 - 9 with an approved industrial development to be located on proposed Lot 1.</p>                                                                   |

| Overall Outcomes                                                              | Does the proposal meet the overall outcome?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                               | <p>The proposed reconfiguration of the site provides for lot areas and dimensions to cater for efficient high impact industrial activities as follows:</p> <ul style="list-style-type: none"> <li>all proposed lots in Stage 2 of the reconfiguration have been provided with areas in excess of the required 6,000m<sup>2</sup> minimum where fronting Christensen Road South;</li> <li>proposed Lots 1 - 4, 9 and 99 in Stage 1 of the reconfiguration have been provided with areas in excess of the required 6,000m<sup>2</sup> minimum;</li> <li>reduced lot sizes are proposed for Lots 5 – 8 of Stage 1 of the reconfiguration as a direct result of the configuration of existing developments on-site as well as the ad hoc nature of the site;</li> <li>no changes are proposed to the layout or functioning of the existing developments on proposed Lots 5 -8 with no alterations to the existing site access or on-site manoeuvring arrangements proposed. As such the proposed reconfiguration will not result in a reduction of the existing efficiencies and effectiveness of current on-site operations;</li> <li>all lots in both stages of the proposed reconfiguration are provided with compliant minimum street frontage widths substantially in excess of the 25m minimum as well as compliant minimum average lot widths of 25m;</li> <li>the proposed subdivision layout has been designed to minimise the number of new undeveloped lots in the estate with a frontage or access to Christensen Road South to ensure the proposed subdivision will not have a detrimental impact on the functioning, efficiency or safety of the industrial collector road in either its current form or at such future time as the unformed portion of Christensen Road South is constructed.</li> </ul> <p>Overall the proposed subdivision design ensures the proposed lots are able to provide for the efficient operation of high impact industrial uses in accordance with the overall outcomes for the for the code. This is demonstrated in detail in the assessment against the <i>High impact industry zone code</i> provided in the attached 'Appendix 1 - Code Compliance Statement' pdf.</p> |
| (e) Variations in the zone are –<br>(i) Future high impact industry precinct. | <p>The subject site is not located in the Future high impact industry precinct.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### Other Development Codes

Part 5 Tables of Assessment of the *Gold Coast City Plan*, in particular Table 5.6.1: *Reconfiguring a lot*, identifies that the proposed impact assessable development is subject to assessment against the following *Other development codes* where applicable:

- Reconfiguring a lot code;
- Fire services in developments accessed by common private title code;
- General development provisions code;
- Healthy waters code;
- On-site sewerage facilities code;
- Vegetation management code; and
- Social and health impact assessment code.

It is noted that assessment against the *Social and health impact assessment code* is triggered under Table 5.6.1 however Section 9.4.11.1 of the *Social and health impact assessment code* sets out instances where assessment against the code is not applicable. In particular, the code is only applicable to an industrial subdivision where more than thirty (30) lots are created and as the proposal involves seventeen (17) lots only, assessment against the code is not triggered.

Compliance with the relevant acceptable outcomes and where relevant the performance outcomes of the identified codes is demonstrated in accompanying 'Appendix 1 - Code Compliance Statement' pdf.

### **Reconfiguring a Lot Code**

The proposed development is for the reconfiguration of a lot and as such assessment against the purpose and overall outcomes of the *Reconfiguring a lot code* are applicable.

The overarching purpose of the *Reconfiguring a lot code* is to 'ensure that the reconfiguring a lot lays the lot foundations for high-quality urban design that supports the outcomes for the zone and is sensitive to the environment, topography and landscape features.' It is intended that the purpose of the code be achieved through the overall outcomes set out in the code. The following demonstrates that the proposed reconfiguration is consistent with this intent and the overall outcomes of the code.

| Overall Outcomes                                                                                                                                                                            | Does the proposal meet the overall outcome?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) Large subdivisions provide a range of lot sizes to accommodate for different development expected in the zone.                                                                          | <p>The proposed development is for the creation of seventeen (17) industrial lots within the existing, established <i>Proximity@YATALA Industrial Park</i> which is included in the <i>High impact industrial zone</i> and as such a range of lot sizes is not required to be provided.</p> <p>It is however noted that with respect to the proposed lot sizes Table 5.6.1: <i>Reconfiguring a lot</i> requires minimum lot sizes of 6,000m<sup>2</sup> in the <i>High impact industry zone</i> where access is proposed from an industrial collector road. In this instance Christensen Road South has been identified by Council as an industrial collector road and as such any proposed lot with frontage to Christensen Road South is required to have a minimum area of 6,000m<sup>2</sup>.</p> <p>As detailed in the planning report above, all proposed new lots in Stage 2 with frontage to Christensen Road South have been provided with areas in excess of the required 6,000m<sup>2</sup> minimum. With respect to Stage 1 of the reconfiguration, proposed Lots 1 – 4, 9 and 99 have been provided with areas greater than 6,000m<sup>2</sup> whilst proposed Lots 5 – 8 have areas less than 6,000m<sup>2</sup>.</p> <p>The reduced lot sizes are a direct result of the ad hoc nature of the site and the configuration of existing approved industrial developments on-site. The proposed reconfiguration will not result in any changes to the layout, access or functioning of both the existing and approved developments. In addition it is noted that all proposed lots have been provided with compliant minimum frontages and minimum average lot widths in accordance with the requirements of the <i>High impact industry zone code</i>. As such lot sizes have been provided to accommodate existing and future industrial developments expected in the <i>High impact industrial zone</i>.</p> <p><b>Overall Outcome met.</b></p> |
| (b) Reconfiguring a lot allows for increased yields in close proximity to public transport, retail, commercial, community and recreation facilities.                                        | <p>The proposed development is for industrial lots only in an established high impact industrial area.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (c) The size and configuration of a small lot is able to accommodate a dwelling house that is compliant with the <i>Small lot housing (infill focus) code</i> and the applicable zone code. | <p>The proposed development is for industrial lots only in an established high impact industrial area.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (d) Reconfiguring a lot results in safe and interconnected                                                                                                                                  | <p>The proposed development is for an industrial subdivision</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Overall Outcomes                                                                                                                                                                                                                    | Does the proposal meet the overall outcome?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| streets that promote the use of public transport, walking and cycling.                                                                                                                                                              | located in an established high impact industrial park. Notwithstanding, it is noted that Christensen Road has a minimum carriageway width in excess of 10m which is capable of supporting a bus route following the potential future construction of the unformed portion of Christensen Road South to the east of the existing cul-de-sac head. It is noted that a concrete strip footpath has previously been provided along both sides of Christensen Road South for pedestrian purposes.<br><br><b>Overall Outcome met.</b>                                                                                                                                                                                                                                                                                            |
| (e) Reconfiguring a lot within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections. | The subject site is not located within the Coomera Town Centre.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (f) Reconfiguring a lot results in lot configuration and orientation to facilitate climatically responsive site design.                                                                                                             | The proposed development is for the creation of seventeen (17) industrial lots within the existing established <i>Proximity@YATALA Industrial Park</i> .<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| (g) Reconfiguring a lot takes into account the physical, environmental and infrastructure constraints, creating lots that respond to the natural topography of the land by minimising the extent of earthworks required.            | As a result of the existing and approved on-site developments, existing detention basin and proposed 'conservation buffer' in Stage 1 of the proposed reconfiguration, bulk earthworks are proposed for Stage 2 of the proposal only. A concept bulk earthworks layout plan has been prepared by icubed consulting engineers detailing the extent of the proposed cut and fill across the subject site. (Refer to the attached 'Concept Bulk Earthworks Layout Plan', Drawing No. 200 and 'Earthworks Sections', Drawing No. 201, both dated 12/10/2017).<br><br><b>Overall Outcome met.</b>                                                                                                                                                                                                                               |
| (h) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities.                                                                                     | A 4.0921 hectare open space 'conservation buffer' has been provided between the rear of the proposed lots on the southern side of Christensen Road and Sandy Creek. This area is shown as proposed Lot 100 on the proposed plans of layout and is to be dedicated to Council for public open space purposes. In addition, a 4m wide access easement is to be provided from Christensen Road South (along the western boundary of the common property detention basin at the south-eastern corner of the site) to facilitate public access to the open space area.<br><br><b>Overall Outcome met.</b>                                                                                                                                                                                                                       |
| (i) Reconfiguring a lot provides for community infrastructure and other non-residential activities to support the local neighbourhood, commensurate with the stages of development.                                                 | The proposed development is for industrial lots only in an established high impact industrial area.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| (j) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of failure or environmental harm                                      | The accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates that the proposed lots are capable of being provided with all necessary urban services with no impediments to connection with existing infrastructure networks. (Refer attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.)<br><br>It is important to note that the existing sewer pump station will continue to service the industrial estate with this area to remain in common property. This ensures the maintenance of the pump station will be responsibility of the body corporate as set out in the subsequent Community Title Scheme (CTS).<br><br><b>Overall Outcome met.</b> |
| (k) Where necessary, new lots are provided with on-site sewerage facilities that are appropriately sited to respond to on and off site constraints.                                                                                 | On-site sewage disposal is not required to be provided. As demonstrated in the accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting, the proposal is able to be adequately serviced with respect to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Overall Outcomes | Does the proposal meet the overall outcome?                                                                 |
|------------------|-------------------------------------------------------------------------------------------------------------|
|                  | sewerage reticulation. (Refer attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.) |
|                  | <b>Not Applicable.</b>                                                                                      |

## Overlays

The subject site is identified as being affected by the following overlays and is subject to assessment against the associated overlay codes where applicable:

- *Acid sulfate soils overlay;*
- *Bushfire hazard overlay;*
- *Environmental significance overlay (Priority species, Vegetation management and Wetlands and watercourse overlays);*
- *Extractive resources overlay;*
- *Industry, community infrastructure and agriculture land interface area overlay;*
- *Landslide hazard overlay; and*
- *Water catchments and dual reticulation overlay.*

The proposed development is for the reconfiguration of an industrial lot. The Categories of development and assessment tables for the relevant overlay triggers assessment against the *Acid sulfate soils overlay*, *Bushfire hazard overlay*, *Environmental significance overlay*, *Industry, community infrastructure and agriculture land interface area overlay* and *Landslide hazard overlay* codes.

As the site is identified in the *Woongoolba flood mitigation catchment area* of the *Water catchments and dual reticulation overlay* Table 5.10.21 identifies that the *Healthy waters code* is an assessment benchmark for the proposed development. In this regard assessment against the *Healthy waters code* is also triggered under Table 5.6.1: *Reconfiguring a lot* as noted in 'Other Development Codes' section above.

It is also noted that whilst a portion of the north-eastern corner of the site is identified as being affected by the 'separation area' sub-category of the *Extractive resources overlay* Table 5.10.10 identifies that assessment against the *Extractive industry overlay code* is not required where the subject site is contained within an industrial zone.

Compliance with the relevant acceptable outcomes and where relevant the performance outcomes of the identified codes is demonstrated in accompanying 'Appendix 1 - Code Compliance Statement' pdf.

## Conclusions and Recommendations

The proposal is for a Reconfiguration of a lot (Development Permit) specifically one (1) into seventeen (17) industrial lots and common property in two (2) stages on land at 84 – 160 Christensen Road South, Stapylton. An additional lot, being the area of open space located within the Sandy Creek corridor, will be dedicated to Gold Coast City Council.

The subject site contains the *Proximity@YATALA Industrial Park* with the proposed reconfiguration providing for the orderly and continued development of the regionally significant Yatala/Stapylton enterprise area.

The proposed reconfiguration will create seventeen (17) standard format industrial lots ranging between 2,374m<sup>2</sup> and 3.304 hectares. The majority of lots have a minimum area in excess of the required minimum 6,000m<sup>2</sup> where fronting Christensen Road South being an industrial collector road. Due to existing industrial developments on-site and the ad hoc nature of the site, proposed Lots 5 - 8 have reduced site areas however no changes are proposed to the layout, access or functioning of any existing or approved industrial developments. As such, the proposed reconfiguration will not result in a reduction of, or alterations to, the existing efficiencies and effectiveness of current on-site operations in accordance with the *High impact industry zone code*.

All lots in both stages of the proposed reconfiguration are provided with compliant minimum street frontage widths substantially in excess of the 25m minimum as well as compliant minimum average lot widths of 25m in accordance with the requirements of the *High impact industry zone code*.

Provision has been made for an area of 4.0921 hectares along the southern boundary of the site to Sandy Creek to be dedicated to Council for open space and conservation purposes with a 4m wide access easement extending from Christensen Road South to the proposed open space area along the western boundary of the common property detention basin provided to facilitate access to the area. The proposed open space area is to be improved through rehabilitation works to be undertaken, including the removal of dumped rubbish, weed management and assisted natural regeneration. No changes are proposed to the existing interface between the open space corridor and the existing and approved industrial developments on-site.

It has been demonstrated that the site complies with the *Strategic framework* and the purpose, overall outcomes, acceptable outcomes and where relevant performance outcomes of the relevant assessment benchmarks within the *Gold Coast City Plan*, in particular the *High impact industry zone code* and the *Reconfiguring a lot code*.

Overall it has been demonstrated that the proposal is in accordance with *Gold Coast City Plan* in so far that the proposal:

- is in accordance with the strategic intent and relevant themes of the Strategic framework;
- is in accordance with the purpose, overall outcomes, acceptable outcomes and where relevant performance outcomes of the *High impact industry zone code* and the *Reconfiguring a lot code*;
- is in accordance with the purpose, overall outcomes, acceptable outcomes and where relevant performance outcomes of the relevant *Other development codes* and *Overlay codes*;
- provides for the dedication to Council of 4.0921 hectares of land along Sandy Creek at the southern boundary of the site for open space purposes;
- provides for a 4m wide access easement from Christensen Road South to the open space area;
- will not result in a reduction of, or alterations to, the existing efficiencies and effectiveness of current on-site operations within the industrial estate;
- satisfies requirements for stormwater treatment, bushfire management and will not detrimentally impact on areas of environmental significance; and
- will not have any significant adverse impact upon the safety and operations of Christensen Road South or the surrounding road network.

Overall, the proposal complies with the specific provisions of the planning scheme, the *Gold Coast City Plan*. Based on the findings of this report there appears to be no grounds to warrant the refusal of this application and it is recommended that the proposed development be approved subject to reasonable and relevant conditions.

.....  
**iPlan Town Planning Pty Ltd**  
November 2017

## APPENDIX 1: Code Compliance Assessment

### Code Compliance - Detailed Assessment Against Applicable Codes

The proposal is assessable against the following *Gold Coast City Plan* codes:

#### Zone Code

- *High impact industry zone code.*

#### Other Development Codes

- *Reconfiguring a lot code;*
- *Fire services in developments accessed by private common private title code;*
- *General development provisions code;*
- *Healthy waters code;*
- *On-site sewerage facilities code;*
- *Vegetation management code; and*
- *Social and health impact assessment code.*

#### Applicable Overlay Codes

- *Acid sulfate soils overlay code;*
- *Bushfire hazard overlay code;*
- *Environmental significance overlay code;*
- *Extractive resources overlay code;*
- *Industry, community infrastructure and agricultural land interface area overlay code; and*
- *Landslide hazard overlay code.*

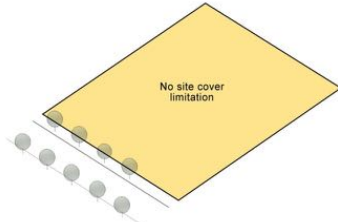
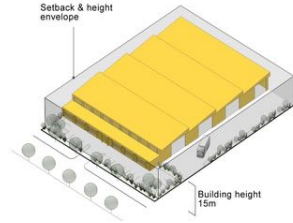
Note: The *Bushfire hazard overlay code* been addressed in the Bushfire Assessment Report prepared by Land and Environment Consultants and dated 11 September 2017 (Refer to the attached 'Bushfire Assessment Report.pdf').

## ZONE CODE

### High Impact Industry Zone Code

Note: The purpose and the overall outcomes for the *High impact industry zone code* have been addressed in detail in the Town Planning report accompanying this application.

**Table 6.2.11-2: High impact industry zone code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                   | Acceptable outcomes                                                                                                     | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Site cover</b>                                                                                                                                                                                                                      |                                                                                                                         |                                                                                                                                                   |              |
|  <p><b>Figure 6.2.11-1</b><br/>Illustration showing High impact industry zone site cover outcomes</p>                                                 |                                                                                                                         | <p><b>N/A</b><br/>The proposal is for reconfiguring a lot only.<br/><b>Not Applicable.</b></p>                                                    |              |
| <b>Height</b>                                                                                                                                                                                                                          |                                                                                                                         |                                                                                                                                                   |              |
| <p><b>PO1</b><br/>Development is of a height that:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the surrounding industrial built form; and</li> <li>(b) allows for the effective operation of the use.</li> </ul> | <p><b>AO1</b><br/>Building height does not exceed 15m.<br/><b>AND</b><br/>Structures do not exceed a height of 15m.</p> | <p><b>N/AO1</b><br/>The proposal is for reconfiguring a lot only.<br/><b>Not Applicable.</b></p>                                                  |              |
|  <p><b>Figure 6.2.11-2</b></p>                                                                                                                      |                                                                                                                         |                                                                                                                                                   |              |

| Performance outcomes                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                      | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Internal use |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Illustration showing High impact industry zone setbacks and height outcomes                                                          |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |
| Lot design (for subdivision only)                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |
| <b>PO2</b><br>Lots are of a size that support high impact industrial activity and configured to operate efficiently and effectively. | <b>AO2.1</b><br>Minimum lot size is 4,000m <sup>2</sup> or that shown on the <b>Minimum lot size overlay map</b> , whichever is greater, exclusive of any access strip or access easement for rear lots.<br>OR<br>When access is proposed from an industrial collector road the minimum lot size is 6,000m <sup>2</sup> or that shown on the <b>Minimum lot size overlay map</b> , whichever is greater. | <b>PO2.1</b><br>Christensen Road South has been identified by Council as an industrial collector road and as such any proposed lot with frontage to Christensen Road South is required to have a minimum area of 6,000m <sup>2</sup> .<br><br>In accordance with this requirement all proposed new lots in Stage 2 with frontage to Christensen Road South have been provided with areas in excess of the required 6,000m <sup>2</sup> minimum. It should be noted that whilst proposed Lot 11 has an area less than 6,000m <sup>2</sup> , being 5,431m <sup>2</sup> , this lot does not have frontage to Christensen Road South and provides a site area in excess of the 4,000m <sup>2</sup> minimum required for the site in accordance with Council's <i>Minimum lot size overlay map</i> .<br><br>With respect to Stage 1 of the reconfiguration proposed Lots 1 – 4, 9 and 99 have been provided with areas greater than 6,000m <sup>2</sup> whilst proposed Lots 5 – 8 have areas less than 6,000m <sup>2</sup> . Proposed Lots 5 and 8 have been provided with areas in excess of 4,000m <sup>2</sup> in accordance with Council's <i>Minimum lot size overlay map</i> .<br><br>It is noted that whilst land included in Stage 2 of the proposed development is currently vacant and cleared, land included in Stage 1 has previously been developed for industrial purposes. As such the reduced lot sizes for proposed Lots 5 - 8 of Stage 1 are a direct result of the configuration of existing developments on-site as well as the ad hoc nature of the site. With respect to the reduced lot sizes it is important to note that the proposed subdivision will not result in any changes to the layout or functioning of the existing or approved developments on the proposed lots with no changes to site access or on-site manoeuvring proposed. Consequently, the proposed reconfiguration will not result in a reduction of, or alterations to, the existing efficiencies and effectiveness of current on-site operations.<br><br>With respect to lot design, all lots in both stages of the proposed reconfiguration are provided with compliant |              |

| Performance outcomes                                                 | Acceptable outcomes                                                                                                                         | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Internal use |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                      |                                                                                                                                             | <p>minimum street frontage widths substantially in excess of the 25m minimum as well as compliant minimum average lot widths of 25m in accordance with the AO2.2 below.</p> <p>Furthermore, the proposed subdivision layout has been designed to minimise the number of new undeveloped lots in the estate with a frontage or access to Christensen Road South. This has been achieved through the provision of a new industrial cul-de-sac off Christensen Road South to facilitate access to Stage 2 of the development. As a result proposed Lots 11 and 15 - 17 are to be accessed directly via the new road with proposed Lots 12 and 13 being corner lots having frontage to both the new road and Christensen Road South.</p> <p>Given the limited number of new vacant lots to achieve direct access to Christensen Road South, all of which are in excess of the required 6,000m<sup>2</sup> minimum lot size, it is not anticipated that the proposed subdivision will have a detrimental impact on the functioning, efficiency or safety of the industrial collector road in either its current form or at such future time as the unformed portion of Christensen Road South is constructed.</p> <p>Overall the proposed subdivision design ensures the proposed lots are able to provide for the efficient operation of high impact industrial uses in accordance with the overall outcomes for the for the code.</p> <p><b>Performance Outcome met.</b></p> |              |
|                                                                      | <p><b>AO2.2</b></p> <p>Minimum road frontage and average lot width is 25m.</p> <p>OR</p> <p>For rear lots the average lot width is 25m.</p> | <p><b>AO2.2</b></p> <p>All proposed lots, in both stages of the subdivision, have minimum frontages substantially in excess of the required 25m minimum. Similarly all lots have a minimum average lot width in excess of 25m in accordance with the acceptable outcome.</p> <p><b>Acceptable Outcome Met.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |
| <p><b>PO3</b></p> <p><b>Future high impact industry precinct</b></p> | <p><b>AO3</b></p> <p><b>Future high impact industry precinct</b></p>                                                                        | <p><b>N/AO3</b></p> <p>The subject site is not located in the Future high impact</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                          | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Lots are of a size that do not compromise the capacity of the precinct to develop intensively for high impact industry activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Minimum lot size is 20ha.                                                                    | industry precinct.<br><br><b>Not Applicable.</b>                                                                                                  |              |
| <b>Out of sequence development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                              |                                                                                                                                                   |              |
| <b>PO4</b><br><b>Future high impact industry precinct</b><br>Where development does not have an immediate connection to adequate infrastructure the proposal must demonstrate that:<br>(a) the development is staged and designed to provide for appropriate infrastructure to meet Council's standard of service;<br>(b) downstream property owner agreements are secured for the provision of the necessary infrastructure through their land;<br>(c) interim land uses do not compromise the capacity of the precinct to develop intensively for high impact industry activities or to accommodate buffer or transition areas to nearby sensitive uses and other values; and<br>(d) the necessary infrastructure is provided to Council's standards, at no cost to Council. | <b>AO4</b><br><b>Future high impact industry precinct</b><br>No acceptable outcome provided. | <b>N/AO4</b><br>The subject site is not located in the Future high impact industry precinct.<br><br><b>Not Applicable.</b>                        |              |

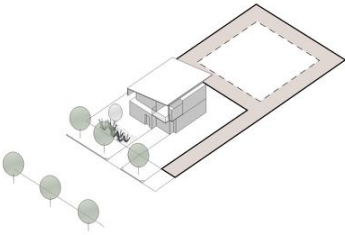
## OTHER DEVELOPMENT CODES

### Reconfiguring a Lot Code

Note: The purpose and the overall outcomes for the *Reconfiguring a lot code* have been addressed in detail in the Town Planning report accompanying this application.

**Table 9.4.8-1: Reconfiguring a lot code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                    | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome | Internal use |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Reconfiguration of sloping lots</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |                                                                                                                                                      |              |
| <b>PO1</b><br>Where the development is for residential uses and would result in allotments with an average finished slope that exceeds 10%:<br>(a) earthworking provides for finished ground levels that facilitate development of the allotments for the intended purpose and its related/ancillary areas (e.g. areas of useable private open space) without the need to provide additional retaining walls; and<br>(b) earthworking is undertaken in a way that provides good quality amenity outcomes for future lot users and to the public realm.<br><b>Note: an earthworking plan illustrating compliance with the above components is Council's preferred method of addressing the above.</b> | <b>AO1</b><br>Allotments have an average finished slope less than 10%. | <b>N/AO1</b><br>The proposed development is for industrial lots only.<br><br><b>Not Applicable.</b>                                                  |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                      | Internal use |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Additional provisions for creation of rear lots in residential zones</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                               |                                                                                                                                                                                                                                                                                                                        |              |
| <b>PO2</b><br>Reconfiguration of a lot that creates a rear lot:<br>(a) does not result in unreasonable amenity impacts for adjoining lots by limiting the number of rear lots to one;<br>(b) protects the safety of pedestrians and cyclists by ensuring that accessways to the road frontage are designed to maintain visibility to the verge;<br>(c) provides an adequate internal manoeuvring area for vehicles to exit the rear lot in forward gear; and<br>(d) allows sufficient street frontage for waste collection. | <b>AO2.1</b><br>The rear lot has the same width as the lot it is positioned behind.                                           | <b>N/AO2.1</b><br>The proposed development is for industrial lots only with no rear lots proposed.<br><br><b>Not Applicable.</b>                                                                                                                                                                                       |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO2.2</b><br>Only one rear lot is created.                                                                                 | <b>N/AO2.2</b><br>The proposed development is for industrial lots only with no rear lots proposed.<br><br><b>Not Applicable.</b>                                                                                                                                                                                       |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO2.3</b><br>The rear lot is created for a dwelling house.                                                                 | <b>N/AO2.3</b><br>The proposed development is for industrial lots only with no rear lots proposed.<br><br><b>Not Applicable.</b>                                                                                                                                                                                       |              |
|  <p><b>Figure 9.4.8-1</b><br/> Illustration showing the Reconfiguring a lot outcomes for creation of rear lots in residential zones</p>                                                                                                                                                                                                                                                                                                   |                                                                                                                               |                                                                                                                                                                                                                                                                                                                        |              |
| <b>Road access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                               |                                                                                                                                                                                                                                                                                                                        |              |
| <b>PO3</b><br>Lot configuration provides safe and efficient access for vehicles and pedestrians.                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>AO3</b><br>All lots have legal road access in accordance with <b>SC6.9 City Plan policy – Land development guidelines.</b> | <b>AO3</b><br>The proposed subdivision layout, including the provision for new road in Stage 2 of the development, ensures each lot will have frontage to an industrial standard road in accordance with SC6.9 City Plan policy – Land development guidelines.<br>Furthermore, compliant minimum frontages and average |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Internal use |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                | widths have been provided to all lots in accordance with AO2.1 of the High impact industry zone code above ensuring adequate provision has been made to ensure safe and efficient access to each proposed lot.<br><br><b>Acceptable Outcome met.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |
| <b>PO4</b><br>The widths of access strips and easements provide safe and efficient access for vehicles and pedestrians.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO4</b><br>Minimum widths for access strips and easements comply with <b>Table 9.4.8-2: Minimum width of access strips or easements.</b>                                                                                                                                                                                                                                                                                                                    | <b>N/AO4</b><br>No minimum width of access strip or easement requirements are listed in Table 9.4.8-2 for the <i>High impact industry zone</i> .<br><br>It is noted that a 4m wide access easement has been provided in the proposed common property detention basin from Christensen Road South to the proposed public open space 'conservation buffer' along Sandy Creek at the southern side of the site in accordance with Council's prelodgement advice.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |
| <b>Infrastructure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |
| <b>PO5</b><br>New lots are created with provision of essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to:<br>(a) meet the needs of users;<br>(b) enhance the health, safety and convenience of the community;<br>(c) be cost effective over their life-cycle;<br>(d) minimise adverse impacts to the environment (including the amenity of the local area);<br>(e) minimise risk of failure or damage during a natural hazard event; and<br>(f) support connection to fibre telecommunication infrastructure. | <b>AO5.1</b><br>All lots are connected to electricity supply and telecommunications services, with the telecommunications infrastructure designed to support connection to fibre telecommunications infrastructure.<br><br><b>AO5.2</b><br>Electricity supply and telecommunications infrastructure are provided underground, where the development involves the creation of more than five lots, five dwellings, or five tenancies, except in the Rural zone. | <b>AO5.1</b><br>The accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates that the proposal is able to be adequately serviced with respect to electricity and communications.<br><br>Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Acceptable Outcome met.</b><br><br><b>AO5.2</b><br>The accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates the site is currently serviced by an underground power line along the southern side of Christensen Road South. As part of the development an underground property connection will be required and may be imposed as a condition of approval. |              |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Internal use |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                      |                                                                                                                                                                                                                                                                                                                                                                                                | Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Acceptable Outcome met.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |
|                      | <b>AO5.3</b><br>All new lots within the Local government infrastructure plan boundary are connected to reticulated water supply in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b> , except in the Extractive industry, Rural and Conservation zones.                                                                                                              | <b>AO5.3</b><br>The accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates that the proposal is able to be adequately serviced with respect to water supply with an existing 150mm diameter water main on Christensen Road South.<br><br>Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Acceptable Outcome Met.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
|                      | <b>AO5.4</b><br>All new lots within the Local government infrastructure plan boundary are connected to reticulated sewerage in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b> , except in the Extractive industry, Rural and Conservation zones, and those lands within the Rural residential zone unless specifically stated in the Rural residential zone code. | <b>AO5.4</b><br>The accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates that the proposal is able to be adequately serviced with respect to sewerage reticulation with an existing 225mm diameter sewer pipe along the southern side of Christensen Road South. A cross road connection will be required to be constructed which may be imposed as a condition of approval.<br><br>It is important to note that the existing sewer pump station will continue to service the industrial estate with this area to remain in common property. This ensures the maintenance of the pump station will be managed by the body corporate under the Community Title Scheme (CTS). Whilst no further written advice was received from Gold Coast Water, no issues were raised with this engineering solution during the prelodgement meeting with Council Officers.<br><br>Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Acceptable Outcome Met.</b> |              |

| Performance outcomes                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                   | Internal use |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                                              | <b>AO5.5</b><br>On-site water supply is provided in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b> for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.                                                                                                                                                                                                                                                       | <b>N/AO5.5</b><br>An on-site water supply is not required to be provided. As detailed on AO5.3 above an Assessment of Urban Infrastructure Report has been prepared by icubed consulting demonstrating that the proposed reconfiguration is able to be adequately serviced with respect to water supply.<br><br>Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Not Applicable.</b> |              |
|                                                                                                                                                              | <b>AO5.6</b><br>On-site sewage disposal is provided in accordance with Council's <b>Guidelines for the Installation and Operation of Aerobic Wastewater Treatment Plants for Domestic and Small Scale Commercial Users 1995</b> and <b>AS1547</b> for all new lots created in the Extractive industry, Rural, Rural residential and Conservation zones or in areas outside the Local government infrastructure plan boundary.                                                                                                                                     | <b>N/AO5.6</b><br>On-site sewage disposal is not required to be provided. As detailed in AO5.4 above an Assessment of Urban Infrastructure Report has been prepared by icubed consulting demonstrating that the proposal is able to be adequately serviced with respect to sewerage reticulation.<br><br>Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Not Applicable.</b>        |              |
| <b>On-site sewerage provision</b>                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |
| <b>PO6</b><br>The sewerage disposal area is located in a position that is sufficiently separated from adjoining property boundaries and nearby watercourses. | <b>AO6</b><br>For development involving on-site sewage disposal, an Effluent Disposal Report prepared by a qualified expert shall be submitted demonstrating that new lots are of a sufficient size and design to allow for the required separation distances of the disposal area from:<br>(a) adjoining property boundaries;<br>(b) adjacent wastewater systems;<br>(c) nearby watercourses;<br>(d) inappropriate soil types; and<br>(e) other general site constraints that would inhibit the disposal of wastewater to an acceptable environmental and health | <b>N/AO6</b><br>On-site sewage disposal is not required to be provided. As detailed in AO5.4 above an Assessment of Urban Infrastructure Report has been prepared by icubed consulting demonstrating that the proposal is able to be adequately serviced with respect to sewerage reticulation.<br><br>Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Not Applicable.</b>          |              |

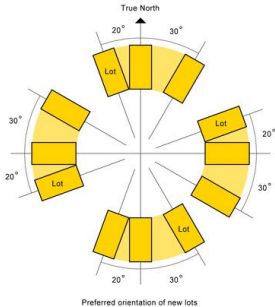
| Performance outcomes                                                                                                                                                                                                                  | Acceptable outcomes                                                                                                                                                                                                                                                                                                      | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
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|                                                                                                                                                                                                                                       | standard.<br><b>Note: the Effluent Disposal Report shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.</b> |                                                                                                                                                   |              |
| <b>Rearranging lot boundaries</b>                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                   |              |
| <b>PO7</b><br>Rearranging a lot boundary results in lots which have practical shapes and allow for the intended uses described in the zone.<br><br><b>Note: irregular shaped lots will only be accepted to address encroachments.</b> | <b>A07.1</b><br>The rearranging of a lot boundary does not restrict the lawful use of either lot.                                                                                                                                                                                                                        | <b>N/A07.1</b><br>The proposed development does not involve the rearrangement of boundaries.<br><br><b>Not Applicable.</b>                        |              |
|                                                                                                                                                                                                                                       | <b>A07.2</b><br>The rearranging of a lot boundary results in lots which comply with the applicable zone requirements.                                                                                                                                                                                                    | <b>N/A07.2</b><br>The proposed development does not involve the rearrangement of boundaries.<br><br><b>Not Applicable.</b>                        |              |
|                                                                                                                                                                                                                                       | <b>A07.3</b><br>The rearranging of a lot boundary ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback.                                                                                               | <b>N/A07.3</b><br>The proposed development does not involve the rearrangement of boundaries.<br><br><b>Not Applicable.</b>                        |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Acceptable outcomes                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
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| Additional provisions for volumetric subdivisions                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |                                                                                                                                                   |              |
| <b>PO8</b><br>Volumetric subdivision (of the space above or below ground level) facilitates efficient delivery of development and does not result in the creation of parcels that cannot achieve any development rights, or that will not have adequate access to infrastructure.<br><b>Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.</b> | <b>AO8</b><br>No acceptable outcome provided.  | <b>N/AO8</b><br>The proposed development does not involve volumetric subdivision.<br><br><b>Not Applicable.</b>                                   |              |
| <b>PO9</b><br>The volumetric subdivision does not compromise any of the requirements of the earlier development approval.                                                                                                                                                                                                                                                                                                                                                                              | <b>AO9</b><br>No acceptable outcome provided.  | <b>N/AO9</b><br>The proposed development does not involve volumetric subdivision.<br><br><b>Not Applicable.</b>                                   |              |
| <b>PO10</b><br>Adequate access to services and facilities is provided for all lots, including water, sewer, access, car parking, etc. in accordance with earlier development approvals.<br><b>Note: a Building Management Statement(s) ('BMS') may be conditioned to ensure compliance with this provision. The BMS will be required to note the continuing application of existing development permits.</b>                                                                                           | <b>AO10</b><br>No acceptable outcome provided. | <b>N/AO10</b><br>The proposed development does not involve volumetric subdivision.<br><br><b>Not Applicable.</b>                                  |              |
| Housing diversity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                |                                                                                                                                                   |              |
| <b>PO11</b><br>Residential subdivisions creating 10 or more lots vary lot sizes to accommodate potential multiple dwelling development where the zone                                                                                                                                                                                                                                                                                                                                                  | <b>AO11</b><br>No acceptable outcome provided. | <b>N/AO11</b><br>The proposed development is for industrial lots only.<br><br><b>Not Applicable.</b>                                              |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
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| allows.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                |                                                                                                                                                   |              |
| <b>PO12</b><br>Small lots in residential subdivisions are distributed amongst larger lots to avoid a concentration of small lot housing, and to meet the purpose of the zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>AO12</b><br>No acceptable outcome provided. | <b>N/AO12</b><br>The proposed development is for industrial lots only.<br><br><b>Not Applicable.</b>                                              |              |
| Creation of small lots in the Medium density and High density residential zones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                |                                                                                                                                                   |              |
| <b>PO13</b><br>The size and configuration of a small lot is able to accommodate a dwelling house that is compliant with the <b>Small lot housing (infill focus) code</b> and the applicable zone code.<br><b>Notes:</b><br>(a) For the creation of small lots between 250m <sup>2</sup> and 400m <sup>2</sup> , Council will require typical house plans to accompany the reconfiguration of a lot application to demonstrate compliance with the zone and Small lot housing (infill focus) code.<br>(b) For the creation of small lots less than 250m <sup>2</sup> , Council will require detailed house plans to accompany the reconfiguration of a lot application to demonstrate compliance with the zone and Small lot housing (infill focus) code.<br>(c) To avoid a duplication in the approval process a combined material change of use and reconfiguration of a lot application, accompanied by the appropriate house plans, is Council's preferred method of demonstrating compliance with this performance outcome. | <b>AO13</b><br>No acceptable outcome provided. | <b>N/AO13</b><br>The proposed development is for industrial lots only.<br><br><b>Not Applicable.</b>                                              |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Internal use |
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| <b>Circulation and street access design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |
| <b>PO14</b><br>An overall street network is provided which: <ul style="list-style-type: none"> <li>(a) prioritises pedestrians and cycling over motor vehicles;</li> <li>(b) establishes a connected and legible street network;</li> <li>(c) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists and appropriate external connections for vehicles;</li> <li>(d) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage;</li> <li>(e) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community;</li> <li>(f) facilitates connections for future development, minimising travel distances;</li> <li>(g) are designed to be responsive to the natural contours of the land;</li> <li>(h) facilitates safe and efficient access for service vehicles including refuse collection; and</li> <li>(i) does not compromise future development to achieve the same outcomes listed above.</li> </ul> | <b>AO14</b><br>Streets are designed to: <ul style="list-style-type: none"> <li>(a) comply with design standards in <b>SC6.9 City Plan policy – Land development guidelines</b>;</li> <li>(b) establish a safe walkable and permeable street network that provides clear pedestrian and cycle access to commercial, public transport, parks and community service areas;</li> <li>(c) provide street trees in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b>;</li> <li>(d) allow for efficient, safe and unimpeded movement of buses alongside pedestrians, cyclists and other motorists;</li> <li>(e) incorporate signals, pedestrian refuge and splitter islands for the safe crossing of pedestrians and cyclists for intersections and long roads;</li> <li>(f) accommodate service vehicle requirements;</li> <li>(g) have footpaths that link to existing footpaths, road crossings, parks and public transport facilities, and designed in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b>;</li> <li>(h) provide street lighting in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b>; and</li> <li>(i) provide for future extensions to the street network.</li> </ul> | <b>AO14</b><br>The proposed reconfiguration involves the creation of seventeen (17) industrial lots all with individual lot access via constructed industrial standard roads.<br><br>All access to the proposed lots in Stage 1 of the development is provided from Christensen Road South with a new industrial cul-de-sac proposed to be constructed in Stage 2 of the reconfiguration. It is noted that the proposed new road, including the cul-de-sac head, will be constructed to required industrial road standards and is to be designed in accordance with the requirements of SC6.9 City Plan policy – Land development guidelines. This may be imposed as a condition of approval.<br><br><b>Acceptable Outcome met.</b> |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Acceptable outcomes                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                              | Internal use |
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| <b>PO15</b><br>Development within the Coomera Town Centre area provides an integrated network of predominantly public streets to ensure efficient movement of pedestrians, cyclists, vehicles and strong public transport connections.<br><br><b>Note: indicative access and mobility outcomes for the Coomera Town Centre area are identified on Figure 9.4.13-2 within Part 9.4.13 Transport code.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>AO15</b><br>No acceptable outcome provided. | <b>N/AO15</b><br>The subject site is not located within the Coomera town Centre.<br><br><b>Not Applicable.</b>                                                                                 |              |
| <b>Additional provisions for subdivisions which result in the creation of 20 lots or more</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                |                                                                                                                                                                                                |              |
| <b>Neighbourhood design, character and integration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                |                                                                                                                                                                                                |              |
| <b>PO16</b><br>Development provides a neighbourhood with a strong and positive identity, through:<br>(a) clearly readable streets and useable open space networks;<br>(a) an appropriate response to site characteristics and settings (including landmarks and views);<br>(b) development of a scale consistent with the surrounding urban area, with open space and roads interconnecting to adjoining networks;<br>(c) allowing for increased densities in close proximity to public transport and local services;<br>(d) location of community, retail and commercial facilities at walkable focal points; and<br>(e) providing for a safer community by maximising opportunities for casual surveillance, minimising opportunities for crime and vandalism.<br><br><b>Note: a Comprehensive Plan of Development submitted as part of a material change of use application,</b> | <b>AO16</b><br>No acceptable outcome provided. | <b>N/AO16</b><br>The proposed development is for the creation of seventeen (17) industrial lots within the established <i>Proximity@YATALA Industrial Park</i> .<br><br><b>Not Applicable.</b> |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                                                                                                                    | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                | Internal use |
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| prepared in accordance with SC6.6 City Plan policy – Comprehensive plans of development, is Council's preferred method of addressing the above outcomes.                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |              |
| <b>Climatically responsive design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |              |
| <b>PO17</b><br>The street and lot orientation facilitates the construction of energy-efficient buildings that respond to the local climatic conditions by: <ul style="list-style-type: none"> <li>(a) maximising solar access to the north in winter;</li> <li>(b) minimising solar access to the east and west in the summer;</li> <li>(c) maximising access to any prevailing summer breezes; and</li> <li>(d) minimising exposure to prevailing winter winds.</li> </ul> | <b>AO17.1</b><br>A site analysis prepared in accordance with <b>SC6.11 City Plan policy – Site analysis</b> identifies how the proposed lot orientation results in the potential for energy efficient buildings that respond to the local climatic conditions.                         | <b>N/AO17.1</b><br>The proposed development is for the creation of seventeen (17) industrial lots within the established <i>Proximity@YATALA Industrial Park</i> .<br><br><b>Not Applicable.</b> |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO17.2</b><br>Roads and lots are generally configured in a grid pattern and run in: <ul style="list-style-type: none"> <li>(a) north-south direction within 20° west and 30° east of north; and</li> <li>(b) east-west direction within 30° south and 20° north of east.</li> </ul> | <b>N/AO17.2</b><br>The proposed development is for the creation of seventeen (17) industrial lots within the established <i>Proximity@YATALA Industrial Park</i> .<br><br><b>Not Applicable.</b> |              |
|  <p>Preferred orientation of new lots</p>                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |              |
| <b>Figure 9.4.8-2</b><br>Illustration showing the Reconfiguring a lot preferred lot orientation outcomes                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |              |
| <b>Public transport integration</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                  |              |
| <b>PO18</b><br>Subdivision design supports public transport                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AO18</b><br>At least 60% of lots are within 400m walking                                                                                                                                                                                                                            | <b>N/AO18</b><br>The proposed development is for an industrial subdivision                                                                                                                       |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Acceptable outcomes                                                                                                                                                                | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Internal use |
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| integration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | distance of roads which have a minimum carriageway width of 10m and are capable of supporting a bus route.                                                                         | located in an established high impact industrial park. Notwithstanding it is noted that Christensen Road has a minimum carriageway width in excess of 10m.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
| <b>Retail and community services</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |
| <b>PO19</b><br>Large developments include a site for the location of neighbourhood stores and community facilities to promote a walkable neighbourhood.<br><b>Note: an adaptable sales office which is used as a shop after the completion of subdivision sales would satisfy this performance outcome.</b>                                                                                                                                                                                                                                                                                                                                                                                                 | <b>AO19.1</b><br>Lots are allocated and designed to accommodate neighbourhood stores and for community facilities in subdivisions of more than 250 lots.                           | <b>N/AO19.1</b><br>The proposed development is for an industrial subdivision located in an established high impact industrial area.<br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO19.2</b><br>Any lots identified as suitable for neighbourhood stores or community facilities are located in prominent and easily accessible locations within the development. | <b>N/AO19.2</b><br>The proposed development is for an industrial subdivision located in an established high impact industrial area.<br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |
| <b>Open space provision</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |
| <b>PO20</b><br>A public open space network is provided which: <ul style="list-style-type: none"> <li>(a) has a range of recreation settings and adequate facilities to meet the needs of the community;</li> <li>(b) offers opportunities for residents to conveniently participate in passive recreational activities;</li> <li>(c) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development;</li> <li>(d) creates safe and attractive settings and focal points;</li> <li>(e) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages;</li> </ul> | <b>AO20.1</b><br>Land intended for public open space is of a physical standard and condition in accordance with the <b>SC6.9 City Plan policy – Land development guidelines.</b>   | <b>AO20.1</b><br>It is proposed to dedicate an area of 4.0921 hectares along the southern boundary of the site to Sandy Creek to Council for public open space and conservation purposes.<br>It is intended that an open space management plan be prepared in accordance with <i>SC6.10 City Plan policy – Landscape work</i> and <i>6.10 – Landscape Work Policy</i> for the 4.0921 hectare area, incorporating details of the proposed rehabilitation works to be undertaken including the removal of dumped rubbish, weed management, assisted natural regeneration and environmental constraints.<br>It is noted that the area of land to be dedicated to Council is located to the rear of existing and approved industrial developments on-site. No changes are proposed to the existing industrial developments, the approved industrial development on proposed Lot 1 or any existing interface areas to Sandy Creek and as such the preparation of the open space management plan may be imposed as a condition of approval. |              |

| Performance outcomes                                                                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                              | Internal use |
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| <p>(f) delivers stormwater and flood management and care of valuable environmental resources; and</p> <p>(g) is cost effective to maintain.</p>                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>It is important to reiterate that the application is accompanied by the previous Open Space Management Strategy which has been endorsed by Council Officers. This plans shows the extent of rehabilitation works required within the designated open space area.</p> <p><b>Acceptable Outcome met.</b></p>                  |              |
|                                                                                                                                                                                                                                                                                 | <p><b>AO20.2</b></p> <p><b>For trunk recreational open space</b></p> <p>Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local government infrastructure plan and approved Council master plans.</p> <p>OR</p> <p>Public open space is provided in accordance with an already approved open space strategy, relevant approved material change of use, adopted concept plan, master plan or structure plan.</p> | <p><b>N/AO20.2</b></p> <p>The proposed reconfiguration does not incorporate trunk recreational open space.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                   |              |
|                                                                                                                                                                                                                                                                                 | <p><b>AO20.3</b></p> <p><b>For non-trunk recreational open space</b></p> <p>Residential subdivisions creating more than 100 lots provide a minimum of 20m<sup>2</sup> of land per dwelling, for open space that is:</p> <p>(a) within 400m walking distance of all residential lots; and</p> <p>(b) designed to adequately meet the recreational needs of users.</p>                                                                                                               | <p><b>N/A20.3</b></p> <p>The proposed development is for an industrial subdivision located in an established high impact industrial area.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                    |              |
| <p><b>PO21</b></p> <p>The design and location of open space results in high-quality parkland which:</p> <p>(a) enables the retention and protection of matters of environmental significance, their associated buffers, assessable vegetation, habitat features and natural</p> | <p><b>AO21.1</b></p> <p>Open space is provided adjacent to waterway buffers with roads servicing linear parkland, and lots located on the opposite side of the road.</p>                                                                                                                                                                                                                                                                                                           | <p><b>N/AO21.1</b></p> <p>The proposed development is not required to make provision for parkland adjacent to waterway buffers.</p> <p>It should be noted however that provision has been made for a 4.0921 hectare open space buffer between the rear of the proposed lots on the southern side of Christensen Road South</p> |              |

| Performance outcomes                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                         | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                 | Internal use |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| cultural features;<br>(b) contributes to the visual amenity of the area and facilitates casual surveillance;<br>(c) can be easily accessed along road frontages;<br>(d) directly adjoins existing or proposed open space areas; and<br>(e) creates opportunities for linkages between open space areas. |                                                                                                                                                                                                                                             | and Sandy Creek which is to be dedicated to Council for open space purposes. In addition a 4m wide access easement has been provided from Christensen Road (along the western boundary of the common property detention basin at the south eastern corner of the site) to facilitate access to the proposed open space area.<br><br><b>Not Applicable.</b>                                                                        |              |
|                                                                                                                                                                                                                                                                                                         | <b>AO21.2</b><br>Open space for conservation purposes is consolidated with other conservation areas to allow for a connected movement corridor.                                                                                             | <b>AO21.2</b><br>The subject site is not adjoined by any open space zoned land being adjoined by industrial or special purpose zoned land. Notwithstanding, a 4.0921 hectare open space buffer has been provided between the rear of the proposed lots on the southern side of Christensen Road and Sandy Creek ensuring the provision of a connected movement corridor is not compromised.<br><br><b>Acceptable Outcome met.</b> |              |
|                                                                                                                                                                                                                                                                                                         | <b>AO21.3</b><br>Recreational open space areas less than 5000m <sup>2</sup> directly adjoin existing or proposed recreational open space areas to provide:<br>(a) a consolidated useable area; and<br>(b) connectivity between open spaces. | <b>N/AO21.3</b><br>The proposed open space has an area of 4.0921 hectares and has been provided along the length of the southern boundary of the site to Sandy Creek.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                               |              |
| <b>Open space, safety and design</b>                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |
| <b>PO22</b><br>Open space areas are designed and managed to promote user safety.                                                                                                                                                                                                                        | <b>AO22.1</b><br>Areas intended for use during times of darkness are lit in accordance with <b>SC6.9 City Plan policy – Land development guidelines.</b>                                                                                    | <b>N/AO22.1</b><br>The proposed open space area provides an open space conservation buffer of 4.0921 hectares along Sandy Creek.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                    |              |
|                                                                                                                                                                                                                                                                                                         | <b>AO22.2</b><br>Casual surveillance is achieved by parks and open space being overlooked by housing, commercial or other development, as well as passing pedestrian and vehicle traffic.                                                   | <b>N/AO22.2</b><br>The proposed open space area provides an open space conservation buffer of 4.0921 hectares along Sandy Creek.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                    |              |

| Performance outcomes                                                                                                                                                                                                            | Acceptable outcomes                                                                                                                                                                                                                                                          | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                 | Internal use |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                                                                                                                 | <b>AO22.3</b><br>Fencing greater than 1.2m in height adjoining a park is to be at least 50% transparent (i.e. swimming pool style or timber picket fencing) and any landscaping adjacent to the fence is to be designed to maximise the opportunity for casual surveillance. | <b>N/AO22.3</b><br>The proposed open space area provides an open space conservation buffer of 4.0921 hectares along Sandy Creek with no fencing proposed.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                           |              |
| <b>Staging of subdivision</b>                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                   |              |
| <b>PO23</b><br>Staging of the subdivision ensures that safe and convenient access to public transport, open space, community facilities, convenience shopping and local employment opportunities integrate with community need. | <b>AO23</b><br>No acceptable outcome provided.                                                                                                                                                                                                                               | <b>PO23</b><br>Logical staging of the subdivision has been proposed with all lots in Stage 1 achieving access to the existing Christensen Road. With respect to Stage 2, four (4) of the proposed lots will have frontage to Christensen Road with new road to be constructed as shown on the plans of layout to provide access to the balance of Stage 2.<br><br><b>Performance Outcome met.</b> |              |

### ***Fire Services in Developments Accessed by Common Private Title Code***

#### **Purpose and Overall Outcomes**

The purpose of the *Fire services in developments accessed by common private title code* is to 'ensure that developments accessed by common private title have the appropriate fire hydrant infrastructure and unimpeded access to emergency services vehicles for the protection of people, property and the environment from fire and chemical incidents.' In this instance however all access to the proposed lots is to be via constructed public roads.

Notwithstanding, a Bushfire Hazard Assessment has been prepared for the proposal by Land and Environment Consultants (LEC) demonstrating, amongst other things, that the road design provides access for fire-fighting and other emergency vehicles and the proposed development will be connected to reticulated water in accordance with the relevant design criteria in SC6.9 City plan policy - Land development guidelines. In addition, fire-fighter water supply and fire hydrants will be provided in accordance with the Queensland Fire and Emergency Services guideline, *Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots 20156*. (Refer to the attached 'Bushfire Hazard Assessment'.pdf for further detail.)

**Table 9.4.3-2: General development provisions code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Internal use |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Hydrant location</b>                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |
| <b>PO1</b><br>Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.                                                                                                               | <b>AO1.1</b><br>Residential streets and common access ways within a common private title have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants have at least a single outlet situated above ground.<br><br><b>AO1.2</b><br>Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices are provided with above ground fire hydrants at not more than 90 metre intervals and at each street intersection. Hydrants have dual valved outlets. | <b>AO1.2</b><br>All access to the proposed lots is to be via constructed public roads. As such, all lots will be 90m of a fire hydrant.<br><br>It should be noted that the Bushfire Hazard Assessment prepared for the proposal by Land and Environment Consultants (LEC) demonstrates, amongst other things, that the road design provides access for fire-fighting and other emergency vehicles and the proposed development will be connected to reticulated water in accordance with the relevant design criteria in SC6.9 City plan policy - Land development guidelines. In addition, fire-fighter water supply and fire hydrants will be provided in accordance with the Queensland Fire and Emergency Services guideline, <i>Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots 20156</i> .<br><br>Refer to the attached Bushfire Hazard Assessment report ('Bushfire Hazard Assessment'.pdf) for further detail.<br><br><b>Acceptable Outcome met.</b> |              |
| <b>Access ways in common private title</b>                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |
| <b>PO2</b><br>Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied. | <b>AO2</b><br>Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>N/AO2</b><br>All access to the proposed lots is to be via constructed public roads.<br><br>It should be noted that the Bushfire Hazard Assessment prepared for the proposal by Land and Environment Consultants (LEC) demonstrates, amongst other things, that the road design provides access for fire-fighting and other emergency vehicles and the proposed development will be connected to reticulated water in accordance with the relevant design criteria in SC6.9 City plan policy - Land development guidelines. In addition, fire-fighter water supply and fire hydrants will be provided in accordance with the Queensland Fire and Emergency Services guideline, <i>Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots 20156</i> .                                                                                                                                                                                                              |              |

| Performance outcomes                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                          | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Internal use |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                              | Not Applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |
| <b>Hydrant identification</b>                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |
| <b>PO3</b><br>Hydrants are suitably identified so that fire services can locate them at all hours. | <b>A03</b><br>Hydrants are identified as specified in the South East Queensland Water Supply and Sewerage Design and Construction Code standard drawing SEQ-WAT-1300-1 'Typical valve and hydrant identification markers'.<br><b>Note: Standard drawing SEQ-WAT-1300-1 is available from <a href="http://www.seqcode.com.au/seq-water-supply-code/">http://www.seqcode.com.au/seq-water-supply-code/</a></b> | <b>N/A03</b><br>All access to the proposed lots is to be via constructed public roads.<br>It should be noted that the Bushfire Hazard Assessment prepared for the proposal by Land and Environment Consultants (LEC) demonstrates, amongst other things, that the road design provides access for fire-fighting and other emergency vehicles and the proposed development will be connected to reticulated water in accordance with the relevant design criteria in SC6.9 City plan policy - Land development guidelines. In addition, fire-fighter water supply and fire hydrants will be provided in accordance with the Queensland Fire and Emergency Services guideline, <i>Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial Lots 20156</i> .<br><br><b>Not Applicable.</b> |              |

## General Development Provisions Code

### Purpose and Overall Outcomes

The purpose of the *General development provisions code* is to 'provide a consistent approach to city wide issues and avoid duplication of regulation throughout the City Plan.' It is intended that the purpose of the code be achieved through the overall outcomes set out in the code. In this instance the proposed reconfiguration is consistent with the overall outcomes of the *General development provisions code* as follows:

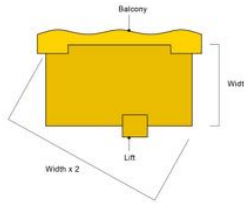
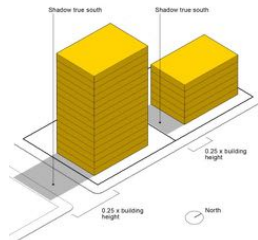
- The proposed reconfiguration will maintain current amenity levels within the *Proximity@YATALA Industrial Park* and the wider industrial area;
- Provision is made for the dedication to Council of 4.0921 hectares of open space conservation buffer area along Sandy Creek;
- All proposed retaining walls are to be in compliance with SC6.9 City Plan policy – Land development guidelines;
- The accompanying Stormwater Management Plan prepared by icubed consulting demonstrates the proposed subdivision will not cause adverse stormwater drainage impacts on or off the site; and
- The accompanying Assessment of Urban Infrastructure Report has been prepared by icubed consulting demonstrates that the proposal is able to be adequately serviced with respect to water and sewer reticulation, flooding, electricity, earthworks and stormwater, power and communications. As such the proposed lots are capable of being connected to essential services and public utilities.

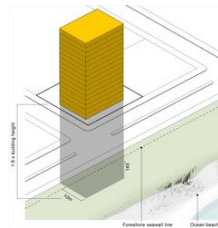
**Table 9.4.4-2: General development provisions code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome | Internal use |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Amenity protection</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                               |                                                                                                                                                      |              |
| <b>PO1</b><br>Development mitigates any negative effects to amenity, health and safety from existing surrounding activities having regard to:<br>(a) noise;<br>(b) hours of operation;<br>(c) traffic;<br>(d) signage;<br>(e) visual amenity;<br>(f) wind effects;<br>(g) privacy;<br>(h) vibration;<br>(i) contaminated substances;<br>(j) hazardous chemicals;<br>(k) odour and emissions; and<br>(l) safety. | <b>AO1</b><br>No acceptable outcome provided. | <b>N/AO1</b><br>The proposal is for reconfiguring a lot only.<br><b>Not Applicable.</b>                                                              |              |
| <b>PO2</b><br>The proposed development prevents loss of amenity and threats to health and safety, having regard to:<br>(a) noise;<br>(b) hours of operation;<br>(c) traffic;<br>(d) signage;<br>(e) visual amenity;<br>(f) wind effects;<br>(g) privacy;<br>(h) vibration;<br>(i) contaminating substances;<br>(j) hazardous chemicals;                                                                         | <b>AO2</b><br>No acceptable outcome provided. | <b>N/AO2</b><br>The proposal is for reconfiguring a lot only.<br><b>Not Applicable.</b>                                                              |              |

| Performance outcomes                                                                                                                                                                                                                               | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Internal use |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| (k) odour and emissions; and<br>(l) safety.                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
| <b>Development along the Pacific Motorway and heavy railway line</b>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
| <b>PO3</b><br>Development adjacent to the Pacific Motorway and heavy railway line minimises views of the storage of outdoor plant and equipment, including service areas to provide an attractive outlook for persons using the transport network. | <b>AO3</b><br>Where the site is adjacent to the Pacific Motorway or a heavy rail line, areas used for outdoor storage, including service areas are screened from view from users of the motorway or heavy rail line by buildings, solid fencing or vegetation.                                                                                                                                                                                                                                                                                                                                                                          | <b>N/AO3</b><br>The subject site is not located adjacent to the Pacific Motorway or a heavy rail line.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |
| <b>Landscaping</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
| <b>PO4</b><br>The proposal provides landscape work that protects and enhances the character of the local area.                                                                                                                                     | <b>AO4.1</b><br>For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences a Statement of Landscape Intent prepared in accordance with <b>SC6.10 City Plan policy – Landscape work</b> demonstrating that the landscaping will provide amenity for site users and will protect and enhance the character of the local area.<br><br><b>AO4.2</b><br>An Open Space Management Statement is prepared in accordance with <b>SC6.10 City Plan policy – Landscape work</b> where landscape works are proposed to be undertaken on land that is or is intended to be, public open space. | <b>AO4.1 – 4.2</b><br>It is proposed to dedicate an area of 4.0921 hectares along the southern boundary of the site to Sandy Creek to Council for public open space and conservation purposes.<br><br>It is intended that an open space management plan be prepared in accordance with <i>SC6.10 City Plan policy – Landscape work</i> and <i>6.10 – Landscape Work Policy</i> for the 4.0921 hectare area incorporating details of the proposed rehabilitation works to be undertaken including the removal of dumped rubbish, weed management, assisted natural regeneration and environmental constraints.<br><br>It is noted that the area of land to be dedicated to Council is located to the rear of existing and approved industrial developments on-site. No changes are proposed to the existing industrial developments, the approved industrial development on proposed Lot 1 or any existing interface areas to Sandy Creek and as such the preparation of the open space management plan may be imposed as a condition of approval.<br><br>It is important to reiterate that the application is accompanied by the previous Open Space Management Strategy which has been endorsed by Council Officers. This plans shows the extent of rehabilitation works required within the designated open space area.<br><br><b>Acceptable Outcome met.</b> |              |

| Performance outcomes                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome | Internal use |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Building services</b>                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                      |              |
| <b>PO5</b><br>All mechanical equipment is located and housed so as not to cause disturbance to residents within or adjoining the development. | <b>A05</b><br><b>For all development except dwelling houses, dual occupancies, caretaker's accommodation and community residences:</b><br>The mechanical equipment, including air-conditioning plant and swimming pool pumps, is incorporated within the building.<br>OR<br>The mechanical equipment, including air-conditioning plant and swimming pool pumps, is housed external to the principal building and:<br>(a) is contained within a solid structure; and<br>(b) located no closer than 1.5m to any site boundary. | <b>N/A05</b><br>The proposal is for reconfiguring a lot only.<br><br><b>Not Applicable.</b>                                                          |              |
| <b>Casual surveillance and lighting</b>                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                      |              |
| <b>PO6</b><br>Development facilitates casual surveillance of public areas and incorporates lighting to reduce opportunities for crime.        | <b>A06</b><br>No acceptable outcome provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>N/A06</b><br>The proposal is for reconfiguring a lot only.<br><br><b>Not Applicable.</b>                                                          |              |
| <b>Lighting</b>                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                      |              |
| <b>PO7</b><br>Lighting associated with any development does not cause a nuisance.                                                             | <b>A07</b><br>Direct or reflected light emissions from the premises must be positioned and shielded to prevent light spillage outside the boundaries of the site.                                                                                                                                                                                                                                                                                                                                                            | <b>N/A07</b><br>The proposal is for reconfiguring a lot only.<br><br><b>Not Applicable.</b>                                                          |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Shadow impacts – for all development 3 or more storeys</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                   |              |
| <b>PO8</b><br>The building is designed and located to ensure that the shadow cast by the building does not detract from a comfortable living and ground level environment and the access of adequate sunlight to private and public spaces having regard to: <ul style="list-style-type: none"> <li>(a) the degree of containment of the shadow on the subject site at different times of the day on the summer and winter solstice and spring and autumn equinox;</li> <li>(b) the cumulative impact of the shadow and existing shadows;</li> <li>(c) the effect of the shadow on the ocean beach, Broadwater foreshore, or riverside or beachside public open space;</li> <li>(d) the location of the shadow on non-residential areas external to the site; and</li> <li>(e) the effect of the shadow on any other site or other building.</li> </ul> | <b>A08.1</b><br>The width of the shadow cast in any direction by each level of the building, excluding balconies and lift wells, does not exceed twice the width of the shadow cast in any other direction.<br><br><b>Figure 9.4.4-1</b><br>Illustration showing width ratio shadow outcome                                                                                                                                                    | <b>N/A08.1</b><br>The proposal is for reconfiguring a lot only.<br><br><b>Not Applicable.</b>                                                     |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>A08.2</b><br>The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from ground level adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.<br><br><b>Figure 9.4.4-2</b><br>Illustration showing southern shadow outcome | <b>N/A08.2</b><br>The proposal is for reconfiguring a lot only.<br><br><b>Not Applicable.</b>                                                     |              |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                      | <p><b>AO8.3</b><br/><b>Bermuda Point precinct</b></p> <p>The shadow cast by the building in a true south direction has a length 0.25 times the height of the building, as measured from the top of the podium adjacent to the southern side of the subject building to the top of the topmost storey, and does not intrude onto any other site, or does not cast shadow onto any other building on the same site.</p> <p><b>Note: The podium is excluded from any southern shadow calculations.</b></p>                                                                                                                                                                                                                                                                                                          | <p><b>N/AO8.3</b><br/>The proposal is for reconfiguring a lot only.</p> <p><b>Not Applicable.</b></p>                                             |              |
|                      | <p><b>AO8.4</b></p> <p>The shadow cast by any building does not cover any part of the ocean beach or Broadwater foreshore when the shadow has a bearing of 145° east of true north and the length of the shadow is 1.6 times the height of the building as measured from the ground level to the top of the topmost storey.</p> <p><b>Note: For the purpose of this acceptable outcome, the ocean beach is defined as that area east of a line 10m east of and parallel to the foreshore seawall line and the Broadwater foreshore is defined as that area east of the leading edge of the revetment wall.</b></p>  <p><b>Figure 9.4.4-3</b><br/>Illustration showing ocean beach and Broadwater foreshore shadow outcome</p> | <p><b>N/AO8.4</b><br/>The proposal is for reconfiguring a lot only.</p> <p><b>Not Applicable.</b></p>                                             |              |

| Performance outcomes                                                                                                                                                 | Acceptable outcomes                                                                                                                                                   | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Internal use |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                                                      | <b>AO8.5</b><br>The shadow cast by the building in the direction of true south does not intrude more than 10m into a riverside public open space reserve.             | <b>N/AO8.5</b><br>The proposal is for reconfiguring a lot only.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |
| <b>Earthworks and treatment of retaining walls</b>                                                                                                                   |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |
| <b>PO9</b><br>Earthworks and retaining walls associated with the development do not create a negative visual impact upon neighbouring properties or the streetscape. | <b>AO9</b><br>Retaining walls and batters comply with the requirements of <b>SC6.9 City Plan policy – Land development guidelines.</b>                                | <b>AO9</b><br>The subject site contains the <i>Proximity@YATALA Industrial Park</i> which is an expanding industrial estate containing a range of industrial uses with the land forming part of the wider Yatala/Stapylton enterprise area. Land immediately to the north of the site contains the Stapylton Landfill Facility with land to the east of the site identified for the future Stapylton Sewage Treatment Plant. As such it is not anticipated that the proposed earthworks and retaining walls associated with the development will create a negative visual impact upon neighbouring properties.<br><br>All proposed retaining walls are to be in compliance with SC6.9 City Plan policy – Land development guidelines. Refer accompanying 'Typical Retaining Wall Details Dwg. No C202A dated 25/10/17; Bulk Earthworks Layout Plan Dwg. No C200B dated 25/10/17, and Bulk Earthworks Sections Dwg. No C201B dated 25/10/17'.<br><br><b>Acceptable Outcome met.</b> |              |
| <b>Stormwater drainage</b>                                                                                                                                           |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |              |
| <b>PO10</b><br>Development does not cause adverse stormwater drainage impacts on or off the site.                                                                    | <b>AO10</b><br>All development incorporates stormwater drainage works to comply with the requirements of <b>SC6.9 City Plan policy – Land development guidelines.</b> | <b>AO10</b><br>A Stormwater Management Plan (SWMP) has been prepared by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) which addresses stormwater management for the proposed subdivision. The SWMP has been prepared in accordance with the relevant requirements of the <i>Gold Coast City Plan</i> , the State Planning Policy, Water Sensitive Urban Design Guidelines for South East Queensland, the Environmental Protection Act 1994 and the Environmental Protection (Water) Policy 1997.<br><br>Refer to the attached Stormwater Management Plan                                                                                                                                                                                                                                                                                                                                                                                                                    |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                    | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Internal use |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (‘Stormwater Management Plan’ pdf).<br><br><b>Acceptable Outcome met.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |
| <b>Infrastructure</b>                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |
| <b>PO11</b><br>All development ensures connection to public utilities to meet the needs of the development, including sewer, water, electricity and communications services.                                                                                                                                                            | <b>AO11</b><br>All development is provided with services, as follows:<br>(a) electricity supply and communication services<br>(b) reticulated water supply, when within the mapped ‘water supply service area’ identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space or Rural zones<br>(c) reticulated sewer network, when within the mapped ‘wastewater service area’ identified in the Local government infrastructure plan, and not located in the Conservation, Extractive industry, Major tourism (Island resorts precinct), Open space, Rural or Rural residential zones. | <b>AO11</b><br>An Assessment of Urban Infrastructure Report has been prepared by icubed consulting (Ref 17-209.01 dated 17/09/2017). The report provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates that the proposal is able to be adequately serviced with respect to water and sewer reticulation, flooding, electricity, earthworks and stormwater, power and communications. As such the proposed lots are capable of being provided with all necessary urban services with no impediments to connection with existing infrastructure networks.<br><br>(Refer to attached ‘Urban Infrastructure Report’ pdf).<br><br><b>Acceptable Outcome met.</b> |              |
| <b>Site analysis</b>                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |
| <b>PO12</b><br>Development is designed to:<br>(a) complement the character and address any impacts on the amenity and environment of the local area;<br>(b) avoid any risk to life or property arising from natural hazards; and<br>(c) protect significant natural habitat areas, wildlife corridors, wetlands and waterway corridors. | <b>AO12</b><br>A site analysis plan is prepared in accordance with <b>SC6.11 City Plan policy – Site analysis</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>N/AO12</b><br>The site is subject to a number of material change of use approvals for warehouse and industry which have been established for several years. The location of these developments on the southern alignment of Christensen Road ensures no additional works resulting from the proposed subdivision will be required with the dedicated open space area. With the exception of the environmental constraints within this area and the bushfire hazard buffer along the eastern boundary of proposed stage 2, the land is devoid of any constraints.<br><br>As previously mentioned, the accompanying Bushfire Hazard Assessment includes recommendations to mitigate damage to                        |              |

| Performance outcomes | Acceptable outcomes | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Internal use |
|----------------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                      |                     | <p>properties arising from bushfire whilst the dedication of 4.092ha of land for open space ensures the area of the site which contains remnant vegetation and high ecological biodiversity values will be protected.</p> <p>Consequently, based on the detailed site description and previous development history summary contained in the accompanying Planning Report, the preparation of a Site Analysis Plan is not necessary in this instance. It is important to reiterate that the items identified in parts (a), (b) and (c) of PO12 have been comprehensively addressed in the accompanying specialist reports as well as the Planning Report.</p> <p><b>Not Applicable.</b></p> |              |

## Healthy Waters Code

### Purpose and Overall Outcomes

The purpose of the *Healthy waters code* is to 'protect the quality of the city's waters from the impacts of development.' It is intended that the purpose of the code be achieved through the overall outcomes set out in the code. In this instance the proposed reconfiguration is consistent with this purpose and the overall outcomes of the *Healthy waters code* as demonstrated in the accompanying Stormwater Management Plan (SWMP) prepared by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) which addresses stormwater management for the proposed subdivision.

Refer to the attached Stormwater Management Plan ('Stormwater Management Plan'.pdf) for further detail.

**Table 9.4.5-2: Healthy waters code – for assessable development**

| Performance outcomes                                                                                                                                     | Acceptable outcomes                                                                                                                               | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                               | Internal use |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Stormwater quality</b>                                                                                                                                |                                                                                                                                                   |                                                                                                                                                                                 |              |
| <b>PO1</b><br>Development appropriately manages stormwater quality to:<br>(a) protect natural ecosystems;<br>(b) integrate stormwater treatment into the | <b>AO1.1</b><br>Where development is:<br>(a) for a dwelling house, dual occupancy or multiple dwelling on a lot less than 5000m <sup>2</sup> ; or | <b>N/AO1.1</b><br>The proposed development is for the reconfiguration of a 25.182 hectare site included in the <i>High impact industry zone</i> .<br><br><b>Not Applicable.</b> |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                          | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                 | Internal use |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| urban landscape;<br>(c) protect water quality;<br>(d) reduce runoff and peak flows; and<br>(e) meet the water quality objectives and environmental values for Queensland waters.<br><br><b>Note: Water quality objectives and environmental values for Queensland waters are contained within Schedule 1 of the Environmental Protection (Water) Policy 2009. Water quality objectives are locally specific and vary between and within river catchments.</b> | (b) light industry or business activity on a lot less than 2500m <sup>2</sup> ,<br><br>it complies with the 'Deemed to comply' requirements detailed in the <b>Stormwater quality management guidelines in SC6.9 City Plan policy – Land development guidelines.</b>                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                   |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO1.2</b><br>Where development is:<br>(a) for a dwelling house, dual occupancy or multiple dwelling on a lot equal to or more than 5000m <sup>2</sup> but less than 1.25 ha; or<br>(b) light industry or business activity on a lot equal to or more than 2500m <sup>2</sup> but less than 1.25 ha;<br>(c) it complies with the 'Deemed to comply' requirements detailed in the <b>Stormwater quality management guidelines in SC6.9 City Plan policy – Land development guidelines.</b> | <b>N/AO1.2</b><br>The proposed development is for the reconfiguration of a 25.182 hectare site included in the <i>High impact industry zone</i> .<br><br><b>Not Applicable.</b>                                                                                                                                                                                   |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>AO1.3</b><br>Where development is not listed in AO1 a Stormwater Quality Management Plan is prepared by a suitably-qualified person in accordance with the <b>Stormwater quality management guidelines in SC6.9 City Plan policy – Land development guidelines.</b>                                                                                                                                                                                                                      | <b>AO1.3</b><br>A Stormwater Management Plan (SWMP) has been prepared by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) which addresses stormwater management for the proposed subdivision.<br><br>Refer to the attached Stormwater Management Plan ('Stormwater Management Plan' pdf) for further detail.<br><br><b>Acceptable outcome met.</b>            |              |
| <b>Stormwater quantity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                   |              |
| <b>PO2</b><br>Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.                                                                                                                                                                                                                                                                                        | <b>AO2</b><br>A stormwater quantity management plan is prepared by a suitably qualified person and demonstrates:<br>(a) achievable stormwater quantity control measures for discharge during both the construction and operational                                                                                                                                                                                                                                                          | <b>AO1.3</b><br>A Stormwater Management Plan (SWMP) has been prepared by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) which addresses stormwater management for the proposed subdivision. The report demonstrates that there will be no adverse impacts on stormwater flooding or the drainage of properties external to the subject site during both the |              |

| Performance outcomes                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                          | Internal use |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                                                                                                                                                                          | <p>phases of development designed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i> unless subject to specific requirements of <b>SC6.9 City Plan policy – Land development guidelines</b>;</p> <p>(b) on-site detention systems that are designed to restrict peak outflows for Q2, Q5, Q10, Q20 Q50 and Q100 to pre-development conditions.</p>                                                                                                 | <p>operational and construction phases of the proposed development.</p> <p>Refer to the attached Stormwater Management Plan ('Stormwater Management Plan' pdf) for further detail.</p> <p><b>Acceptable Outcome Met.</b></p>                                                                                                                                                                                                                                               |              |
| <b>Woongoolba Flood Mitigation Scheme Catchment Area</b>                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |
| <p><b>PO3</b></p> <p>In the Woongoolba Flood Mitigation Scheme Catchment Area, shown on the <b>Water catchments and dual reticulation overlay map</b>, peak outflow and its timing for Q2, Q5 and Q10 for rainfall events up to 72 hours does not change as a result of development.</p> | <p><b>AO3</b></p> <p>No acceptable outcome provided.</p>                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>PO3</b></p> <p>The subject site is located in the Woongoolba Flood Mitigation Scheme Catchment Area with the accompanying Stormwater Management Plan (SWMP) prepared by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) demonstrating appropriate stormwater management for the proposed subdivision.</p> <p>Refer to the attached Stormwater Management Plan ('Stormwater Management Plan' pdf) for further detail.</p> <p><b>Performance Outcome met.</b></p> |              |
| <b>Protection of natural flows (discharge)</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |
| <p><b>PO4</b></p> <p>Construction and operational activities avoid or minimise adverse impacts of altered stormwater quality and quantity.</p>                                                                                                                                           | <p><b>AO4</b></p> <p>Development achieves the Frequent Flow Management and Waterway Stability Management design objectives as stated within <i>Chapter 2 – Section 2.4.2 of the Urban Stormwater Quality Planning Guidelines 2010</i>.</p> <p><b>Note: A site Stormwater Quality and Quantity Management Report prepared by a suitably qualified person is Council's preferred method required to be submitted to Council to address this Acceptable outcome.</b></p> | <p><b>AO4</b></p> <p>A Stormwater Management Plan (SWMP) has been prepared by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) which addresses stormwater management for the proposed subdivision.</p> <p>Refer to the attached Stormwater Management Plan ('Stormwater Management Plan' pdf) for further detail.</p> <p><b>Acceptable Outcome met.</b></p>                                                                                                            |              |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                      | <b>The intent in the above guidelines (Urban Stormwater Quality Planning Guidelines 2010) can be achieved by adopting Water Sensitive Urban Design (WSUD) concepts within the development.</b> |                                                                                                                                                   |              |

#### Wastewater management

|                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PO5</b><br>Development does not discharge wastewater to receiving waters or areas external to the site unless demonstrated to be the best-practice environmental management for that site and takes into consideration:<br>(a) the applicable water quality objectives for the receiving waters; and<br>(b) the potential adverse impact on ecosystem health of receiving waters. | <b>AO5</b><br>Where the development involves the discharge of wastewater, a Wastewater Management Plan (WWMP) is prepared, demonstrating compliance with the performance outcome, by a suitably qualified person and submitted to the Council, detailing all of the following:<br>(a) wastewater type;<br>(b) climatic conditions;<br>(c) water quality objectives;<br>(d) best-practice environmental management;<br>(e) waste management hierarchy; and<br>(f) the WWMP provides for the management of wastewater in accordance with a wastewater management hierarchy that:<br>(i) avoids wastewater discharge to waterways; or<br>(ii) if wastewater discharge to the environment cannot practicably be avoided wastewater discharge to waterways is minimised through re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. | <b>N/AO5</b><br>The proposed reconfiguration of a lot does not involve the discharge of wastewater.<br><br><b>Not Applicable.</b> |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--|

| Performance outcomes                                                                   | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome                                                                                                                                                                    | Internal use |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Erosion and sediment control (ESC)</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                         |              |
| <b>PO6</b><br>Development does not cause erosion or allow sediments to leave the site. | <b>AO6</b><br>An <b>Erosion hazard assessment</b> completed in accordance with the criteria in <b>Table 9.4.5-3</b> is undertaken to establish the level of risk for soil erosion and sediment pollution to the environment.<br><b>Where the Erosion hazard assessment has a risk score less than or equal to 10:</b><br>A deemed to comply report is prepared by a suitably qualified person for Council approval, including conceptual location and design drawings of each treatment measure in plan and section views, in accordance with the <i>Best Practice Erosion and Sediment Control: International Erosion Control Association, (IECA) 2008, Australasia Chapter 2008</i> .<br><b>Where the Erosion hazard assessment has a risk score greater than 10:</b><br>A conceptual erosion and sediment control plan (ESCP) is prepared by a suitably qualified person for Council approval in accordance with the <i>Best Practice Erosion and Sediment Control: International Erosion Control Association, (IECA) 2008, Australasia Chapter 2008</i> . | <b>AO6</b><br>A Sediment and Erosion Control Plan with accompanying sediment and erosion control details has been prepared for the site by icubed consulting and accompanies the reconfiguration of a lot application.<br>Refer attached 'Sediment and Erosion Control Plan.pdf'.<br><br><b>Acceptable Outcome met.</b> |              |

## On-site Sewerage Facilities Code

### Purpose and Overall Outcomes

The purpose of the *On-site sewerage facilities overlay code* is to 'ensure that on-site sewerage facilities do not cause any environmental harm or health risk.' In this instance the subject site is able to be adequately serviced with respect to sewerage reticulation as demonstrated in the accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting. (Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.)

**Table 9.4.7-1: On-site sewerage facilities code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome                                                                                                                                                                                                                                                                                            | Internal use |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Design and siting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
| <b>PO1</b><br>Development on land not serviced by sewer infrastructure has a suitable on-site wastewater disposal area that complies with:<br>(a) <i>Queensland Plumbing and Wastewater Code</i> ;<br>(b) Australian and New Zealand Standard AS/NZS 1547 – <i>On-Site Domestic Wastewater Management</i> ; and<br>(c) Australian and New Zealand Standard AS/NZS 1546 Parts 1, 2 and 3: <i>On-site Domestic Wastewater Treatment Units – Septic Tanks</i> .<br><b>Editor's note: an Effluent Disposal Report prepared by a Council registered person is Council's preferred method of addressing the above outcome.</b> | <b>AO1</b><br>No acceptable outcome provided. | <b>N/AO1</b><br>The accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates that the proposal is able to be adequately serviced with respect to sewerage reticulation.<br><br>Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Not Applicable.</b> |              |
| <b>PO2</b><br>The on-site sewerage facility is provided on the same lot as the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>AO2</b><br>No acceptable outcome provided. | <b>N/AO2</b><br>The accompanying Assessment of Urban Infrastructure Report prepared by icubed consulting provides an engineering assessment of available infrastructure for the proposed reconfiguration and demonstrates that the proposal is able to be adequately serviced with respect to sewerage reticulation.<br><br>Refer to attached 'Urban Infrastructure Report' pdf - Ref 17-209.01 dated 17/09/2017.<br><br><b>Not Applicable.</b> |              |

## Vegetation Management Code

### Purpose and Overall Outcomes

The purpose of the *Vegetation Management overlay code* is to 'provide for the protection and management of assessable vegetation.' It is intended that the purpose of the code be achieved through the overall outcomes set out in the code. In this instance the proposed reconfiguration is consistent with this purpose and the overall outcomes of the *Vegetation Management overlay code* as follows:

- The majority of the site has previously been developed for industrial purposes or cleared of vegetation with the exception of areas along Sandy Creek and the existing detention basin in the south-eastern corner of the site;
- No clearing of vegetation is proposed to facilitate the reconfiguration; and
- A 4.0921 hectare conservation buffer area along Sandy Creek is to be transferred to Council for open space purposes.

**Table 9.4.14-2: Vegetation management code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Internal use |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <i>Vegetation management plan</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |
| <b>PO1</b><br>Damage to assessable vegetation does not occur where the vegetation: <ul style="list-style-type: none"> <li>(a) provides habitats for threatened flora and fauna;</li> <li>(b) is of historical, cultural or visual significance;</li> <li>(c) provides erosion prevention and slope stabilisation;</li> <li>(d) is necessary to maintain the character of the local area; or</li> <li>(e) assists in the conservation of the city's biodiversity.</li> </ul> <b>Note: A Vegetation Management Plan is the Council's preferred method of addressing the above outcome.</b> | <b>AO1</b><br>A Vegetation Management Plan, prepared by a suitably qualified person, is submitted as part of an Operational Work (Vegetation Clearing) application to show compliance with the Performance outcome. This plan includes, but is not limited to: <ul style="list-style-type: none"> <li>(a) the location of the existing or approved dwellings, building or structures;</li> <li>(b) the location of waterways, ridge tops and steep slopes (greater than 25%) on and adjacent to the site;</li> <li>(c) the location of the assessable vegetation to which the damage is proposed, and reasonable particulars of its vegetation type, including species, height and girth and whether it is:               <ul style="list-style-type: none"> <li>• habitat for threatened flora and fauna;</li> <li>• of historical, cultural, character or visual significance;</li> <li>• essential for erosion prevention</li> </ul> </li> </ul> | <b>AO1</b><br>The subject site is currently improved by a series of existing industrial developments with the balance of the site largely devoid of vegetation with the exception of the proposed open space area along Sandy Creek on the southern boundary of the site and the proposed common property detention area.<br>No clearing of vegetation is proposed and as such, the requirement for a Vegetation Management Plan to be submitted as part of any Operational Works may be imposed as a condition of development approval if required.<br>It is important to reiterate that the application is accompanied by the previous Open Space Management Strategy which has been endorsed by Council Officers. This plans shows the extent of rehabilitation works required within the designated open space area.<br><br><b>Acceptable Outcome met.</b> |              |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome | Internal use |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                      | <p>and slope stabilisation, including within waterway buffers;</p> <ul style="list-style-type: none"> <li>significant to the conservation of the city's biodiversity;</li> <li>vegetation that contributes to waterway and wetland health.</li> </ul> <p>(d) a statement of the reasons for the damage and any relevant factors associated with the purpose of the proposed damage;</p> <p>(e) particulars of how vegetation to be retained will be protected during works in accordance with Australian Standard AS4970-2009 – <i>Protection of trees</i> on development sites;</p> <p>(f) particulars of how the vegetation is to be damaged and, if relevant, how the damaged material is to be removed or disposed of;</p> <p>(g) a plan indicating the location, size and species of replacement vegetation to compensate for the loss of damaged vegetation; and</p> <p>(h) a staging plan for clearing greater than 4ha of vegetation.</p> <p><b>Note: To remove a single tree on residential premises only a basic Vegetation Management Plan is required to be submitted to Council. The Vegetation Management Plan can be prepared by the property owner and may only require limited details about the above elements.</b></p> |                                                                                                                                                      |              |

## APPLICABLE OVERLAY CODES

### Acid Sulfate Soils Overlay Code

#### Purpose and Overall Outcomes

The purpose of the *Acid sulfate soils overlay code* is to 'protect the natural environment, built environment and infrastructure from impacts of acid sulfate soils.' It is intended that the purpose of the code be achieved through the overall outcomes set out in the code. In this instance the proposed reconfiguration is consistent with this purpose and the overall outcomes of the *Acid sulfate soils overlay code* with any requirements associated with acid sulfate soils investigation and management able to be imposed as conditions of development and carried out in subsequent Operation Works stages accordingly.

**Table 8.2.1-1: Acid sulfate soils code – for assessable development**

| Performance outcomes                                                                                                                                                                                                | Acceptable outcomes                                                                                                                                                                                                  | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Internal use |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Acid sulfate soils</b>                                                                                                                                                                                           |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |
| <b>PO1</b><br>The extent and severity of the acid sulfate soils risk is accurately characterised.                                                                                                                   | <b>AO1</b><br>Acid sulfate soils are identified through an acid sulfate soils investigation, carried out in accordance with <b>SC6.2 City Plan policy – Acid sulfate soils management.</b>                           | <b>PO1</b><br>The majority of the subject site is included in the acid sulfate soils land above 5m AHD and below 20m AHD sub-category with areas in the proposed open space 'conservation buffer' along Sandy Creek and the existing detention basin identified as containing land at or below 5m AHD.<br><br>With respect to proposed bulk earthworks, as a result of the existing and approved developments in Stage 1 of the proposed reconfiguration, as well as the existing detention basin and proposed 'conservation buffer', bulk earthworks are proposed for Stage 2 of the proposal only. As such, any requirements associated with acid sulfate soils investigation and management may be imposed as conditions of development to be carried out in subsequent Operation Works stages accordingly.<br><br><b>Performance Outcome met.</b> |              |
| <b>PO2</b><br>The natural environment, built environment and/or infrastructure is protected by ensuring that soil disturbance or development of land does not result in the release of acid and metal contaminants. | <b>AO2</b><br>Development does not:<br>(a) excavate or otherwise remove soil or sediment identified as containing acid sulfate soils;<br>(b) permanently or temporarily extract groundwater resulting in aeration of | <b>PO2</b><br>The majority of the subject site is included in the acid sulfate soils land above 5m AHD and below 20m AHD sub-category with areas in the proposed 'conservation buffer' along Sandy Creek and the existing detention basin identified as containing land at or below 5m AHD.<br><br>With respect to proposed bulk earthworks, as a result of the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                 | Internal use |
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|                      | <p>previously saturated acid sulfate soils; or</p> <p>(c) fill land (where at or below 5m AHD) that results in:</p> <p>i(ii) actual acid sulfate soils being moved below the watertable; or</p> <p>ii(ii) previously saturated potential acid sulfate soils being aerated.</p> <p>OR</p> <p>Where acid sulfate soils are disturbed, building design, infrastructure and filling/excavation works are managed in accordance with an acid sulfate soils management plan to:</p> <p>(a) protect the natural environment, buildings and infrastructure; and</p> <p>(b) neutralise existing acidity and ensure the release of acid and metal contaminants does not occur.</p> <p>The Acid sulfate soils management plan is to be prepared in accordance with <b>SC6.2 City Plan policy – Acid sulfate soils management</b>.</p> <p><b>Note: A condition will be included on any approval requiring certification from a suitably qualified and experienced professional. This certification must be submitted to Council confirming that the management of the acid sulfate soils has complied with the approved management plan.</b></p> | <p>existing and approved developments in Stage 1 of the proposed reconfiguration, as well as the existing detention basin and proposed 'conservation buffer', bulk earthworks are proposed for Stage 2 of the proposal only. As such, any requirements associated with acid sulfate soils investigation and management may be imposed as conditions of development to be carried out in subsequent Operation Works stages accordingly.</p> <p><b>Performance Outcome met.</b></p> |              |

## ***Environmental Significance Overlay Code***

### **Purpose and Overall Outcomes**

The purpose of the *Environmental significance overlay code* is to 'identify and protect matters of environmental significance and ensure that development is consistent with, and contributes to, the achievement of the objectives of the Nature Conservation Strategy.' It is intended that the purpose of the code be achieved through the overall outcomes set out in the code.

In this instance the proposed reconfiguration is consistent with this purpose and the overall outcomes of the *Environmental significance overlay code* in that:

- Areas of the site identified as containing matters of environmental significance are limited to areas along Sandy Creek at the southern boundary of the site. These areas are to be protected through the dedication of 4.0921 hectares of land along Sandy Creek to Council for open space 'conservation buffer' purposes;
- It is intended that any identified degraded areas within the proposed open space land be rehabilitated through the removal of dumped rubbish, weed management and the provision of tubestock planting to supplement natural regeneration as detailed in an Open Space Management Plan; and
- No clearing of native vegetation is proposed.

### **Table 8.2.6-2: Environmental significance code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Internal use |
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| <b>Ecological site assessment</b>                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |
| <p><b>PO1</b></p> <p>All matters of environmental significance on and adjacent to the development site are identified and protected.</p> <p><b>Note - An Ecological Site Assessment prepared in accordance with SC6.7 City Plan policy – Ecological site assessments, is Council's preferred method for addressing this performance outcome.</b></p> | <p><b>AO1</b></p> <p>Proposed works do not impact on:</p> <p>(a) areas identified on <b>Environmental significance – vegetation management overlay map</b>;</p> <p>(b) buffers to wetlands and watercourses being:</p> <p>(i) 100m from the mapped boundary of a State significant aquatic area, as identified on <b>Environmental significance – wetlands and watercourse overlay map</b>;</p> <p>(ii) 100m from the outer landward boundary of a State significant wetland, as identified on Environmental significance – wetlands and watercourse overlay map;</p> <p>(iii) 100m from the outer landward boundary of a Local significant wetland, as identified on Environmental significance – <b>wetlands and watercourse overlay map</b>;</p> <p>(iv) 60m from the outer bank of a Major Watercourse identified on Environmental significance – wetlands and watercourse overlay map; or</p> <p>(v) 30m from the outer bank of a Watercourse identified on Environmental significance – wetlands and watercourse overlay map; and</p> <p>(c) individual trees within areas mapped on the <b>Environmental significance – priority species overlay map</b>.</p> | <p><b>AO1</b></p> <p>The proposed reconfiguration will not impact on matters of environmental significance as follows:</p> <p>(a) The areas identified on the <i>Environmental significance – vegetation management overlay map</i> are contained within the 4.0921 hectares of land to be dedicated to Council for open space purposes. It is noted that the identified areas are located to the rear of existing and approved industrial developments on-site as well as on the southern side of the existing detention basin. As no changes are proposed to the existing or approved industrial developments the reconfiguration will not impact on the existing identified vegetation.</p> <p>(i) The site is not located within 100m of a State significant aquatic area;</p> <p>(ii) A State significant wetland is located to the southeast of the subject site with the existing detention basin and the existing approved industrial development on proposed Lot 1 which has not yet commenced only located within proximity of this area;</p> <p>(iii) The site is not located within 100m of a Local significant wetland;</p> <p>(iv) The site is not located within 60m of a Major watercourse;</p> <p>(v) The subject site has a Watercourse located within the 4.0921 hectare parcel of land to be dedicated to Council for open space purposes. The watercourse is located to the rear of existing and approved developments as well as on the southern side of the existing detention basin. No changes are proposed to the existing developments or the approved development on proposed Lot 1 and as such the reconfiguration will not result in increased impacts on the watercourse;</p> <p>(b) The subject site has a priority species mapped within the 4.0921 hectare parcel of land to be dedicated to Council for open space purposes. These areas are located to the rear of existing and approved developments as well as on the southern side of the existing detention basin. No changes are proposed to the existing developments or</p> |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                             | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                     | Internal use |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 | <p>the approved development on proposed Lot 1 and as such the reconfiguration will not result in increased impacts on the mapped vegetation.</p> <p>It is important to reiterate that the application is accompanied by the previous Open Space Management Strategy which has been endorsed by Council Officers. This plans shows the extent of rehabilitation works required within the designated open space area.</p> <p><b>Acceptable Outcome met.</b></p> |              |
| <b>Biodiversity areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |
| <b>PO2</b><br>Development does not impact on Protected Areas as identified on the <b>Environmental significance–biodiversity areas overlay map</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>AO2.1</b><br>No acceptable outcome provided. | <b>N/AO2</b><br>The subject site is not identified on the <i>Environmental significance–biodiversity areas overlay map</i> .<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                     |              |
| <b>PO3</b><br>Development within the Hinterland to Coast Critical Corridors as identified on the <b>Environmental significance –biodiversity areas overlay map</b> is located and designed to: <ul style="list-style-type: none"> <li>(a) provide corridors of sufficient dimensions and characteristics that will enable adequate movement of fauna through the site;</li> <li>(b) protect in situ matters of environmental significance and associated buffers;</li> <li>(c) protect in situ, vegetation identified on the <b>Environmental significance – vegetation management overlay map</b> and habitat for native flora and fauna;</li> <li>(d) link matters of environmental significance, existing corridors and/or conservation estate/reserves on adjacent properties;</li> <li>(e) maintain and improve upon the regional connectivity of the Hinterland to Coast Critical Corridors; and</li> </ul> | <b>AO3.1</b><br>No acceptable outcome provided. | <b>N/AO3.1</b><br>The subject site is not identified on the <i>Environmental significance–biodiversity areas overlay map</i> .<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                   |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                  | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                            | Internal use |
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| <p>(f) allow for the rehabilitation of disturbed, cleared or modified areas that form part of the Hinterland to Coast Critical Corridors.</p> <p><b>Note : Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) are Council's preferred method for determining corridor dimensions.</b></p>                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |
| <p><b>PO4</b></p> <p>Development within Hinterland Core Habitat Systems, Coastal Wetlands and Islands Core Habitat Systems and Substantial Remnant Areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b> is located and designed to:</p> <p>(a) protect in situ matters of environmental significance and associated buffers;</p> <p>(b) protect in situ vegetation identified on the <b>Environmental significance – vegetation management overlay map</b> and habitat for native flora and fauna; and</p> <p>(c) allow for the rehabilitation of disturbed, cleared or modified areas.</p> | <p><b>AO4</b></p> <p>No acceptable outcome provided.</p>                                                                                                                                                                                                                                                                                                                                             | <p><b>N/AO4</b></p> <p>The subject site is not identified on the <i>Environmental significance–biodiversity areas overlay map</i>.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                                  |              |
| <b>Wetland and watercourse</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |
| <p><b>PO5</b></p> <p>Buffers are provided to wetlands and watercourses identified on the <b>Environmental significance – wetlands and watercourse overlay map</b> to ensure the:</p> <p>(a) protection of matters of environmental significance mapped onsite or identified through an ecological site assessment;</p> <p>(b) unimpeded movement of fauna along the watercourse;</p>                                                                                                                                                                                                                                                 | <p><b>AO5.1</b></p> <p>Buffers at least 100m wide are provided between the development and the mapped boundary of a State significant aquatic area, as identified on <b>Environmental significance – wetlands and watercourse overlay map</b>.</p> <p><b>AO5.2</b></p> <p>Buffers at least 100m wide are provided between the development and the outer landward boundary of a State significant</p> | <p><b>N/AO5.1</b></p> <p>The subject site is not identified as having a State significant aquatic area on the <i>Environmental significance – wetlands and watercourse overlay map</i>.</p> <p><b>Not Applicable.</b></p> <p><b>N/AO5.2</b></p> <p>A State significant wetland is identified to the south east of the subject site on the <i>Environmental significance – wetlands and watercourse overlay map</i>. This area is located south of</p> |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                   | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                              | Internal use |
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| <p>(c) water quality is maintained;<br/>(d) bank stability; and<br/>(e) protection of property and infrastructure.</p> <p><b>Note:</b> The buffer width for wetlands is measured from the outer, landward boundary of the mapped wetland, as shown on Environmental significance – wetland and watercourse overlay map.</p> <p><b>Note:</b> Recommendations provided in an ecological site assessment (prepared in accordance with SC6.7 City Plan policy – Ecological site assessments) is Council's preferred method for determining alternative buffer widths.</p> <p><b>Note:</b> Artificial watercourses are to be addressed through the Coastal erosion hazard overlay code and map. Where a waterbody contains both natural and artificial banks, the natural banks are to be assessed in accordance with this performance outcome.</p> | <p>wetland, as identified on <b>Environmental significance – wetlands and watercourse overlay map</b>.</p>                                                                                                                                            | <p>the existing detention basin which is to be retained as part of the proposed reconfiguration. No changes are proposed to the previously approved development to be proposed Lot 1.</p> <p>Given the limited works proposed within the existing stormwater detention basin, the proposed subdivision is setback is setback sufficiently so as to mitigate any environmental impacts on Sandy Creek including water quality, fauna movement and Creek bank stability.</p> <p><b>Not Applicable.</b></p>                                                |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>AO5.3</b><br/>Buffers at least 100m wide are provided between the development and the outer landward boundary of a Local significant wetland as identified on the <b>Environmental significance – wetlands and watercourse overlay map</b>.</p> | <p><b>N/AO5.3</b><br/>The subject site is not identified as having a Local significant wetland on the <i>Environmental significance – wetlands and watercourse overlay map</i>.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                                                                                       |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>AO5.4</b><br/>Buffers at least 60m wide are provided between the development and the outer bank of a Major Watercourse as identified on the <b>Environmental significance – wetlands and watercourse overlay map</b>.</p>                       | <p><b>N/AO5.4</b><br/>The subject site is not identified as having a Major Watercourse on the <i>Environmental significance – wetlands and watercourse overlay map</i>.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                                                                                               |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>AO5.5</b><br/>Buffers at least 30m wide are provided between the development and the outer bank of a watercourse as identified on the <b>Environmental significance – wetlands and watercourse overlay map</b>.</p>                             | <p><b>N/AO5.5</b><br/>The proposed development is for the reconfiguration of a lot with land located at the rear of the existing industrial developments on the southern side of Christensen Road South along Sandy Creek to be dedicated to Council for open space.</p> <p>No changes are proposed to the existing industrial developments on-site and as such no changes are proposed to the buffers to the watercourse identified on the <i>Environmental significance – wetlands and watercourse overlay map</i>.</p> <p><b>Not Applicable.</b></p> |              |

#### Vegetation management

| Performance outcomes                                                                                                                                                                                                                                                                                                                            | Acceptable outcomes                                                | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Internal use |
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| <b>PO6</b><br>Regulated vegetation is protected in situ when it is:<br>(a) identified on the <b>Environmental significance – vegetation management overlay map</b> ; and<br>(b) within biodiversity areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b> .                                             | <b>AO6</b><br>Development does not impact on regulated vegetation. | <b>AO6</b><br>No clearing of regulated vegetation is proposed. The proposed development provides for the reconfiguration of a lot currently containing a number of existing industrial developments and substantial cleared areas devoid of vegetation and as such these areas will not be impacted.<br><br>The site also contains areas of vegetation identified on the <i>Environmental significance – vegetation management overlay map</i> . These areas on-site are located along the southern boundary of the site, including along Sandy Creek and are contained within the 4.0921 hectare conservation buffer to be dedicated to Council.<br><br><b>Acceptable Outcome met.</b> |              |
| <b>PO7</b><br>Development is designed to maintain regulated vegetation and minimise disturbance when it is:<br>(a) identified on the <b>Environmental significance – vegetation management overlay map</b> ; and<br>(b) outside of biodiversity areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b> . | <b>AO7</b><br>Development avoids impacts on regulated vegetation.  | <b>AO7</b><br>No clearing of regulated vegetation is proposed. The proposed development provides for the reconfiguration of a lot currently containing a number of existing industrial developments and substantial cleared areas devoid of vegetation and as such these areas will not be impacted.<br><br>The site also contains areas of vegetation identified on the <i>Environmental significance – vegetation management overlay map</i> . These areas on-site are located along the southern boundary of the site, including along Sandy Creek and are contained within the 4.0921 hectare conservation buffer to be dedicated to Council.<br><br><b>Acceptable Outcome Met.</b> |              |
| <b>PO8</b><br>High priority vegetation as identified on the <b>Environmental significance – vegetation management overlay map</b> is protected in situ.                                                                                                                                                                                         | <b>AO8</b><br>No acceptable outcome provided.                      | <b>N/AO8</b><br>The site is not identified as containing High priority vegetation on the <i>Environmental significance – vegetation management overlay map</i> .<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |
| <b>PO9</b><br>Medium and general priority vegetation as                                                                                                                                                                                                                                                                                         | <b>AO9</b><br>No acceptable outcome provided.                      | <b>N/AO9</b><br>The site is not identified as containing biodiversity areas on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the<br>performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                               | Internal use |
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| identified on the <b>Environmental significance – vegetation management overlay map</b> within biodiversity areas as identified on the <b>Environmental significance –biodiversity areas overlay map</b> is protected in situ.                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | the <i>Environmental significance – vegetation management overlay map</i> .<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |
| <b>PO10</b><br>Vegetation is protected when it is:<br>(a) identified as medium priority vegetation on the <b>Environmental significance – vegetation management overlay map</b> ; and<br>(b) located outside the biodiversity areas identified on the <b>Environmental significance – biodiversity areas overlay map</b> . | <b>AO10</b><br>Vegetation is not damaged when it is:<br>(a) identified as medium priority vegetation on the <b>Environmental significance – vegetation management overlay map</b> ; and<br>(b) located outside the <b>Environmental significance –biodiversity areas overlay map</b> .<br><br>OR<br>Where all attempts have been made to avoid and minimise damage to vegetation as stated above, any significant residual impact is offset consistent with the <i>Environmental Offsets Act 2014</i> , at a ratio of 3:1 (area) in accordance with <b>SC6.8 City Plan policy – Environmental offsets</b> .<br><br>OR<br>Damage to medium priority vegetation identified on the <b>Environmental significance – vegetation management overlay map</b> and located outside the biodiversity areas identified on the <b>Environmental significance – biodiversity areas overlay map</b> is for committed development. | <b>AO10</b><br>A minor portion of the site along Sandy Creek at the rear of proposed Lots 6 and 7 of Stage 1 of the reconfiguration is identified as medium priority vegetation on the <i>Environmental significance – vegetation management overlay map</i> . This vegetation is wholly contained within the proposed conservation buffer area to be dedicated to Council. In addition, no changes are proposed to the existing approved developments on-site and as such the proposed reconfiguration will not impact on the identified vegetation.<br><br><b>Acceptable Outcome met.</b> |              |
| <b>PO11</b><br>Disturbance to vegetation is minimised when it is:<br>(a) identified as General priority vegetation on the <b>Environmental significance – vegetation management overlay</b>                                                                                                                                | <b>AO11</b><br>Development avoids impacts on general priority vegetation. Any damage is minimised to the greatest extent possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>AO11</b><br>Parts of the site along Sandy Creek to the rear of proposed Lots 1 - 3 of Stage 1 of the reconfiguration, as well as the proposed common property detention basin area, is identified as containing general priority vegetation on the <i>Environmental significance – vegetation management overlay map</i> . This vegetation is to be retained within the proposed open space                                                                                                                                                                                              |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                     | Acceptable outcomes                                                                                                                                                                                                                                                    | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Internal use |
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| map; and<br>(b) located outside the <b>Environmental significance – biodiversity areas overlay map</b> .                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                        | conservation buffer area to be dedicated to Council. In addition, no changes are proposed to the existing approved developments on-site and as such the proposed reconfiguration will not impact on the identified vegetation.<br><br><b>Acceptable Outcome met.</b>                                                                                                                                                                                                                                                                                                                                                         |              |
| <b>PO12</b><br>Buffers are provided that protect the long term viability of high priority and regulated vegetation located on or adjacent to the site.                                                                                                                                                                                                   | <b>AO12</b><br>Buffers at least 30m wide are provided between the development and any retained vegetation identified as high priority or regulated vegetation on the <b>Environmental significance – vegetation management overlay map</b> on or adjacent to the site. | <b>AO12</b><br>Parts of the site along Sandy Creek at the rear of the existing and approved developments located in Stage 1 of the reconfiguration are identified as containing regulated vegetation on the <i>Environmental significance – vegetation management overlay map</i> . This vegetation is wholly contained within the proposed open space conservation buffer area to be dedicated to Council. In addition, no changes are proposed to the existing, approved developments on-site and as such the proposed reconfiguration will not impact on the identified vegetation.<br><br><b>Acceptable Outcome met.</b> |              |
| <b>Priority species</b>                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
| <b>PO13</b><br>Assessable koala feed and shelter trees are protected in situ when they are located:<br>(a) in koala habitat areas as identified on the <b>Environmental significance – priority species overlay map</b> ; and<br>(b) within biodiversity areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b> . | <b>AO13</b><br>Development does not impact on assessable koala feed and shelter trees.                                                                                                                                                                                 | <b>AO13</b><br>Portions of the site along Sandy Creek at the rear of proposed Stage 1 of the reconfiguration are identified as containing koala habitat areas on the <i>Environmental significance – vegetation management overlay map</i> . These areas on site are wholly contained within the 4.0921 hectare conservation buffer to be dedicated to Council. In addition, no changes are proposed to the existing industrial developments on-site and as such the proposed reconfiguration will not impact on koala feed and shelter trees.<br><br><b>Acceptable Outcome met.</b>                                         |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                      | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the performance outcome or overall outcome                                                                                                                                                                                                                                                                                    | Internal use |
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| <b>PO14</b><br>Assessable koala feed and shelter trees are protected when they are:<br>(a) in koala habitat areas as identified on the <b>Environmental significance – priority species overlay map</b> ; and<br>(b) outside biodiversity areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b> . | <b>AO14</b><br>Development avoids impacts on assessable koala feed and shelter trees. Any damage is minimised to the greatest extent possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>AO14</b><br>The proposed development is for the reconfiguration of the lot only. No changes are proposed to the existing and approved developments located in proximity to the koala habitat areas identified on the <i>Environmental significance – priority species overlay map</i> and as such the reconfiguration will not increase impacts on the koala feed and shelter trees.<br><br><b>Acceptable Outcome met.</b> |              |
| <b>PO15</b><br>Site design provides safe koala movement opportunities by incorporating measures to maintain connectivity between areas of koala habitat on and adjacent to the site.<br><b>Note : DEHP's Koala-Sensitive Design Guideline should be consulted for suitable measures to provide for safe koala movement.</b>               | <b>AO15</b><br>No acceptable outcome provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>PO15</b><br>As mentioned above, the proposal is for the reconfiguration of the lot with no changes proposed to the existing or approved developments on-site. It must also be noted that the area of the site identified as containing koala habitat areas is contained within the land to be dedicated to Council for open space purposes.<br><br><b>Performance Outcome met.</b>                                         |              |
| <b>PO16</b><br>During the clearing and construction phases, measures are incorporated to protect koalas from death or injury.                                                                                                                                                                                                             | <b>AO16</b><br>Threats to koalas as a result of clearing and construction activities are mitigated by:<br>(a) ensuring no tree in which a koala is present or a tree with a crown overlapping a tree containing a koala is cleared;<br>(b) undertaking clearing of vegetation in stages, and ensuring:<br>(i) no more than 1 ha is cleared per day for sites less than 6 ha in size;<br>(ii) no more than 2 ha is cleared per day for sites greater than 6 ha in size;<br>(iii) that between each stage there is at least 12 hours where no clearing occurs; and<br>(iv) koala habitat is always linked to allow koalas to move out of the | <b>N/AO16</b><br>No clearing is proposed.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                       |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                            | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome                                                                                                                                                                                              | Internal use |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                | <p>site;</p> <p>(c) use of qualified koala spotters;</p> <p>(d) prohibition of domestic dogs and security dogs on site; and</p> <p>(e) use of koala safety fencing.</p>                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                   |              |
| <p><b>PO17</b></p> <p>State significant species, and their habitat, are protected in situ when it is:</p> <p>(a) identified on the <b>Environmental significance – priority species overlay map</b>, or through an ecological site assessment; and</p> <p>(b) within biodiversity areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b>.</p>                           | <p><b>AO17</b></p> <p>Development does not impact on State significant species, and their habitat.</p>                                                                                                                                                                                                         | <p><b>AO17</b></p> <p>As mentioned above the proposal is for the reconfiguration of the lot with no changes proposed to the existing or approved development on-site. The area of the site identified as containing state significant species is to be dedicated to Council for open space purposes.</p> <p><b>Acceptable Outcome met.</b></p>    |              |
| <p><b>PO18</b></p> <p>Development protects state significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is:</p> <p>(a) identified on the <b>Environmental significance – priority species overlay map</b>; and</p> <p>(b) outside of biodiversity areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b>.</p> | <p><b>AO18.1</b></p> <p>Development avoids impacts on state significant species, and their habitat.</p>                                                                                                                                                                                                        | <p><b>AO18.1</b></p> <p>As mentioned above, the proposal is for the reconfiguration of the lot with no changes proposed to the existing or approved development on-site. The area of the site identified as containing state significant species is to be dedicated to Council for open space purposes.</p> <p><b>Acceptable Outcome met.</b></p> |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>AO18.2</b></p> <p>Where development impacts on state significant species and their habitat, the following occurs:</p> <p>(a) flora species are propagated and used in rehabilitation and landscaping onsite; and</p> <p>(b) fauna species are safely relocated by a qualified fauna spotter catcher.</p> | <p><b>AO18.2</b></p> <p>As mentioned above, the proposal is for the reconfiguration of the lot with no changes proposed to the existing or approved development on-site. The area of the site identified as containing state significant species is to be dedicated to Council for open space purposes.</p> <p><b>Acceptable Outcome met.</b></p> |              |
| <p><b>PO19</b></p> <p>Local significant species, and their habitat, are protected in situ when it is:</p> <p>(a) identified on the <b>Environmental</b></p>                                                                                                                                                                                                                                                    | <p><b>AO19</b></p> <p>Development does not impact on local significant species, and their habitat.</p>                                                                                                                                                                                                         | <p><b>N/AO19</b></p> <p>The site is not identified as containing Local significant species on the <i>Environmental significance – priority species overlay map</i>.</p>                                                                                                                                                                           |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                            | Internal use |
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| <p><b>significance – priority species overlay map</b>, or through an ecological site assessment; and</p> <p>(b) within biodiversity areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b>.</p>                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Not Applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
| <p><b>PO20</b></p> <p>Development protects local significant species, and their habitat or is designed to minimise and mitigate impacts on habitat values when it is:</p> <p>(a) identified on the <b>Environmental significance – priority species overlay map</b>; and</p> <p>(b) outside of biodiversity areas as identified on the <b>Environmental significance – biodiversity areas overlay map</b>.</p> | <p><b>AO20.1</b></p> <p>Development avoids impacts on local significant species, and their habitat.</p>                                                                                                                                                                                                                                                                                                                                                              | <p><b>N/AO20.1</b></p> <p>The site is not identified as containing Local significant species on the <i>Environmental significance – priority species overlay map</i>.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                      |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>AO20.2</b></p> <p>Where development impacts on local significant species and their habitat, the following occurs:</p> <p>(a) flora species are propagated and used in rehabilitation and landscaping onsite; and</p> <p>(b) fauna species are safely relocated by a qualified fauna spotter catcher.</p>                                                                                                                                                       | <p><b>N/AO20.2</b></p> <p>The site is not identified as containing Local significant species on the <i>Environmental significance – priority species overlay map</i>.</p> <p><b>Not Applicable.</b></p>                                                                                                                                                                                                                                                                      |              |
| <b>Fauna management</b>                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
| <p><b>PO21</b></p> <p>Development design and location provides for the safe movement of native fauna through the site.</p>                                                                                                                                                                                                                                                                                     | <p><b>AO21</b></p> <p>Where infrastructure crosses native fauna movement paths, the design of new development incorporates fauna friendly movement solutions.</p> <p><b>Note: Fauna friendly movement solutions developed in accordance with the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; and the QLD Government Koala-Sensitive Design Guidelines is Council's preferred method for addressing this outcome.</b></p> | <p><b>N/AO21</b></p> <p>The proposed development provides for the reconfiguration of a lot currently containing a number of industrial developments and substantial cleared areas devoid of vegetation.</p> <p>The site also contains areas of vegetation and fauna habitat along the southern boundary of the site along Sandy Creek. These areas are contained within the 4.0921 hectare conservation buffer to be dedicated to Council.</p> <p><b>Not Applicable.</b></p> |              |
| <p><b>PO22</b></p> <p>Where fauna habitat is proposed to be</p>                                                                                                                                                                                                                                                                                                                                                | <b>AO22</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><b>N/AO22</b></p> <p>No damage to fauna habitat is proposed. The proposed</p>                                                                                                                                                                                                                                                                                                                                                                                             |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome                                                                                                                                               | Internal use |
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| <p>damaged, management strategies must be implemented to ensure:</p> <ul style="list-style-type: none"> <li>(a) the native fauna is safely relocated to an area of similar habitat;</li> <li>(b) the sequence of habitat disturbance ensures that fauna is not isolated from adjoining areas of habitat;</li> <li>(c) fauna relocation occurs immediately prior to habitat disturbance;</li> <li>(d) accredited and experienced spotter catchers, licensed by the Queensland Parks and Wildlife Service, are to be present on the site to direct and undertake the removal and relocation of fauna; and</li> <li>(e) where possible, damaged habitat and nesting sites are rehabilitated outside of development areas.</li> </ul> <p><b>Note: A Fauna Management Plan prepared by a suitably qualified person is Council's preferred method for addressing this outcome.</b></p> | No acceptable outcome provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>reconfiguration provides for a 4.0921 hectare land dedication to Council for open space purposes. All fauna habitat areas on-site are limited to within this area. It is reiterated that no changes to existing and approved development is proposed on site.</p> <p><b>Not Applicable.</b></p> |              |
| <b>Tenure, ownership and management arrangements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                    |              |
| <p><b>PO23</b></p> <p>Matters of environmental significance and associated buffers, mapped areas as identified on the <b>Environmental significance – vegetation management overlay map</b> proposed for retention and areas requiring rehabilitation are suitably protected in perpetuity and will:</p> <ul style="list-style-type: none"> <li>(a) enable necessary fire management in accordance with an approved fire management plan and any adopted bushfire management plan;</li> <li>(b) allow unimpeded movement of native fauna through matters of environmental significance and associated buffers;</li> <li>(c) enable maintenance access and regular management;</li> </ul>                                                                                                                                                                                         | <p><b>AO23</b></p> <p>Matters of environmental significance and associated buffers, mapped areas as identified on the <b>Environmental significance – vegetation management overlay map</b> proposed for retention and areas requiring rehabilitation are transferred to Council ownership as Public Open Space.</p> <p>OR</p> <p>Where not required for public access, matters of environmental significance and associated buffers, and mapped areas as identified on the <b>Environmental significance – vegetation management overlay map</b> proposed for retention and areas requiring rehabilitation are retained</p> | <p><b>AO23</b></p> <p>A 4.0921 hectare conservation buffer along the southern boundary of the site along Sandy Creek is to be dedicated to Council. This may be imposed as a condition of approval.</p> <p><b>Acceptable Outcome met.</b></p>                                                      |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                                                                                                                                                                                                                                                                 | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets either the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Internal use |
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| (d) enable auditing and reporting of maintenance and management activities;<br>(e) provide for public access along major watercourses, where such access is consistent with the ecological functions;<br>(f) allow for linkages and buffers to adjacent areas of ecological significance; and<br>(g) allow for a coordinated approach to the management of adjacent areas of conservation estate. | in private ownership and protected under a statutory covenant (under the <i>Land Title Act 1994</i> ).<br><br><b>Note: Where the area is adjacent to existing public open space, or is a buffer to a major waterway, Council's preference is for the land to be dedicated as Public Open Space.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |
| <b>PO24</b><br>An Open Space Management Plan prepared in accordance with <b>SC6.10 City Plan policy – Landscape work</b> is prepared for areas to be dedicated to Council as Public Open Space.                                                                                                                                                                                                   | <b>AO24</b><br>No acceptable outcome provided.                                                                                                                                                                                                                                                      | <b>PO24</b><br>An Open Space Management Plan is to be prepared in accordance with SC6.10 City Plan policy – Landscape work for areas to be dedicated to Council as Public Open Space and is to incorporate details of the proposed rehabilitation works to be undertaken, including the removal of dumped rubbish, weed management and provision of tubestock planting to supplement natural regeneration. This may be imposed as a condition of approval.<br><br>It is important to reiterate that the application is accompanied by the previous Open Space Management Strategy which has been endorsed by Council Officers. This plans shows the extent of rehabilitation works required within the designated open space area.<br><br><b>Performance Outcome met.</b> |              |
| <b>PO25</b><br>A Covenant Management Plan is prepared for areas to be protected under a statutory covenant. The management plan must include the following details:<br>(a) rehabilitation area and strategy of works;<br>(b) weed eradication and control requirements;<br>(c) how the covenant area will be                                                                                      | <b>AO25</b><br>No acceptable outcome provided.                                                                                                                                                                                                                                                      | <b>N/AO25</b><br>The proposed conservation buffer is to be dedicated to Council. A statutory covenant is not proposed.<br><br><b>Not Applicable.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acceptable outcomes                                       | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Internal use |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <p>maintained and managed in perpetuity;</p> <p>(d) feral and domestic animal exclusion requirements; and</p> <p>(e) required maintenance access.</p>                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |
| <b>Rehabilitation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |
| <p><b>PO26</b></p> <p>Disturbed, cleared or modified areas are rehabilitated where they form part of:</p> <p>(a) an ecological corridor; or</p> <p>(b) matters of environmental significance and associated buffers; or</p> <p>(c) areas identified within an Ecological Site Assessment as requiring rehabilitation.</p> <p><b>Note : A Rehabilitation Management Plan prepared in accordance with the South East Queensland Ecological Restoration Framework is Council's preferred method for addressing this outcome.</b></p> | <p><b>AO26</b></p> <p>No acceptable outcome provided.</p> | <p><b>PO26</b></p> <p>As detailed above, 4.0921 hectares of land is to be dedicated to Council for open space purposes. All on-site areas of ecological significance are contained within this area and are located to the rear of existing and approved industrial developments on-site as well as on the southern side of the existing detention basin. As no changes are proposed to the existing or approved industrial developments, the reconfiguration will not impact on areas of significance. As noted above, a condition may be imposed on the approval for the preparation of an Open Space Management Plan in accordance with SC6.10 City Plan policy for the management of these areas.</p> <p>It is important to reiterate that the application is accompanied by the previous Open Space Management Strategy which has been endorsed by Council Officers. This plans shows the extent of rehabilitation works required within the designated open space area.</p> <p><b>Performance Outcome met.</b></p> |              |

## **Industry, Community Infrastructure and Agricultural Land Interface Area Overlay Code**

### **Purpose and Overall Outcomes**

The purpose of the *Industry, Community Infrastructure and Agricultural Land Interface Area overlay code* is to 'manage development that may have an adverse impact on the current or future viability of community infrastructure and medium and high impact industry land' and 'ensure that areas identified as

comprising agricultural land are not compromised by development.’ It is intended that the purpose of the code be achieved through the overall outcomes set out in the code.

In this instance the proposed reconfiguration is consistent with this purpose and the overall outcomes of the *Industry, Community Infrastructure and Agricultural Land Interface Area overlay code* in that the proposal is for the subdivision of *High impact industry* zoned land within the Yatala/Stapylton enterprise area. The proposed development will not constrain or result in impacts on the nearby Stapylton Landfill Facility or the future Stapylton Sewage Treatment Plant.

**Table 8.2.10-1: Industry, community infrastructure and agricultural land interface area code – for assessable development**

| Performance outcomes                                                                                                                                                                                                                                                                                                                             | Acceptable outcomes                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                         | Internal use |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Sensitive land uses (including a Dwelling house) within the Industry interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map</b>                                                                                                                                                    |                                               |                                                                                                                                                                                                           |              |
| <b>PO1</b><br>Development for a sensitive land use (including a Dwelling house) within the Industry interface area as shown on the <b>Industry, community infrastructure and agriculture land interface area overlay map</b> is designed to mitigate the amenity and health and safety impacts of existing and potential industrial development. | <b>AO1</b><br>No acceptable outcome provided. | <b>N/AO1</b><br>The subject site is not located within the <i>Industry interface area</i> . It is also noted that the proposal is for reconfiguring an industrial lot only.<br><br><b>Not Applicable.</b> |              |
| <b>Sensitive land uses (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area</b>                                                                                                                                                                                                                             |                                               |                                                                                                                                                                                                           |              |

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acceptable outcomes                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                  | Internal use |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>PO2</b><br>Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) within the Agriculture land interface area, as shown on the <b>Industry, community infrastructure and agriculture land interface area overlay map</b> , includes buffers and other design features that mitigate the risk to amenity and health and safety that may arise from existing and future agricultural uses as a result of:<br>noise;<br>(c) odour;<br>(d) dust, smoke and ash; or<br>(e) chemical spray drift. | <b>AO2</b><br>No acceptable outcome provided. | <b>N/AO2</b><br>The subject site is not located within the <i>Agricultural land interface area</i> . It is also noted that the proposal is for reconfiguring an industrial lot only.<br><br><b>Not Applicable.</b> |              |
| Residential sensitive land uses (excluding a Dwelling house or Dual occupancy) within the Community infrastructure interface area                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                                                                                                                                                                                                                    |              |
| <b>PO3</b><br>Development for residential accommodation (excluding a Dwelling house or Dual occupancy) does not increase the number of people living in an area affected by noise, dust, or odour in a Community infrastructure interface area shown on the <b>Industry, community infrastructure and agriculture land interface area overlay map</b> .                                                                                                                                                                    | <b>AO3</b><br>No acceptable outcome provided. | <b>N/AO3</b><br>The proposal is for reconfiguring an industrial lot only.<br><br><b>Not Applicable.</b>                                                                                                            |              |
| Non-residential sensitive land uses within the Community infrastructure interface area as shown on the Industry, community infrastructure and agriculture land interface area overlay map                                                                                                                                                                                                                                                                                                                                  |                                               |                                                                                                                                                                                                                    |              |

| Performance outcomes                                                                                                                                                                                                                                                         | Acceptable outcomes                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>PO4</b><br>Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity and health and safety that may arise as a result of noise and dust from the ultimate operation of Motor sport facilities.                    | <b>AO4</b><br>No acceptable outcome provided. | <b>N/AO4</b><br>The proposal is for reconfiguring an industrial lot only.<br><b>Not Applicable.</b>                                               |              |
| <b>PO5</b><br>Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity and health and safety that may arise as a result of noise, dust and odour from the ultimate operation of landfill and composting facilities. | <b>AO5</b><br>No acceptable outcome provided. | <b>N/AO5</b><br>The proposal is for reconfiguring an industrial lot only.<br><b>Not Applicable.</b>                                               |              |
| <b>PO6</b><br>Development for a sensitive land use (excluding a Dwelling house or Dual occupancy) mitigates the risk to amenity and health and safety that may arise as a result of noise and odour from the ultimate operation of sewerage treatment plant facilities.      | <b>AO6</b><br>No acceptable outcome provided. | <b>N/AO6</b><br>The proposal is for reconfiguring an industrial lot only.<br><b>Not Applicable.</b>                                               |              |

### **Landslide Hazard Area Overlay Code**

#### **Purpose and Overall Outcomes**

The purpose of the *Landslide hazard area overlay code* is to 'regulate development which occurs on land or part of any land containing steep slopes or unstable slopes.' It is intended that the purpose of the code be achieved through the overall outcomes set out in the code with the proposed reconfiguration consistent with this purpose and the overall outcomes of the code as follows:

- The potential for erosion or landslide is minimised with no development or cut and fill proposed in the areas of the site identified as included in the *Landslide hazard overlay map*. In this regard it should be noted that minor areas only on-site are identified within the *Landslide hazard area overlay* with these areas limited to minor pockets of 'moderate' landslide hazard in the proposed conservation buffer and detention basin area only; and
- Stormwater runoff for the subject site is to be effectively managed as demonstrated in the Stormwater Management Plan prepared by icubed consulting (Ref 17-209-SWMP dated 26/10/2017).

**Table 8.2.11-2: Landslide hazard code – for assessable development**

| Performance outcomes                                                                                                                                                                                         | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                        | Internal use |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>Site slope constraints</b>                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |
| <b>PO1</b><br>Development must be certified by an RPEQ as being responsive to the constraints of steeply sloping land.                                                                                       | <b>AO1</b> <ul style="list-style-type: none"> <li>Development is not to be undertaken on any lot partially or completely identified on the <b>Landslide hazard overlay map</b>, unless certification is provided by an RPEQ, confirming that the proposed development is appropriate for the sloping nature of the site, and that the risk of landslide adversely affecting the subject lot, adjoining properties and the proposed development is at a low level.</li> </ul> | <b>N/AO1</b><br>Minor areas of the proposed open space conservation buffer and detention basin only are identified as <i>Landslide hazard moderate</i> areas on the <i>Landslide hazard overlay map</i> . No development or cut and fill is proposed to be carried out within these areas.<br><br>Refer accompanying Bulk Earthworks Layout Plan Dwg. No. C200B dated 25/10/17, and Bulk Earthworks Sections Dwg. No. C201B dated 25/10/17' prepared by iCubed Consulting.<br><br><b>Not Applicable.</b> |              |
| <b>Stormwater drainage</b>                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |
| <b>PO2</b><br>Development must ensure that stormwater runoff does not increase the susceptibility of the site to landslide and does not cause any detriment to the natural environment or to any other lots. | <b>AO2.1</b><br>Stormwater drainage (including roof guttering and rainwater tank overflows) is managed to avoid an increase in on-site groundwater, ponding of water and water concentration into slopes and discharges to a lawful point of discharge.                                                                                                                                                                                                                      | <b>AO2.1</b><br>A Stormwater Management Plan has been prepared for the site by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) demonstrating appropriate stormwater management for the proposed subdivision.<br><br>Refer to the attached Stormwater Management Plan ('Stormwater Management Plan' pdf) for further detail.<br><br><b>Acceptable Outcome met.</b>                                                                                                                                   |              |
|                                                                                                                                                                                                              | <b>AO2.2</b><br>Stormwater drainage is in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b> .                                                                                                                                                                                                                                                                                                                                                      | <b>AO2.2</b><br>A Stormwater Management Plan has been prepared for the site by icubed consulting (Ref 17-209-SWMP dated 26/10/2017) demonstrating appropriate stormwater management for the proposed subdivision.<br><br>Refer to the attached Stormwater Management Plan ('Stormwater Management Plan' pdf) for further detail.<br><br><b>Acceptable Outcome met.</b>                                                                                                                                   |              |
| <b>Cut and fill work</b>                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |

| Performance outcomes                                                                                   | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                             | Internal use |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>PO3</b><br>Cut and fill work must not adversely affect slope stability or create erosion potential. | <b>AO3.1</b><br>Cuts and fills should be minimised. The height of cut and/or fill, whether retained or not, does not exceed:<br>(a) 900mm adjoining a public area (e.g. roads, public open space areas);<br>(b) 1200mm adjoining a residential site;<br>(c) 2500mm adjoining a non-residential site.<br>OR<br>Cuts greater than 900mm height are separated by terraces with a minimum width of 1.2m or equal to the height of the cut, whichever is greater, that incorporates drainage provisions in accordance with Council's <b>SC6.9 City Plan policy – Land development guidelines</b> . | <b>N/AO3.1</b><br>Minor areas of the proposed conservation buffer and detention basin only are identified as <i>Landslide hazard moderate</i> areas on the <i>Landslide hazard overlay map</i> . No cut or fill is proposed within these areas.<br>Refer accompanying 'Typical Retaining Wall Details Dwg. No. C202A dated 25/10/17; Bulk Earthworks Layout Plan Dwg. No. C200B dated 25/10/17, and Bulk Earthworks Sections Dwg. No. C201B dated 25/10/17' prepared by iCubed Consulting.<br>Not Applicable. |              |
|                                                                                                        | <b>AO3.2</b><br>No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600mm to any boundary of the lot, unless the prior approval of both landowners and the Council, or its delegate, has been obtained.                                                                                                                                                                                                                                                                                                                            | <b>N/AO3.2</b><br>Minor areas of the proposed conservation buffer and detention basin only are identified as <i>Landslide hazard moderate</i> areas on the <i>Landslide hazard overlay map</i> . No cut or fill is proposed within these areas.<br>Refer accompanying 'Typical Retaining Wall Details Dwg. No. C202A dated 25/10/17; Bulk Earthworks Layout Plan Dwg. No. C200B dated 25/10/17, and Bulk Earthworks Sections Dwg. No. C201B dated 25/10/17' prepared by iCubed Consulting.<br>Not Applicable. |              |
|                                                                                                        | <b>AO3.3</b><br>Cut and/or fill on slopes steeper than 1V:2H (26°) are retained at the time of earthworks by retaining structures or other stabilisation methods, in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b> .                                                                                                                                                                                                                                                                                                                                            | <b>N/AO3.3</b><br>Minor areas of the proposed conservation buffer and detention basin only are identified as <i>Landslide hazard moderate</i> areas on the <i>Landslide hazard overlay map</i> . No cut or fill is proposed within these areas.<br>Refer accompanying 'Typical Retaining Wall Details Dwg. No. C202A dated 25/10/17; Bulk Earthworks Layout Plan Dwg. No. C200B dated 25/10/17, and Bulk Earthworks Sections Dwg. No. C201B dated 25/10/17' prepared by iCubed Consulting.                    |              |

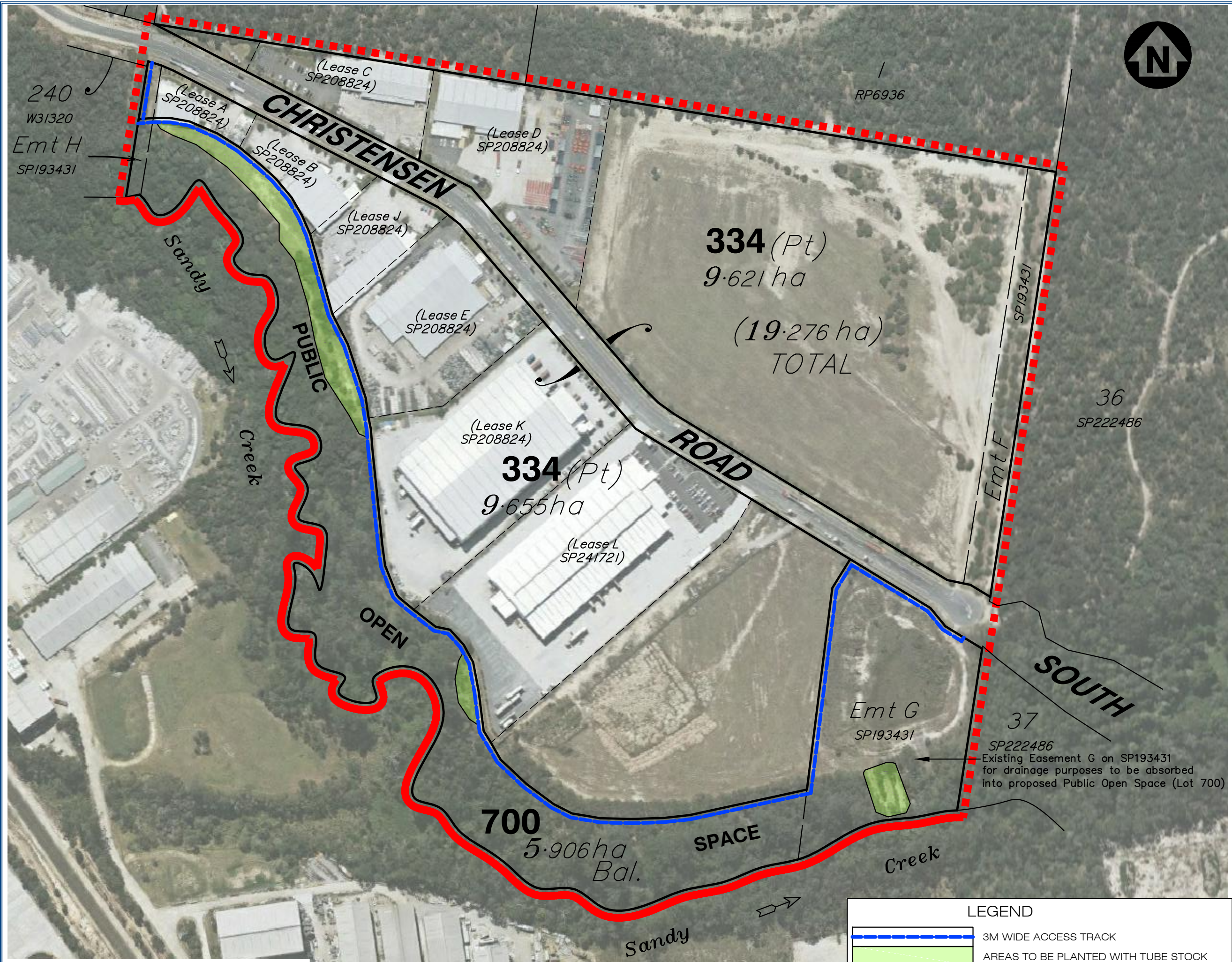
| Performance outcomes                                                                                                           | Acceptable outcomes                                                                                                                                                                                                                                                                      | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                            | Internal use |
|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                |                                                                                                                                                                                                                                                                                          | Not Applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
|                                                                                                                                | <b>AO3.4</b><br>All retaining walls on lots identified on the <b>Landslide hazard overlay map</b> are designed and certified by an RPEQ as not adversely affecting the site's overall stability. Boulder walls must not be used as retaining walls on sites steeper than 20%.            | <b>N/AO3.4</b><br>Minor areas of the proposed conservation buffer and detention basin only are identified as <i>Landslide hazard moderate</i> areas on the <i>Landslide hazard overlay map</i> . No cut or fill is proposed within these areas.<br><br>Refer accompanying 'Typical Retaining Wall Details Dwg. No. C202A dated 25/10/17; Bulk Earthworks Layout Plan Dwg. No. C200B dated 25/10/17, and Bulk Earthworks Sections Dwg. No. C201B dated 25/10/17' prepared by iCubed Consulting.<br><br><b>Not Applicable.</b> |              |
|                                                                                                                                | <b>AO3.5</b><br>Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, dense landscaping or other protective measures, in accordance with <b>SC6.9 City Plan policy – Land development guidelines</b> .   | <b>N/AO3.5</b><br>Minor areas of the proposed conservation buffer and detention basin only are identified as <i>Landslide hazard moderate</i> areas on the <i>Landslide hazard overlay map</i> . No cut or fill is proposed within these areas.<br><br>Refer accompanying 'Typical Retaining Wall Details Dwg. No. C202A dated 25/10/17; Bulk Earthworks Layout Plan Dwg. No. C200B dated 25/10/17, and Bulk Earthworks Sections Dwg. No. C201B dated 25/10/17' prepared by iCubed Consulting.<br><br><b>Not Applicable.</b> |              |
| <b>Wastewater</b>                                                                                                              |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |              |
| <b>PO4</b><br>Wastewater disposal must not create or increase the likelihood of instability on the site or neighbouring sites. | <b>AO4</b><br>All wastewater is disposed of via connection to sewerage reticulation.<br><br>OR<br>Where sewerage reticulation is not available on site, effluent disposal areas are located so as to not cause potential instability. Subsurface disposal of effluent is not to be used. | <b>AO4</b><br>All wastewater is to be disposed of via connection to sewerage reticulation. This may be imposed as a condition of approval.<br><br><b>Acceptable Outcome met.</b>                                                                                                                                                                                                                                                                                                                                             |              |

#### Slope constraints and stability

| Performance outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                 | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the<br>performance outcome or overall outcome                                                                                                                                                                                                                                                                                                                                                                       | Internal use |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <b>PO5</b><br>Development on any lot partially or completely mapped as moderate, high or very high landslide hazard, as identified on the <b>Landslide hazard overlay map</b> , is supported by an RPEQ certified geotechnical report, which adequately assesses and documents the site's geotechnical stability and constraints, and incorporates necessary mitigation measures so that the level of landslide risk to property and persons is low. | <b>AO5</b><br>A geotechnical stability assessment report, which is prepared and certified by an RPEQ, includes:<br>(a) the following information:<br>(i) boundary dimensions;<br>(ii) location of easements;<br>(iii) existing and proposed services, such as sewer, stormwater, gas, electricity, telephone, and other utility services;<br>(iv) contour lines to AHD (500mm vertical intervals);<br>(v) street front kerb locations, crossovers, side gully pit locations, driveway locations and slope;<br>(vi) off-street parking locations, building locations and setback dimensions;<br>(vii) earthwork details and building pad levels;<br>(viii) retaining wall locations, type, extent, height, and offset from boundaries;<br>(ix) existing and proposed onsite drainage systems;<br>(x) identification of trees to be removed or retained;<br>(xi) fencing extent, location, height and depth;<br>(xii) swimming pool location, level and depth;<br>(xiii) ancillary structures, such as pergolas and sheds;<br>(xiv) landscaping, lawn areas, paved areas, mass planting areas and trees; | <b>N/AO5</b><br>Minor areas of the proposed conservation buffer and detention basin only are identified as <i>Landslide hazard moderate</i> areas on the <i>Landslide hazard overlay map</i> . No development is proposed within these areas.<br><br>Refer accompanying 'Typical Retaining Wall Details Dwg. No. C202A dated 25/10/17; Bulk Earthworks Layout Plan Dwg. No. C200B dated 25/10/17, and Bulk Earthworks Sections Dwg. No. C201B dated 25/10/17' prepared by iCubed Consulting.<br><br><b>Not Applicable.</b> |              |

| Performance outcomes | Acceptable outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome | Internal use |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                      | <ul style="list-style-type: none"> <li>(xv) slope angles;</li> <li>(xvi) slope shape and features;</li> <li>(xvii) parent rock type/soil type;</li> <li>(xviii) engineering properties of sub-surface materials;</li> <li>(xix) concentration of surface water;</li> <li>(xx) concentration of ground water;</li> <li>(xxi) evidence of instability on the site and adjoining areas;</li> <li>(xxii) history of instability on the site and adjoining areas; and</li> <li>(xxiii) geotechnical model of the site.</li> <li>(b) a site-specific landslip susceptibility frequency analysis, including analysis of each proposed lot;</li> <li>(c) if the outcome of the landslip susceptibility frequency analysis is moderate or higher, a risk assessment in accordance with the <i>AGS Landslide Risk Management 2007 Guidelines</i>;</li> <li>(d) an assessment of the suitability of the site for the proposed development having regard to (a) – (c);</li> <li>(e) a foundation investigation report that determines the site classification for the lot/each proposed lot in accordance with <i>AS 2870 Residential Slabs and Footings</i> and provides recommendations for foundation design;</li> <li>(f) identification of any areas on the lot/within proposed lots where development must not occur;</li> <li>(g) certification from the RPEQ confirming that the site (and for subdivisions, each proposed lot) achieves a landslide risk rating of 'low' or better and the site/lot is suitable for its intended use; and</li> <li>(h) recommendations for any necessary</li> </ul> |                                                                                                                                                   |              |

| Performance outcomes                                                                                                              | Acceptable outcomes                                                                                                                                                                                              | Does the proposal meet the acceptable outcome?<br>If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome                                                                                                                           | Internal use |
|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|                                                                                                                                   | mitigation measures, construction measures and design changes to be implemented to ensure the stability of the site and adjoining areas is not adversely affected and to ensure long-term stability of the site. |                                                                                                                                                                                                                                                                             |              |
| <b>Access (for subdivision only)</b>                                                                                              |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                             |              |
| <b>P06</b><br>Development on steep slopes must ensure that safe and efficient access by vehicles and pedestrians can be achieved. | <b>A06</b><br>The building envelope within every lot is accessible by a legal road access, in compliance with <b>SC6.9 City Plan policy – Land development guidelines</b> .                                      | <b>N/A06</b><br>The subject site is not located on a steep slope.<br><br><b>Not Applicable.</b>                                                                                                                                                                             |              |
| <b>Environmental values</b>                                                                                                       |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                             |              |
| <b>P07</b><br>Works to mitigate landslide risks avoid adverse impact on other environmental values.                               | <b>A07</b><br>No acceptable outcome is provided.                                                                                                                                                                 | <b>N/A07</b><br>No works to mitigate landslide risk are proposed with minor areas proposed conservation buffer and detention basin only are identified as <i>Landslide hazard moderate</i> areas on the <i>Landslide hazard overlay map</i> .<br><br><b>Not Applicable.</b> |              |



Scale 1:2500 - Lengths are in Metres.



| LEGEND |                                             |
|--------|---------------------------------------------|
|        | 3M WIDE ACCESS TRACK                        |
|        | AREAS TO BE PLANTED WITH TUBE STOCK         |
|        | BALANCE AREA TO BE MANAGED VIA WEED CONTROL |



**gassman**  
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July  
19/2021

SP 2004

Client:  
Burnside Developments  
Pty Ltd &  
Yellowstone Investments  
Pty Ltd

Site Address:  
Christensen Road  
South, Yatala

RPD:  
Lot: 334  
Plan: SP193431  
Parish: Albert  
County: Ward  
Local Authority: Gold Coast City Council  
Level Datum: AHD Der  
Meridian: SP196431  
Contour Interval: .  
PSM: .  
RL: .

Associated Consultants:

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This plan has been prepared for the exclusive use of the client as stated on this plan for the purpose of application to the relevant local authority for material change of use and/ or reconfiguration of the land as described and should not be used by any other person or corporation and for any other purpose.

Property boundaries have not been defined by this survey and have been compiled from SP193431.

All dimensions are approximate only and subject to survey.

This plan may not be photocopied unless these notes are included.

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| Issue | Date     | Description    | SJH | MDS |
|-------|----------|----------------|-----|-----|
| -     | 14/11/14 | ORIGINAL ISSUE |     |     |

Scale at A3: 1:2500

Date: 14-11-14

Design: .

Drawn: SJH

Checked:

Drawing Title:

## Conceptual OSMS Schematic

Drawing No: 1396 E OSMP 01  
Rev. No:

**Subject:** FW: our ref: 1396 - proposed open space areas: 84-160 Christensen Road South, Stapylton  
**Date:** Wednesday, 4 October 2017 at 3:42:15 pm Australian Eastern Standard Time  
**From:** Michael Scammells  
**To:** Ben Battist  
**Attachments:** image001.jpg, image002.png, image003.png, image006.jpg

Ben,

Further to email just sent more information re OSM and previous acceptance from GCCC - see below

Regards

**Michael Scammells** *B.Bus & Grad Cert Property Development*  
**Director**

Mobile 0419 785 719  
Email michael@msprojects.com.au  
PO Box 1163 Coorparoo DC Qld 4151  
www.msprojects.com.au



---

**From:** CHAFFER Kellie [mailto:KCHAFFER@goldcoast.qld.gov.au]  
**Sent:** Monday, 8 December 2014 3:22 PM  
**To:** 'Mark Spears'; GARDEN Mark  
**Cc:** Ashleigh Lutton; Michael Scammells; David Hansen  
**Subject:** RE: our ref: 1396 - proposed open space areas: 84-160 Christensen Road South, Stapylton

Hi Mark

We conducted a site inspection on Friday last week.

Council is satisfied that the areas identified for rehabilitation have been shown on the conceptual plan.

It is noted that the all debris, tyres and rubbish are to be removed from future public open space.

Kind regards,

**Kellie Chaffer**  
Environmental Planner  
T: 5582 8349

---

**From:** Mark Spears [mailto:mspears@gassman.com.au]  
**Sent:** Monday, 8 December 2014 3:19 PM  
**To:** GARDEN Mark; CHAFFER Kellie  
**Cc:** Ashleigh Lutton; Michael Scammells; David Hansen  
**Subject:** RE: our ref: 1396 - proposed open space areas: 84-160 Christensen Road South, Stapylton

Hi Mark,

Just following up, did you get a chance to visit the site yet?

## Prelodgement Meeting Minutes

|                                                                      |                                                                                                                                                                                                                                        |      |     |                                                                        |                                             |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|------------------------------------------------------------------------|---------------------------------------------|
| Meeting name: Prelodgement for a MATERIAL CHANGE OF USE application. |                                                                                                                                                                                                                                        |      |     |                                                                        |                                             |
| Purpose                                                              | Discuss proposed ROL involving the creation of standard format lots with common property.                                                                                                                                              |      |     |                                                                        |                                             |
| Property details                                                     | 84 - 160 Christensen Road South Stapylton                                                                                                                                                                                              |      |     |                                                                        |                                             |
| Date                                                                 | 1 August 2017                                                                                                                                                                                                                          | Time | 2pm | Venue                                                                  | Waterside East Level 2 Holden Place Bundall |
| Participants                                                         | Internal:<br>Shailendra Singh – Planning Officer<br>Sheena Philips – Senior Planner<br>Karl Cvelbar – Open Space Planner<br>Steve McBean – Subdivision Engineer<br>Nick Darwin – Gold Coast Water<br>Ayub Ali – Hydraulics Engineering |      |     | External:<br>Planner - Ben Battist<br>Project Manager - Mark Scammells |                                             |
| Chairperson                                                          | Shailendra Singh                                                                                                                                                                                                                       |      |     |                                                                        |                                             |
| Apologies                                                            |                                                                                                                                                                                                                                        |      |     |                                                                        |                                             |

**The purpose of a Prelodgement meeting is to provide an opportunity for applicants and Council officers to informally discuss key issues relevant to the assessment of a development application prior to lodging an application.**

The applicant accepts that;

- a Prelodgement meeting enables informal discussion and advice only. It does not constitute a detailed assessment and does not indicate in any way the outcome of any subsequent assessment process;
- advice will be given on issues detailed by the applicant. Council may raise other issues during the subsequent assessment process. Applicants cannot rely on Council officers to identify all areas of non-compliance during Prelodgement meetings;
- a formal record of the Prelodgement Meeting will be provided by Council officers. They may provide hand written summaries of key points discussed, however attendees are encouraged to take their own notes.

Typically, Prelodgement meetings should be conducted having regard to the following format:

- Introduction: *All parties to be introduced and the Supervising Planner / Planner shall reiterate the purpose of the meeting and the need to limit discussion to the issues identified in the request form;*
- Discussion of issues described in the request form;

## Prelodgement Meeting for Minutes for 84 - 160 Christensen Road South Staplyton

- Discussion of any additional issues/topics;
- Summary of points discussed,

|   | Items for discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Notes/Actions progress |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1 | <b>Summary notes of discussion</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |
|   | <p><b><u>City Planning</u></b></p> <ul style="list-style-type: none"> <li>• Site 84 Christensen Road South, Staplyton</li> <li>• Zone: High impact industry</li> <li>• Proposal: proposed ROL involving the creation of standard format lots with common property.<br/>Stage 1 involves creation of 10 lots and to subdivide off the landscape buffer zone.<br/>Stage 2 involves further subdivision of Lot 110 from Stage 1 into a further 10 lots and also include a new road.</li> <li>• Table of Assessment 5.6.1 – High impact industry – minimum lot size 6000m<sup>2</sup> where access is proposed from an Industrial collector road – triggers impact assessment. Officers prefer lots greater than 4000m<sup>2</sup>.</li> <li>• Applicable codes – High impact industry zone code, Acid sulfate soils overlay code, Environmental significance overlay code, Extractive resources overlay code, Industry, community infrastructure and agriculture land interface area overlay code, Healthy waters code, Reconfiguring a lot code; Vegetation management code; General development provisions code – applicant requested to address all applicable codes.</li> <li>• Applicant to clarify if any earthworks/ excavations or retaining walls are required.</li> </ul> <p><b><u>Open Space Assessment</u></b><br/> <u>Supporting documentation:</u><br/> <b><u>Open Space Management Statement</u></b><br/> As part of an ROL/MCU application the applicant will be requested to provide this information through an Open Space Management Statement prepared in accordance with City Plan's SC6.9 – Land Development Guidelines and SC6.10 – Landscape Work Policy.<br/> The OSMS should generally include the following:</p> <ul style="list-style-type: none"> <li>• Physical constraints (steep slopes greater than 20%);</li> <li>• Flood affected areas;</li> <li>• Ecological constraints such as existing regrowth or remnant vegetation, waterways and wetlands, habitat areas etc;</li> <li>• Management constraints;</li> <li>• Site context (relative to neighbouring developments) and connection to adjacent parkland;</li> <li>• Areas to undergo ecological restoration (Assisted Natural Regeneration, Fabrication and Reconstruction) including infill planting with native</li> </ul> |                        |

## Prelodgement Meeting for Minutes for 84 - 160 Christensen Road South Stapylton

tubestock;

- A list of environmental and declared weeds;
- Identify an access trail from Christensen Road to the proposed public open space area as per Mark Spears correspondence of 18-11-14;
- infrastructure (gates, bollards, and fencing); and
- Any rubbish or debris to be removed.

### Subdivision Plan

- Showing a conservation buffer to Sandy Creek;
- Provide exact area in m2 or Ha; and
- A 4m wide access easement extending from Christensen Road to the public open space.

Should you have any query regarding this please feel free to contact Karl Cvelbar on Ph:5582-8697

### Hydraulics & Water Quality

1. The applicant is required to address City Plan policy – Healthy waters code (particularly PO1, PO2 and PO3) and demonstrate its compliances. A standard stormwater quantity and quality management plan, prepared by a Registered Professional Engineer Queensland (RPEQ or equivalent) specialised in stormwater management in accordance with the Council's current (at the time of submission) policy and guidelines, is required to be submitted with the application. The plan must include (but not limited to) the following:
  - Identification of both internal and external catchments.
  - Detailed calculations of flows for both pre and post developed conditions.
  - Management of external catchments flows through the subject site (if any) during post developed condition to ensure no adverse hydraulic impact external to the site.
  - Provide detailed calculation and design of mitigation measures (i.e. retention/detention basin, but no rain water tank) to ensure no net increase in peak flows from the site for all events up to and including the 100 year ARI storms during the post developed condition.
  - Identify the lawful point of discharge and capacity of the downstream system to ensure no adverse impact on any existing drainage system.
  - Demonstrate all new lots are graded towards the road, alternatively inter allotment drainage system (pipe and overland flow path) are provided for access to a lawful point of discharge.
  - Incorporate Water Sensitive Urban Design (WSUD) elements for stormwater treatment.
  - Quantify the effectiveness of the treatment train to demonstrate that the Council's pollutant load reduction targets are achieved.
  - Identify the stormwater treatment devices (MUSIC) catchment plan.
  - An outline of the management/maintenance requirements including predicted frequency and responsibility for all treatment elements and the overall treatment train during the construction and operational phases of the development.

## Prelodgement Meeting for Minutes for 84 - 160 Christensen Road South Stapylton

- Include the following conceptual diagrams of the Stormwater Quality Improvement Devices proposed for the site (Note: these are not to be generic drawings and are to be based upon site constraints and opportunities):
  - Various cross sections of the device(s);
  - Long sections of the devices;
  - Plan view of the devices.
  - Proposed landscaping within the device;
  - Sediment and erosion controls for the site; and
  - Identify maintenance access for the device(s).
- Include a stormwater management layout plan Identifying the area and location of the stormwater treatment and detention devices, major and minor drainage systems, stormwater easements etc. on a scaled map / drawing for the site.
- Include long and cross sections of the site identifying the existing and proposed ground levels in reference to the levels of inlet/outlet structures of stormwater management devices.

2. The applicant is required to submit an Erosion and Sediment Control Plan (ESCP) prepared in accordance with the Council's *City Plan policy – Land development guidelines* and the *Best Practice Erosion & Sediment Control* (IECA Australasia, November 2008). The plan must:

- Ensure that all reasonable and practicable measures are implemented to minimise short and long-term erosion and adverse effects of sediment transport;
- Be prepared by a suitably qualified professional (Certified Practitioner in Erosion and Sediment Control or Registered Professional Engineer Queensland with experience and training in erosion and sediment control);
- Relate to each phase of works (including clearing, earthworks, civil construction, services installation and landscaping/rehabilitation) and detail the type, location, sequence and timing of measures and action to effectively minimise erosion, manage flows and capture sediment;
- Include the results of all soil investigations undertaken for the site and on which the ESCP is based;
- Be consistent with current best practice standards to the extent that the standards are not inconsistent with the conditions of approval and taking into account all environmental constraints including erosion hazard, season, climate, soil and proximity to waterways; and
- Include monitoring requirements, and clearly outline the need to adjust or maintain erosion and sediment control and site management practices to achieve the above requirements.

Should you have any query regarding this please feel free to contact Ayub Ali on Ph: 5582-8231

### **Subdivision Engineering**

- Christensen Road South is an Industrial Collector Street. As such all lots fronting this road should be 6000m<sup>2</sup> as required by the planning scheme (refer PO2 & AO2.1). However the 6000m<sup>2</sup> is an Acceptable Outcome, and to go below this the applicant needs to demonstrate the Performance

**Prelodgement Meeting for Minutes for 84 - 160 Christensen Road South Stapylton**

Outcome. Provided the frontages comply and all vehicles can enter and exit the lots in forward gear, I would have no objection to the lot size being below 6000m<sup>2</sup>. However I cannot support lots going below 4000m<sup>2</sup>.

- Transport Network Advise have been requested to comment on the issue of Christensen Road South being extended to link up with the other section of Christensen Road.

Should you have any query regarding this please feel free to contact Steve McBean on Ph: 5582-8803

**Gold Coast Water**

- To be provided

Should you have any query regarding this please feel free to contact Nick Darwin on Ph: 5582-8740

**Bushfire Management**

- The site is within a potential bushfire hazard area as indicated in the City Plan – Bushfire Hazard Overlay Map. The applicant is requested to provide a written assessment prepared by a suitably qualified and experienced bushfire management consultant confirming that the site is not contained within a bushfire hazard area and accordingly specific fire mitigation measures are not mandated for the development.

If a bushfire management consultant confirms that the proposed development is still within a bushfire hazard area (including the potential bushfire impact buffer), then the applicant must meet all the performance outcomes (PO) within Part C – Assessable development criteria of the City Plan – Bushfire Hazard Overlay Code and where a Bushfire Management Plan (BMP) is required the BMP must be in accordance with the City Plan Policy – Bushfire Management Plans.

Should you have any query regarding this please feel free to contact Tina Saren on Ph: 5582-8803

**Environmental Planning****Environmental Significance**

- The site contains regulated, medium value and general value vegetation
- The site is located adjacent a watercourse, Sandy Creek.
- The site contains mapped koala habitat and state significant species habitat.

The Plan of development details a buffer to Sandy creek, however no tenure has been identified for long term management. The following information is likely to be required for a development application:

- Details of Conservation Public Open Space for the buffer of Sandy Creek and all other areas identified as containing environmental significance.
- Rehabilitation management plan for the open space areas.
- Any bushfire requirements that may encroach upon the environmental values. Bushfire mitigation must avoid damage to matters of environmental

**Prelodgement Meeting for Minutes for 84 - 160 Christensen Road South Stapylton**

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | <p>significance.</p> <ul style="list-style-type: none"><li>Identify any stormwater infrastructure as being external to matters of environmental significance.</li></ul> <p>Should you have any query regarding this please feel free to contact Mikalah Koch on Ph: 5582-9072</p> <p><b><u>Development Contribution Charges</u></b></p> <ul style="list-style-type: none"><li>Development contribution charges are applicable (applicant to confirm previous charges have been paid).</li></ul> |
| <b>2</b> | <b>Identification of suggested information required</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|          | <ul style="list-style-type: none"><li>Planning report</li><li>Subdivision plans</li><li>Bushfire report</li><li>Stormwater Management Plan</li></ul>                                                                                                                                                                                                                                                                                                                                            |

**Planning officer:** Shailendra Singh **Date:** 1 August 2017

**Note:** All meetings should be conducted in accordance with the meeting etiquette and meeting management procedure ([22631537](#))